

Attachment E



Harris & Associates



ENGINEER'S REPORT

MONTEREY COUNTY
COUNTY SERVICE AREA NO. 25
CARMEL VALLEY GOLF & COUNTRY CLUB

Fiscal Year 2023/24

May 2023

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FUNDING REQUIREMENTS SUMMARY

Introduction

Monterey County Service Area No. 25 (the “CSA” or “CSA-25”) is located south of Carmel Valley Road and was formed on November 26, 1963. The CSA provides services for approximately 225 Parcels. These services include Surface Water Disposal, Storm Drainage Maintenance, Street Lighting and Street & Sidewalk Maintenance. Since the formation of the CSA, the services have historically been funded by Assembly Bill 8, which yields approximately \$45,000 annually.

The total annual revenue collected by CSA-25 has historically been insufficient to maintain the infrastructure within the CSA. To restore the infrastructure to an acceptable level of service and subsequently maintain the infrastructure in perpetuity, additional funding beyond the Assembly Bill 8 revenue is required. This Report analyzes the existing infrastructure in CSA-25 and details the funding required to establish capital reserves and provide ongoing maintenance.

The Engineer’s Report was drafted in compliance with the County Service Area Law, Section 25210 et seq. of the California Government Code Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act.

Funding Requirements

The Engineer’s Report divides the CSA into six (6) residential development benefit zones and one (1) CSA-wide zone as follows:

- Zone A - Fairway Place
- Zone B - Lake Place
- Zone C - Poplar Lane
- Zone D - River Place
- Zone E - Valley Greens Circle
- Zone F - Valley Knoll Road
- Zone G - CSA-25 Infrastructure

The total costs assigned to each of the residential development benefit zones (Zones A through F) includes annual maintenance costs, capital reserve collections, and emergency reserve collections for the storm drainage, street, and sidewalk infrastructure that benefits only the properties within each zone. One of the residential zones, Zone B, is also assigned the costs associated with the maintenance, capital reserve collections and emergency reserve collections for street lighting infrastructure that only benefits the properties in Zone B. The other residential development benefit zones (Zones A and C through F) do not contain street lights and therefore receive no benefit.

The total costs assigned to the entirety of CSA-25 (Zone G) include annual maintenance costs, capital reserve collections, and emergency reserve collections for the storm drainage, street lighting, and street infrastructure located along or adjacent to Valley Greens Drive that benefit all the properties within CSA-25. Additionally, the annual administrative costs of CSA-25 are also assigned to Zone G, as such costs are incurred for the benefit all the properties within CSA-25.

The purpose of this Engineer’s Report is to support the assessments proposed to be levied starting in Fiscal Year 2023-24 pending property owner approval of the assessments by way of a mailed ballot vote in compliance with Proposition 218.

To facilitate the estimation of the costs required to maintain the infrastructure in CSA-25, costs have been analyzed in the following categories.

1. Maintenance and Administration Costs
2. Capital Reserve and Emergency Reserve Costs

The costs associated with each of these categories are shown in the below tables and are detailed in both annual costs and aggregated costs over 25 years.

Maintenance costs of maintaining infrastructure in CSA-25 on an annual basis include storm drainage cleaning, street lighting energy costs and maintenance, street maintenance and sidewalk maintenance. Maintenance and administrative costs are included in Table ES-1. FY 2023/24 costs are shown as well as the total estimated costs aggregated over 25 years. The aggregated 25-year costs include an assumed three percent per year inflation factor and is provided for information purposes only. The assessments will be collected in perpetuity.

TABLE ES-1: MAINTENANCE AND ADMINISTRATION COSTS

Item	FY 2023/24 Cost	25-Year Cost
Storm Drainage System Cleaning and Maintenance	\$10,574	\$385,525
Street Lighting Energy and Maintenance	\$1,982	\$72,248
Street Maintenance	\$55,447	\$2,021,571
Sidewalk Maintenance	\$16,031	\$584,485
CSA Administration ¹	<u>\$20,000</u>	<u>\$729,185</u>
Total Maintenance and Administration Costs	\$104,034	\$3,793,014

¹ Excludes estimated cost of \$25,000 to establish the proposed assessments.

Capital Reserve and Emergency Reserve costs are included on an annual basis to ensure that infrastructure can be replaced once the useful life of the existing infrastructure is reached and to ensure that the CSA has funding to make emergency repairs to infrastructure in the event of unexpected failure. These capital reserve and emergency reserve costs on an annual basis and aggregated over 25 years are included in Table ES-2. The aggregated 25-year cost includes a three percent per year inflation factor.

TABLE ES-2: CAPITAL RESERVE AND EMERGENCY RESERVE COSTS

Item	FY 2023/24 Cost	25-Year Cost
Storm Drainage System Capital Reserve	\$37,344	\$1,361,530
Street Lighting Capital Reserve	\$2,516	\$91,737
Emergency Reserve ¹	<u>\$12,390</u>	<u>\$451,722</u>
Total Capital Reserve and Emergency Reserve Costs	\$52,250	\$1,904,989

¹ Emergency Reserve equals 10% of all CSA-25 costs for the maintenance, repair, and replacement costs of Storm Drainage Improvements, Street Lighting Improvements, Street Improvements and Sidewalk Improvements.

The summation of the maintenance, administration, capital reserve, and emergency reserve less the required contribution for benefiting parcels outside of CSA-25 yields the total funding requirements for CSA-25 annually and aggregated over 25 years. This summary is shown in Table ES-3. The aggregated 25-year cost includes an assumed three percent per year inflation factor.

TABLE ES-3: CSA-25 FUNDING REQUIREMENTS

Item	FY 2023/24 Cost	25-Year Cost
Maintenance and Administration Costs	\$104,034	\$3,793,014
Capital Reserve and Emergency Reserve Cost	\$52,250	\$1,904,989
Less: Benefit to Outside Parcels ¹	(\$441)	(\$16,074)
Less: AB8 Revenue	<u>(\$45,000)</u>	<u>(\$1,640,667)</u>
Total CSA-25 Funding Requirements	\$110,843	\$4,041,262

¹ Benefit to Outside Parcels funding will need to be collected from sources outside the CSA.

Future Annexation

The CSA-25 Advisory Committee is working with County Staff on possible annexation of additional parcels into CSA-25 which may develop in the foreseeable future. As this annexation process has yet to be formally initiated, the parcels in question are not analyzed in this Report. If the annexation is successful, the benefits received by the improvements will need to be evaluated at that time.

CERTIFICATIONS

ENGINEER'S REPORT

Monterey County
County Service Area No. 25
Carmel Valley Golf & Country Club

The undersigned acting on behalf of Harris & Associates, respectfully submits the enclosed Engineer's Report as directed by County Board of Supervisors pursuant to the provisions of Section 4 of Article XIII D of the California Constitution, and provisions of the County Service Area Law, Section 25210 et seq. of the California Government Code. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

DATED: _____

BY: Alison M. Bouley, P.E.
R.C.E. No. 61383



I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2023.

Valerie Ralph, Clerk of the Board
Monterey County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the Board of Supervisors of Monterey County, California, on the _____ day of _____, 2023.

Valerie Ralph, Clerk of the Board
Monterey County, California

By _____

ENGINEER'S REPORT

FISCAL YEAR 2023/24

ENGINEER'S REPORT

PREPARED PURSUANT TO THE PROVISIONS OF THE
COUNTY SERVICE AREA LAW (GOVERNMENT CODE SECTION 25210 TO 25217.4)
ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION, AND
THE PROPOSITION 218 OMNIBUS IMPLEMENTATION ACT
(GOVERNMENT CODE SECTION 53750 ET SEQ.)

Pursuant provisions of the County Service Area Law, Section 25210 et seq. of the California Government Code, Article XIII D of the California Constitution (Proposition 218), and the Proposition 218 Omnibus Implementation Act (collectively the "Assessment Law"), and in accordance with the Resolution of Formation, adopted by the County Board of Supervisors of the County of Monterey, State of California, in connection with the proceedings for:

MONTEREY COUNTY

COUNTY SERVICE AREA NO. 25

CARMEL VALLEY GOLF & COUNTRY CLUB

Hereinafter referred to as the "CSA" or "CSA -25", I, Alison M. Bouley, P.E., the authorized representative of Harris & Associates, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

INTRODUCTION

The Report introduction describes the CSA in terms of location as well as the land use makeup of the CSA, presents CSA-25 historical information and provides the current status and structure of the CSA, and discusses the overall purpose of the Report,

PART A

PLANS AND SPECIFICATIONS

Plans and specifications for the Infrastructure is as set forth on the lists thereof, attached hereto, and are on file in the Monterey County Resource Management Agency and are incorporated herein by reference.

PART B

ESTIMATE OF COST

An estimate of the costs of the proposed Infrastructure, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Monterey County Resource Management Agency and incorporated herein by reference.

PART C

METHOD OF APPORTIONMENT

The method of apportionment of assessments, indicating the proposed assessment of the net amount of the costs and expenses of the Infrastructure to be assessed upon the several lots and parcels of land within the CSA, in proportion to the estimated benefits to be received by such lots and parcels.

PART D

ASSESSMENT DIAGRAM

The Diagram of the CSA Boundaries showing the exterior boundaries of the CSA and the lines and dimensions of each lot or parcel of land within the CSA. The lines and dimensions of each lot or parcel are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART E

ASSESSMENT ROLL

An assessment of the estimated cost of the Infrastructure on each benefited lot or parcel of land within the CSA.

INTRODUCTION

Description of District

Monterey County Service Area No. 25 is located south of Carmel Valley Road at the intersection of Valley Greens Drive near the lower end of Carmel Valley in Monterey County in the State of California. CSA-25 includes a golf course, 163 single-family residential lots, 42 condominium lots and a small number of commercial use parcels. The original LAFCO CSA-25 Boundary Map is shown in Appendix A of this Report.

CSA-25 Background and Authorized Services

The law regarding CSAs is contained in the California Government Code beginning with Section 25210.1. The governing body is the County Board of Supervisors, and the Public Works Department serves as the administrator for the CSAs. CSAs can provide a variety of services, but in Monterey County, the services provided are limited to drainage, lighting, open space, flood control and road maintenance services.

Monterey County Service Area No. 25 was formed on November 26, 1963, which authorized certain services and empowered the CSA to levy direct benefit assessments as a means for additional funding. Funding to pay for CSA 25 services has been limited to AB 8 revenue, which provides approximately \$45,000 annually, and water and sewer charges that are levied annually by the CSA. The following table provides the current funding status of CSA-25 authorized services:

CURRENT FUNDING STATUS OF CSA-25 AUTHORIZED SERVICES

CSA-25 Authorized Service	Current Funding Status
Surface Water Disposal	Allocated portion of annual AB 8 revenue is insufficient
Storm Drainage Maintenance	Allocated portion of annual AB 8 revenue is insufficient
Street Lighting	Allocated portion of annual AB 8 revenue is insufficient
Parks and Recreation	Service is not enabled
Street and Sidewalk Maintenance	Allocated portion of annual AB 8 revenue is insufficient
Sewage Collection & Disposal	Service is enabled but no assessment is required nor assessed.
Water Supply & Distribution	Service is enabled but no assessment is required nor assessed.

Purpose of Report

The purpose of this Report is to determine the direct benefit assessments rates for CSA 25 that are needed to place annual revenue in line with annual costs associated with CSA 25 Infrastructure. First by estimating the annual maintenance, operations, and administrative costs and the annual capital and emergency reserves to pay for the cost of repairing or replacing infrastructure. Then, by developing a method of allocating such costs to the owners of property based on the amount of special benefit their property receives from such Infrastructure and related services.

PART A - PLANS AND SPECIFICATIONS

Description of District

Monterey County Service Area No. 25 was formed on November 26, 1963, to provide maintenance services for the Valley Greens subdivisions and golf course. CSA-25 is located south of Carmel Valley Road at the intersection of Valley Greens Drive near the lower end of Carmel Valley. The area includes a golf course, 163 single-family residential lots, 42 condominium lots and a small number of commercial use parcels. The LAFCO CSA-25 Boundary Map is shown in Appendix A of this Report.

Assessments are proposed to pay for the annual costs of maintaining and servicing existing CSA infrastructure including storm drain system facilities ("Storm Drain System Infrastructure"), street lighting facilities ("Street Lighting Infrastructure"), and streets and sidewalks ("Street and Sidewalk Infrastructure") (collectively, the "Infrastructure").

The plans and specifications for the Infrastructure showing the general nature, location, and the extent of the Infrastructure, are on file with the County and are by reference herein made a part of this Report.

DESCRIPTION OF INFRASTRUCTURE TO BE MAINTAINED AND SERVICED

The Infrastructure facilities that have been constructed and the additional Infrastructure that may be subsequently constructed, operated, serviced, and maintained for the benefit of CSA-25, are grouped for discussion in this Report as listed and described below:

- Storm Drain System Infrastructure
- Street Lighting Infrastructure
- Street and Sidewalk Infrastructure

Storm Drain System Infrastructure

For the purposes of this Report, Storm Drain System Infrastructure includes curb and gutter, catch basins, drain inlets, curb holes, headwalls, manholes, drain pipes, drainage channels, culverts and appurtenant improvements that allow for the collection and disposition of surface water from the public streets, sidewalks and other non-permeable surfaces maintained by the CSA to contain storm water run-off and allow percolation into the ground water basin. Furthermore, the storm drain system provides for surface and/or subsurface water removal to promote and maintain desirable soil conditions, soil stability, and/or slope stability for the subdivided lots within the CSA.

This Report concerns the replacement, repair, and maintenance of existing Storm Drain System Infrastructure. Analysis as to the efficacy of existing Storm Drain System Infrastructure would be beneficial and it might be considered a necessity, however such analysis is outside of the scope of this Report.

The proposed services involving the maintenance and operation of surface and subsurface drainage systems include, but are not limited to:

- Review and general assessment of the condition of the existing storm drain facilities.
- Planning and prioritizing repair or replacement of facilities based on the storm drain system

assessment.

- Regular maintenance and cleaning of storm drain facilities including removal of debris and silt.
- Repair or replacement of landscaping in drainage facilities areas.
- Replacement of piping and gravel media as needed.
- Storm damage repair of curb and gutter, catch basins, drain inlets, curb holes, headwalls, manholes drain pipes, drainage channels, culvers and appurtenant improvements.
- Planned capital replacement of Storm Drain System Infrastructure facilities that are reaching the end of their useful life cycle.

The following table lists the Storm Drain System Infrastructure within the CSA.

CSA-25 STORM DRAIN SYSTEM INFRASTRUCTURE

Type and Location of Infrastructure	Quantity / Linear Feet	Type and Location of Infrastructure	Quantity / Linear Feet
<u>Curb & Gutter</u>		<u>Catch Basins / Drain Inlets</u>	
Fairway Place	1,306	Fairway Place	3
Lake Place	2,080	Lake Place	2
Poplar Lane	1,772	Poplar Lane	2
River Place	1,800	River Place	1
Valley Greens Circle	8,350	Valley Greens Circle	2
Valley Greens Drive	330	Valley Greens Drive	7
Valley Knoll Road	<u>2,757</u>	Valley Knoll Road	<u>4</u>
Total Linear Feet of Curb & Gutter	18,395	Total No. of Catch Basins / Drain inlets	21
<u>3" Curb Holes</u>		<u>Headwalls/ Transition Blocks</u>	
Fairway Place	2	Fairway Place	1
Lake Place	1	Lake Place	3
Poplar Lane	1	Poplar Lane	1
River Place	6	Valley Greens Circle	<u>1</u>
Valley Greens Circle	<u>7</u>	Valley Greens Drive	2
Total No. of 3" Curb Holes	17	Valley Knoll Road	<u>1</u>
		Total No. of Headwalls / Transition Blocks	9
<u>Type II Manholes</u>		<u>15" CP Drain Pipe</u>	
River Place	<u>1</u>	Lake Place	115
Total No. of Type II Manholes	1	Valley Greens Drive	248
		Valley Knoll Road	<u>20</u>
		Total Linear Feet of 15" CP Drain Pipe	383
<u>18" CP Drain Pipe</u>		<u>18" CMP Drain Pipe</u>	
Fairway Place	120	Fairway Place	20
Poplar Lane	180	Poplar Lane	20
River Place	355	Valley Greens Circle	<u>20</u>
Valley Greens Circle	110	Total Linear Feet of 18" CMP Drain Pipe	60
Valley Greens Drive	<u>230</u>		
Total Linear Feet of 18" CP Drain Pipe	995		
<u>18" RCP Drain Pipe</u>		<u>20" CMP Drain Pipe</u>	
Lake Place	50	River Place	<u>20</u>
Poplar Lane	28	Total Linear Feet of 20" CMP Drain Pipe	20
Valley Greens Drive	<u>94</u>		
Total Linear Feet of 18" RCP Drain Pipe	172		

Street Lighting Infrastructure

For the purposes of this Report, Street Lighting Infrastructure and appurtenant facilities include, but are not limited to poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities, as well as utility costs, as required to provide lighting of the public streets within the CSA.

The proposed services involving the ordinary and usual maintenance, operation and servicing of the public lighting facilities and appurtenant facilities, includes the repair, removal or replacement of all or part of any of the public lighting facilities or appurtenant facilities and the furnishing of electricity to the public lighting facilities or appurtenant facilities.

There are ten (10) street lights within the CSA as described below.

CSA-25 STREET LIGHTS

Street Light Location	Quantity
<u>Valley Greens Drive Street Lights</u>	
Adjacent to Lake Place Entrance	1
Adjacent to Poplar Lane Entrance	1
Adjacent to River Place Entrance	1
Adjacent to Valley Greens Circle Entrance	1
Adjacent to Valley Knoll Road Entrance	<u>1</u>
Total No. of Valley Greens Drive Street Lights	5
Lake Place Street Lights	5
Total No. of CSA-25 Street Lights	10

Valley Greens Drive Street Lights. There are five (5) street lights located along Valley Greens Drive, which are 120-volt, 100-watt, high-pressure sodium vapor Class D decorative street lights that are owned by CSA-25 and operated and maintained by PG&E for the benefit of parcels within the CSA. The costs associated with energy use and maintenance are included in PG&E billing rates provided in Electric Schedule LS-2. PG&E is responsible for energy and maintenance services related thereto. The CSA is responsible for maintaining access to the facilities and for repairing or replacing street lights as needed or when they reach the end of their useful life.

Lake Place Street Lights. There are five (5) street lights located along Lake Place, which are 120-volt, 70-watt, high-pressure sodium vapor Class C decorative street lights that are owned, operated, and maintained by Pacific Gas & and Electric Company (“PG&E”) for the benefit of parcels within the CSA. The costs associated with energy use, maintenance and capital replacement are included in PG&E billing rates provided in Electric Schedule LS-1 and PG&E is responsible for the services related thereto. The CSA is responsible for maintaining access to the facilities, including tree trimming near the PG&E-owned street lights.

Street and Sidewalk Infrastructure

For the purposes of this Report, Street and Sidewalk Infrastructure and appurtenant facilities include, but are not limited to public streets, sidewalks, and guard rails located within the CSA, and the historic tree and planter wall on Lake Place.

Streets should be maintained by following a program of scheduled maintenance activities for each street. Maintenance activities may include the application of crack seals, slurry seals and cape seals, digouts overlays and reconstruction, needed to maintain streets. Appendix C of this Report provides the CSA-25 Street Maintenance Plan including the associated estimated costs.

A total of 5% of sidewalks are planned for repair or replacement annually.

The CSA includes over three (3) miles of roadway and approximately two and a half (2.5) miles of sidewalks as shown in the following table:

CSA-25 STREETS AND SIDEWALKS

Roadway Name	Street Length in Miles	Sidewalk Length in Miles
Fairway Place ¹	0.12	0.25
Lake Place ¹	0.23	0.29
Poplar Lane	0.17	0.17
River Place ¹	0.21	0.32
Valley Greens Circle	0.79	1.43
Valley Greens Drive ²	1.15	0.06
Valley Knoll Road ³	0.35	0.05
Total Length in Miles	3.02	2.57

¹ Street length includes the entrance roadways to subdivisions.

² Street includes two sets of guard rails on each side of the roadway.

³ Street includes one set of guard rails on each side of the roadway.

The Historic Tree and planter wall on Lake Place require annual maintenance as well as annual capital reserve collections for repairing or replacing the planter wall as needed.

Benefit Zones

In determining the proportionate special benefit derived by each identified parcel from the Infrastructure, the proximity of a parcel to Infrastructure detailed above, and the capital, maintenance, and operating costs of said Infrastructure, were considered and analyzed. Also, the layout of the development in general was considered. Carmel Valley Golf and Country Club Tract Map No. 445 and Carmel Valley Golf and Country Club No. 2 Tract Map No. 450 provided CSA-25 with a definitive characteristic in that it is comprised of eight (8) unique and separate residential subdivision, which are described in the following table:

CSA-25 RESIDENTIAL DEVELOPMENTS

Development Name	Type and No. of Units
Burchfield Meadows	Condominiums – 21 Units
Fairway Place	Single Family Homes – 19 Units
Lake Place	Single Family Homes – 21 Units
Poplar Lane	Single Family Homes – 11 Units
Quail Eight	Condominiums – 21 Units
River Place	Single Family Homes – 24 Units
Valley Greens Circle	Single Family Homes – 80 Units
Valley Knoll Road	Single Family Homes – 8 Units

Each of the single family residential developments benefit from certain public Infrastructure and such Infrastructure was installed specifically for the benefit of the development that they serve. Therefore, for the proposed assessments, benefit zones are established for the six residential development areas and a CSA-25 zone is also established, which consists of all parcels within the CSA. The CSA-25 zone consists of Infrastructure that is not allocated directly to a residential benefit zone because such infrastructure benefit of all parcels within CSA-25.

The benefit zones that are established for the proposed assessments are listed below. Appendix B of this Report provides a map for each zone that shows the location of Infrastructure improvements associated with such zone.

- Zone A - Fairway Place
- Zone B - Lake Place
- Zone C - Poplar Lane
- Zone D - River Place
- Zone E - Valley Greens Circle
- Zone F - Valley Knoll Road
- Zone G - CSA-25 Infrastructure

The Quail Eight condominium development shares benefit from the storm drainage infrastructure and street infrastructure with the Valley Greens development; thus, both developments are included in the Valley Greens Circle residential benefit zone (Zone E). However, the Quail Eight development does not benefit from the sidewalks located along Valley Greens Circle; therefore, the condominiums are excluded from the sidewalk portion of the Zone E assessments.

The Burchfield Meadows condominium development is not included in any residential development zone because the infrastructure that benefits that development is paid for by their property-owner’s association and access is directly from Valley Greens Drive. As such, the Burchfield Meadows condominium development is included in the Zone G assessments.

PART B - ESTIMATE OF COST

This section of the Report outlines the types of cost included in each zone budget, provides a summary of CSA-25 budget items by type and zone, defines the specific CSA-25 budget items and provides cost tables for Fiscal Year 2023/24 for each of the CSA-25 benefit zones. There are seven tables starting on page 17.

Types of Cost Included in Each Zone Budget

For each zone, the costs associated with the Infrastructure from which it benefits are included in the budget, as described, and summarized below:

- **Storm Drain System Infrastructure.** Each of the benefit zones (Zones A through F) have storm drain system infrastructure that benefits only the parcels within the zone. Zone G contains storm drain system infrastructure along or adjacent to Valley Greens Drive that benefits the entirety of CSA-25. Therefore, the budget table for each zone includes costs associated with such Infrastructure.

The source of costs per unit amounts for Storm Drain System Infrastructure is the [Land Development Unit Price Guide](#) published by the Contra Costa County Public Works Department on March 1, 2020. Such costs are inflated to current dollars based on the change in the San Francisco Construction Cost Index (“SF-CCI”), as published by Engineering News Record, from March 2020 to August 2022.

- **Street Lighting Infrastructure.** There are five street lights on Lake Place that benefit the Lake Place development. Therefore, the costs associated with such street lights are included in the Zone B budget.

There are five street lights along Valley Greens Drive that benefit all the parcels in CSA-25. Therefore, the costs associated with such street lights are included in the Zone G budget.

- **Street Infrastructure.** Each residential zone (Zones A through F) benefits from maintenance of the streets in their development. Therefore, the costs associated with the maintenance of the streets in a particular zone are included in the budget for such zone. The segment of Valley Knoll Road from Valley Greens Drive to Fairway Place is allocated to Zone A and F based on the proportional EDUs of each zone.

All CSA-25 parcels benefit from the maintenance of Valley Greens Drive. Therefore, the costs associated with the maintenance of Valley Greens Drive are included in the Zone G budget.

The Valley Knolls Road development (Zone F) benefits from the guard rails on Valley Knolls Road. Therefore, the costs associated with such guard rails are included in the Zone F budget.

All CSA-25 parcels benefit from the guard rails on Valley Greens Drive. Therefore, the costs associated with such guard rails are included in the Zone G budget.

The Historic Tree and planter wall on Lake Place is part of the Zone B Street Infrastructure and benefits the Lake Place development. Therefore, the costs associated with the Historic Tree and planter wall are included in the Zone B budget.

- Sidewalk Infrastructure. The residential zones (Zones A through F) benefit from maintenance of the sidewalks in their development. Therefore, the costs associated with sidewalks in a particular zone are included in the budget for such zone.

There are no sidewalks along Valley Greens Drive. Therefore, there are no costs associated with sidewalks in the Zone G budget.

- Emergency Reserves. All the zones benefit from having an emergency reserve available for unexpected repairs and maintenance of the infrastructure they benefit from. Therefore, emergency reserves are included in the budget for each zone.
- CSA-25 Administration. All CSA-25 parcels benefit from the administration of CSA-25. Therefore, the costs associated with CSA-25 administration are included in the Zone G budget.

Summary of Budget Items by Type and Zone

The following table summarizes the types of budget items included in each benefit zone:

CSA-25 BUDGET ITEMS
SUMMARY OF CSA-25 BUDGET ITEMS BY ZONE

Budget Cost Item	CSA-25 Zone						
	A	B	C	D	E	F	G
Storm Drain System Infrastructure	X	X	X	X	X	X	X
Street Lighting Infrastructure		X					X
Street Infrastructure	X	X	X	X	X	X	X
Sidewalk Infrastructure	X	X	X	X	X	X	
Emergency Reserves	X	X	X	X	X	X	X
CSA-25 Administration							X

Budget Item Definitions

A description of each of the main budget items listed in the budget tables for each zone is provided below. The tables begin on page 16.

Storm Drain System Cleaning and Maintenance represents annual cost of inspecting, cleaning, and maintaining the storm drain system.

Storm Drain System Capital Reserve represents the annual collection of funds for the planned capital replacement of Storm Drain System Infrastructure as they are reaching the end of their useful life cycle for each type of improvement, including items such as gutters, catch basins, drain inlets, headwalls, transition blocks, manholes, curb holes, and Corrugated Polyethylene Pipe (CP), Corrugated Metal Pipe (CMP) and Reinforced Concrete Pipe (RCP) drain pipes of assorted sizes.

Street Lighting represents the annual energy, maintenance, and capital reserve costs of the Street Lighting Infrastructure.

Street Maintenance represents the annual maintenance and capital reserve costs associated with the CSA-25 Street Maintenance Plan, the guard rails on Valley Knolls Road and Valley Greens Drive, and the Historic Tree and planter box on Lake Place.

The per-unit rates outlined in the CSA-25 Street Maintenance Plan (see Appendix C) represent all costs associated with the maintenance of streets, including contracting, project management, budget development, travel, and materials costs.

Sidewalk Replacement & Repair represents costs associated with maintaining, restoring, repairing and or replacing up to 5% of the sidewalk area within CSA-25 annually.

Emergency Reserves represents costs associated with the review and assessment of the condition of facilities and the repair and replacement of facilities that is required due to causes other than normal wear and tear. For each benefit zone, the annual collection amount for emergency purposes is equal to 10% of other budgeted costs not including CSA Administration.

CSA Administration represents costs associated with administering the annual assessment levy including county materials, transportation, staff costs, consultant costs and other administrative expenses. Tasks required for establishing the CSA-25 assessments include preparing the initial engineer's report, project management, development of scopes and budgets, overseeing and managing advisory committee meetings and responding to public inquires. Tasks required associated with the annual assessment levy administration include developing and implementing an ongoing maintenance plan, preparing the annual engineer's report, project management, development of the annual budgets, calculating the annual assessments to be levied on parcels within CSA-25, meeting annually with the CSA-25 Advisory Committee and submitting the levies to the County Auditor-Controller for inclusion on annual property tax bills.

Zone Budget Tables

A budget table for each CSA-25 Zone is provided on the following pages.

Zone A – Fairway Place

Zone A consists of 19 single family residences in the Fairway Place subdivision that benefit from the subdivision’s Storm Drain System, Streets and Sidewalks Infrastructure. Zone A also benefits from the portion of Valley Knoll Road between Valley Greens Drive and Fairway Place. Costs for this segment are spread proportionally by EDU between Zone A and Zone F. Fairway Place is located south of Valley Greens Drive and intersects with Valley Knoll Road.

The following table provides the estimated costs for Fiscal Year 2023/24 for the operation, servicing, and maintenance of the Zone A Infrastructure.

ZONE A - FAIRWAY PLACE FY 2023/24 ESTIMATE OF COST STORM DRAIN SYSTEM, STREET AND SIDEWALK INFRASTRUCTURE

Item	Unit	Quantity	Cost/Unit	Cycle (yrs)	Annual Cost
Storm Drain System ^{1,2,3}					
System Cleaning and Maintenance	EA	1	\$881	1/2 yr	\$1,762.34
<u>Capital Reserve</u>					
Curb and Gutter	LF	1,306	\$35	30	\$1,534.41
Type H Catch Basin ^{4,5}	EA	3	\$8,224	20	1,233.64
Headwall	EA	1	\$3,525	20	176.23
3" Curb Hole	EA	2	\$2,350	20	234.98
18" CP Drain Pipe	LF	120	\$159	75	253.78
18" CMP Drain Pipe	LF	20	\$159	75	<u>42.30</u>
Capital Reserve Subtotal					\$3,475.34
Storm Drain System Total					\$5,237.68
Street Maintenance ⁶	See Appendix C				\$2,793.00
Sidewalk Replacement and Repair ⁷	LF	1,306	\$23.24	20	<u>\$1,517.53</u>
Total Maintenance, Replacement and Repairs					\$9,548.21
Emergency Reserve ⁸					<u>\$954.82</u>
Fairway Place Total Cost to Levy					\$10,503.03
Fairway Place Total EDU's					19.00
Fairway Place Assessments Per EDU ⁹					
Storm Drainage Assessment					\$303.23
Street Assessment					161.70
Sidewalk Assessment					<u>87.86</u>
Fairway Place Total Assessment Per EDU					\$552.79

¹ Cost Source: Land Development Unit Price Guide, Contra Costa County Public Works Dept., March 1, 2020.
² Cost/Unit figures are escalated by 17.5%, which is equal to the percentage change in the “San Francisco Construction Cost Index” (SF-CCI) from March 2020 to August 2022 as published by the Engineering News Record.
³ Storm drain system capital repair and replacement projects to be prioritized following location pattern for street repair.
⁴ Two catch basins located at the northeast and southeast corners of Fairway Place and Valley Knoll Drive, respectively.
⁵ Type H Catch Basins to replace Type B Catch Basins as Type B Catch Basins are no longer being manufactured.
⁶ Street improvement annual costs based on pavement condition analysis presented in Appendix C.
⁷ To replace or repair up to 5% of sidewalk area annually.
⁸ The emergency reserve amount equals 10% of the other zone costs.
⁹ Emergency reserves are included in each component of the assessment per EDU.

Zone B – Lake Place

Zone B consists of 21 single family residences in the Lake Place subdivision that benefit from the subdivision’s Street Lighting, Storm Drain System Infrastructure, and Streets and Sidewalks Infrastructure. Lake Place is the most easterly subdivision in CSA-25 and the entrance to the subdivision intersects on the northern side of Valley Greens Drive.

The following table provides the estimated costs for Fiscal Year 2023/24 for the operation, servicing, and maintenance of the Zone B Infrastructure.

ZONE B - LAKE PLACE FY 2023/24 ESTIMATE OF COST STORM DRAIN SYSTEM, STREET LIGHTING, STREET AND SIDEWALK INFRASTRUCTURE

Item	Unit	Quantity	Cost/Unit	Cycle (yrs)	Annual Cost
Storm Drain System ^{1,2,3}					
System Cleaning and Maintenance	EA	1	\$587	1/2 yr	\$1,174.89
<u>Capital Reserve</u>					
Curb and Gutter	LF	2,080	\$35	30	\$2,443.78
Catch Basin ⁴	EA	1	\$8,224	20	411.21
Type D Inlet ⁵	EA	1	\$7,049	20	352.47
Headwall	EA	3	\$3,525	20	528.70
3" Curb Hole ⁶	EA	1	\$2,350	20	117.49
15" CP Drain Pipe	LF	115	\$132	75	202.67
18" RCP Drain Pipe	LF	50	\$233	75	<u>155.09</u>
Capital Reserve Subtotal					\$4,211.41
Storm Drain System Total					\$5,386.30
Street Lighting ⁷	EA	5	\$221.00	1	\$1,105.02
Street Maintenance					
Street Maintenance ⁸					\$2,875.00
Historic Tree Pruning / Site Cleanup ⁹	Quarterly	4	\$264	1	1,057.40
Historic Tree Planter Wall Capital Reserve ^{1,2}	SF	150	\$49.93	20	<u>374.50</u>
Street Maintenance Total					\$4,306.90
Sidewalk Replacement and Repair ¹⁰	LF	1,845	\$23.24	20	<u>\$2,143.83</u>
Total Maintenance, Replacement and Repairs					\$12,942.05
Emergency Reserve ¹¹					<u>\$1,294.21</u>
Lake Place Total Cost to Levy					\$14,236.26
Lake Place Total EDU's					21.00
Lake Place Assessments Per EDU ¹²					
Storm Drainage Assessment					\$282.14
Street Lighting Assessment					\$57.88
Street Assessment					\$225.60
Sidewalk Assessment					<u>\$112.30</u>
Lake Place Total Assessment Per EDU					\$677.92

¹ Cost Source: Land Development Unit Price Guide, Contra Costa County Public Works Dept., March 1, 2020.

² Cost/Unit figures are escalated by 17.5%, which is equal to the percentage change in the "San Francisco Construction Cost Index" (SF-CCI) from March 2020 to August 2022 as published by the Engineering News Record.

³ Storm drain system capital repair and replacement projects to be prioritized following location pattern for street repair.

⁴ Located at 8062 Lake Place.

⁵ Located at 8061 Lake Place.

⁶ Located on Lake Place entrance road.

⁷ Street lighting energy and maintenance costs based on PG&E Schedule LS-1 for five (5) PG&E-owned. 120 volt, 70-watt, high-pressure sodium vapor lamps.

⁸ Street improvement annual costs based on pavement condition analysis presented in Appendix C.

⁹ Tree pruning / site cleanup costs based on bid document provided by County.

¹⁰ To replace or repair up to 5% of sidewalk area annually.

¹¹ The emergency reserve amount equals 10% of the other zone costs.

¹² Emergency reserves are included in each component of the assessment per EDU.

Zone C – Poplar Lane

Zone C consists of 11 single family residences in the Poplar Lane subdivision that benefit from the subdivision’s Storm Drain System, Streets and Sidewalks Infrastructure. Poplar Lane is located on the southern side of Valley Greens Drive across from Lake Place.

The following table provides the estimated costs for Fiscal Year 2023/24 for the operation, servicing, and maintenance of the Zone C Infrastructure.

ZONE C - POPLAR LANE FY 2023/24 ESTIMATE OF COST STORM DRAIN SYSTEM, STREET AND SIDEWALK INFRASTRUCTURE

Item	Unit	Quantity	Cost/Unit	Cycle (yrs)	Annual Cost
Storm Drain System ^{1,2,3}					
System Cleaning and Maintenance	EA	1	\$587	1/2 yr	\$1,174.89
<u>Capital Reserve</u>					
Curb and Gutter	LF	1,772	\$35	30	\$2,081.91
Type H Catch Basin ^{4,5}	EA	2	\$8,224	20	822.43
Headwall	EA	1	\$3,525	20	176.23
3" Curb Hole ⁶	EA	1	\$2,350	20	117.49
18" CP Drain Pipe	LF	180	\$159	75	380.67
18" CMP Drain Pipe	LF	20	\$159	75	42.30
18" RCP Drain Pipe	LF	28	\$233	75	<u>86.85</u>
Capital Reserve Subtotal					\$3,707.88
Storm Drain System Total					\$4,882.77
Street Maintenance ⁷	See Appendix C				\$2,170.00
Sidewalk Replacement and Repair ⁸	LF	872	\$23.24	20	<u>\$1,013.24</u>
Total Maintenance, Replacement and Repairs					\$8,066.01
Emergency Reserve ⁹					<u>\$806.60</u>
Poplar Lane Total Cost to Levy					\$8,872.61
Poplar Lane Total EDU's					11.00
Poplar Lane Assessments Per EDU ¹⁰					
Storm Drainage Assessment					\$488.28
Street Assessment					217.00
Sidewalk Assessment					<u>101.32</u>
Poplar Lane Total Assessment Per EDU					\$806.60

¹ Cost Source: Land Development Unit Price Guide, Contra Costa County Public Works Dept., March 1, 2020.

² Cost/Unit figures are escalated by 17.5%, which is equal to the percentage change in the "San Francisco Construction Cost Index" (SF-CCI) from March 2020 to August 2022 as published by the Engineering News Record.

³ Storm drain system capital repair and replacement projects to be prioritized following location pattern for street repair.

⁴ Two catch basins located at, and across the lane from 8042 Poplar Lane.

⁵ Type H Catch Basins to replace Type B Catch Basins as Type B Catch Basins are no longer being manufactured.

⁶ Located at end of Poplar Lane.

⁷ Street improvement annual costs based on pavement condition analysis presented in Appendix C.

⁸ To replace or repair up to 5% of sidewalk area annually.

⁹ The emergency reserve amount equals 10% of the other zone costs.

¹⁰ Emergency reserves are included in each component of the assessment per EDU.

Zone D – River Place

Zone D consists of 24 single family residences in the River Place subdivision that benefit from the subdivision’s Storm Drain System, Streets and Sidewalks Infrastructure. River Place is centrally located in CSA-25 and the entrance to the subdivision intersects on the northern side of Valley Greens Drive.

The following table provides the estimated costs for Fiscal Year 2023/24 for the operation, servicing, and maintenance of the Zone D Infrastructure.

ZONE D – RIVER PLACE FY 2023/24 ESTIMATE OF COST STORM DRAIN SYSTEM, STREET AND SIDEWALK INFRASTRUCTURE

Item	Unit	Quantity	Cost/Unit	Cycle (yrs)	Annual Cost
Storm Drain System ^{1,2,3}					
System Cleaning and Maintenance	EA	1	\$587	1/2 yr	\$1,174.89
Capital Reserve					
Curb and Gutter	LF	1,800	\$35	30	\$2,114.81
Type H Catch Basin ^{4,5}	EA	1	\$8,224	20	411.21
Type II Manhole ⁶	EA	1	\$4,347	20	217.36
3" Curb Hole	EA	6	\$2,350	20	704.94
18" CP Drain Pipe	LF	355	\$159	75	750.76
20" CMP Drain Pipe	LF	20	\$176	75	<u>47.00</u>
Capital Reserve Subtotal					\$4,246.08
Storm Drain System Total					\$5,420.97
Street Maintenance ⁷	See Appendix C				\$2,695.00
Sidewalk Replacement and Repair ⁸	LF	1,800	\$23.24	20	<u>\$2,091.55</u>
Total Maintenance, Replacement and Repairs					\$10,207.52
Emergency Reserve ⁹					<u>\$1,020.75</u>
River Place Total Cost to Levy					\$11,228.27
River Place Total EDU's					24.00
River Place Assessments Per EDU ¹⁰					
Storm Drainage Assessment					\$248.46
Street Assessment					123.52
Sidewalk Assessment					<u>95.86</u>
River Place Total Assessment Per EDU					\$467.84

¹ Cost Source: Land Development Unit Price Guide, Contra Costa County Public Works Dept., March 1, 2020.

² Cost/Unit figures are escalated by 17.5%, which is equal to the percentage change in the “San Francisco Construction Cost Index” (SF-CCI) from March 2020 to August 2022 as published by the Engineering News Record.

³ Storm drain system capital repair and replacement projects to be prioritized following location pattern for street repair.

⁴ Located at 8025 River Place.

⁵ Type H Catch Basins to replace Type B Catch Basins as Type B Catch Basins are no longer being manufactured.

⁶ Manhole located approximately 300' east of River Place subdivision at edge of golf course adjacent to Carmel River.

⁷ Street improvement annual costs based on pavement condition analysis presented in Appendix C.

⁸ To replace or repair up to 5% of sidewalk area annually.

⁹ The emergency reserve amount equals 10% of the other zone costs.

¹⁰ Emergency reserves are included in each component of the assessment per EDU.

Zone E - Valley Greens Circle

Zone E consists of 80 single family residences in the Valley Greens Circle subdivision and 21 condominiums in the Quail 8 development that benefit from the subdivision’s Storm Drain System, Streets and Sidewalks Infrastructure. Valley Greens Circle is the most northwesterly zone within CSA-25 and the entrance to the subdivision intersects on the northern side of Valley Greens Drive.

The following table provides the estimated costs for Fiscal Year 2023/24 for the operation, servicing, and maintenance of the Zone E Infrastructure.

ZONE E - VALLEY GREENS CIRCLE FY 2023/24 ESTIMATE OF COST STORM DRAIN SYSTEM, STREET AND SIDEWALK INFRASTRUCTURE

Item	Unit	Quantity	Cost/Unit	Cycle (yrs)	Annual Cost
Storm Drain System ^{1,2,3}					
System Cleaning and Maintenance	EA	1	\$587	1/2 yr	\$1,174.89
<u>Capital Reserve</u>					
Curb and Gutter	LF	8,350	\$35	30	\$9,810.36
Type H Catch Basin ^{4,5}	EA	2	\$8,224	20	\$822.43
Headwall	EA	1	\$3,525	20	\$176.23
3" Curb Hole	EA	7	\$2,350	20	\$822.43
18" CP Drain Pipe	LF	110	\$159	75	\$232.63
18" CMP Drain Pipe	LF	20	\$159	75	\$42.30
Capital Reserve Subtotal					\$11,906.38
Storm Drain System Total					\$13,081.27
Street Maintenance ⁶	See Appendix C				\$12,290.00
Sidewalk Replacement and Repair ⁷	LF	7,150	\$23.24	20	\$8,308.08
Total Maintenance, Replacement and Repairs					\$33,679.35
Emergency Reserve ⁸					\$3,367.94
Valley Greens Circle Total Cost to Levy					\$37,047.29
Valley Greens Circle Total EDU's					95.75
Valley Greens Circle Sidewalk EDU's ⁹					80.00
Valley Greens Circle Assessments Per EDU ¹⁰					
Storm Drainage Assessment					\$150.28
Street Assessment					141.19
Sidewalk Assessment					<u>114.24</u>
Valley Greens Circle Total Assessment Per EDU					\$405.71

¹ Cost Source: Land Development Unit Price Guide, Contra Costa County Public Works Dept., March 1, 2020.

² Cost/Unit figures are escalated by 17.5%, which is equal to the percentage change in the “San Francisco Construction Cost Index” (SF-CCI) from March 2020 to August 2022 as published by the Engineering News Record.

³ Storm drain system capital repair and replacement projects to be prioritized following location pattern for street repair.

⁴ Two catch basins located at, and across the road from 7004 Valley Greens Circle.

⁵ Type H Catch Basins to replace Type B Catch Basins as Type B Catch Basins are no longer being manufactured.

⁶ Street improvement annual costs based on pavement condition analysis presented in Appendix C.

⁷ To replace or repair up to 5% of sidewalk area annually.

⁸ The emergency reserve amount equals 10% of the other zone costs.

⁹ Quail Eight condominiums benefit from all Zone E Infrastructure except for Sidewalks and as such they are not part of the Valley Greens Circle Sidewalk Assessment.

¹⁰ Emergency reserves are included in each component of the assessment per EDU.

Zone F - Valley Knoll Road

Zone F consists of 8 single family residences in the Valley Knoll Road subdivision that benefit from the subdivision's Storm Drain System, Streets and Sidewalks Infrastructure. Zone A also benefits from the portion of Valley Knoll Road between Valley Greens Drive and Fairway Place. Costs for this segment are spread proportionally by EDU between Zone A and Zone F. Valley Knoll Road is the most southwesterly subdivision in CSA-25 intersecting on the southern side of Valley Greens Drive and intersecting with Fairview Place, the subdivision to the north of Zone F.

The following table provides the estimated costs for Fiscal Year 2023/24 for the operation, servicing, and maintenance of the Zone F Infrastructure.

ZONE F - VALLEY KNOLL ROAD FY 2023/24 ESTIMATE OF COST STORM DRAIN SYSTEM, STREET AND SIDEWALK INFRASTRUCTURE

Item	Unit	Quantity	Cost/Unit	Cycle (yrs)	Annual Cost
Storm Drain System ^{1,2,3}					
System Cleaning and Maintenance	EA	1	\$881	1/2 yr	\$1,762.34
<u>Capital Reserve</u>					
Curb and Gutter	LF	2,757	\$35	30	\$3,239.18
Type H Catch Basin ^{4,5,6}	EA	4	\$8,224	20	\$1,644.85
Headwall	EA	1	\$3,525	20	\$176.23
15" RCP Drain Pipe	LF	20	\$194	75	<u>\$51.70</u>
Capital Reserve Subtotal					\$5,111.96
Storm Drain System Total					\$6,874.30
Street Maintenance					
Street Maintenance ⁷	See Appendix C				\$3,170.00
Guard Rail	EA	2	\$3,525	20	<u>\$352.51</u>
Street Maintenance Total					\$3,522.51
Sidewalk Replacement and Repair ⁸	LF	823	\$23.24	20	<u>\$956.30</u>
Total Maintenance, Replacement and Repairs					\$11,353.11
Emergency Reserve ⁹					<u>\$1,135.31</u>
Valley Knoll Road Total Cost to Levy					\$12,488.42
Valley Knoll Road EDU's					8.00
Valley Knoll Road Assessments Per EDU ¹⁰					
Storm Drainage Assessment					\$945.22
Street Assessment					\$484.35
Sidewalk Assessment					<u>\$131.49</u>
Valley Knoll Road Total Assessment Per EDU					\$1,561.05

¹ Cost/Unit Source: Land Development Unit Price Guide, Contra Costa County Public Works Dept., March 1, 2020.

² Cost/Unit figures are escalated by 17.5%, which is equal to the percentage change in the "San Francisco Construction Cost Index" (SF-CCI) from March 2020 to August 2022 as published by the Engineering News Record.

³ Storm drain system capital repair and replacement projects to be prioritized following location pattern for street repair.

⁴ Two catch basins located at, and across the road from 7024 Valley Knoll Road.

⁵ Two catch basins located north of 7032 Valley Knoll Road on east and west side of Valley Knoll Road, respectively.

⁶ Type H Catch Basins to replace Type B Catch Basins as Type B Catch Basins are no longer being manufactured.

⁷ Street improvement annual costs based on pavement condition analysis presented in Appendix C.

⁸ To replace or repair up to 5% of sidewalk area annually.

⁹ The emergency reserve amount equals 10% of the other zone costs.

¹⁰ Emergency reserves are included in each component of the assessment per EDU.

Zone G- CSA-25 Infrastructure

Zone G consists of all the assessable parcels within CSA-25 that benefit from the CSA’s Street Lighting, Storm Drain System Infrastructure, and Streets and Sidewalks Infrastructure along or adjacent to Valley Greens Drive. In addition to the infrastructure costs Zone G also includes costs associated with the administration of CSA-25.

The following table provides the estimated costs for Fiscal Year 2023/24 for the operation, servicing, and maintenance of the Zone G Infrastructure.

ZONE G - CSA-25 INFRASTRUCTURE

FY 2023/24 ESTIMATE OF COST

STORM DRAIN SYSTEM, STREET LIGHTING, STREET AND SIDEWALK INFRASTRUCTURE AND CSA-25 ADMINISTRATIVE EXPENSES

Item	Unit	Quantity	Cost/Unit	Cycle (yrs)	Annual Cost
Storm Drain System ^{1,2,3}					
System Cleaning and Maintenance	EA	1	\$1,175	1/2 yr	\$2,349.79
<u>Capital Reserve</u>					
Curb and Gutter	LF	330	\$35	30	\$387.71
Type D Catch Basin ⁴	EA	2	\$7,049	20	\$704.94
Drain Inlet ^{5,6}	EA	4	\$7,049	20	\$1,409.87
Catch Basin ⁷	EA	1	\$8,224	20	\$411.21
Headwall	EA	2	\$3,525	20	\$352.47
15" RCP Drain Pipe	LF	248	\$194	75	\$641.02
18" CP Drain Pipe	LF	230	\$159	75	\$486.41
18" RCP Drain Pipe	LF	94	\$233	75	\$291.56
Capital Reserve Subtotal					\$4,685.19
Storm Drain System Total					\$7,034.98
Street Lighting					
Energy and Maintenance ⁸	EA	5	\$175	1	\$876.60
Capital Reserve ⁹	EA	5	\$15,097	30	\$2,516.15
Street Lighting Total					\$3,392.75
Street Maintenance ¹⁰					
Street Maintenance					\$26,965.00
Guard Rail	EA	4	\$3,525	20	\$704.98
Street Maintenance Total					\$27,669.98
Total Maintenance, Replacement and Repairs					\$38,097.71
Emergency Reserve ¹¹					\$3,809.77
CSA Administration					\$20,000
Less: Estimated CSA 25 AB 8 Revenue ¹²					(\$45,000.00)
CSA 25 Infrastructure Total Cost					\$16,907.48
Less: Benefit to Outside Parcels ¹³					(\$440.88)
CSA 25 Infrastructure Total Cost to Levy					\$16,466.60
CSA 25 Infrastructure EDU's					
CSA 25 Parcels					274.52
Parcels Located Outside of CSA 25					7.35
CSA Infrastructure Total EDU's					281.87
CSA 25 Infrastructure Assessments Per EDU ¹⁴					\$59.98

¹ Cost Source: Land Development Unit Price Guide, Contra Costa County Public Works Dept., March 1, 2020.

² Cost/Unit figures are escalated by 17.5%, which is equal to the percentage change in the "San Francisco Construction Cost Index" (SF-CCI) from March 2020 to August 2022 as published by the Engineering News Record.

³ Storm drain system capital repair and replacement projects to be prioritized following location pattern for street repair.

⁴ Two Type D catch basins located on each corner of Valley Greens Drive and the entrance to Burchfield Meadows condominiums.

⁵ Two drain inlets located on north side of Valley Greens Drive between Valley Greens Circle and River Place.

⁶ Two drain inlets at golf ramp at northeast corner of bridge.

⁷ One catch basin located on north side of Valley Greens Drive between Poplar Lane and Lake Place.

⁸ Street lighting energy and maintenance costs based on PG&E Schedule LS-2 for five (5) Agency-owned, 120 volt, 100-watt, high-pressure sodium vapor lamps.

⁹ Street lighting capital reserve cost based on the original PG&E installation cost in 1993 with inflation adjustment based on SF-CCI from 1993 to August 2022.

¹⁰ Street improvement annual costs based on pavement condition analysis presented in Appendix C.

¹¹ The emergency reserve amount equals 10% of other zone costs except for CSA administration costs.

¹² Source: County of Monterey Adopted Budget for the Fiscal Year 2021-22 rounded to nearest thousand.

¹³ APN 169-221-006-000, located adjacent to the northwest corner of CSA 25 benefits from CSA 25 Infrastructure but is not assessed since it is outside of the CSA boundaries.

In order that the CSA 25 parcels are not assessed for benefit conferred upon this parcel, EDU are assigned to the parcel and included in the total EDU for CSA 25 that is used to calculate the assessment rate. The assessment attributable to the parcel shall be paid from another source of funds, most likely the County General Fund.

¹⁴ Emergency reserves are included in each component of the assessment per EDU.

Budget Summary Table

The following table provides a summary of CSA-25 costs by type and zone:

CSA-25 BUDGET SUMMARY

Budget Item	Benefit Zone									Total
	A Fairway Place	B Lake Place	C Poplar Lane	D River Place	E Valley Greens Circle 1, 2, 3			F Valley Knoll Road	G CSA 25 Infrastructure	
					Storm Drain	Streets	Sidewalks			
Storm Drain System Infrastructure	\$5,237.68	\$5,386.30	\$4,882.77	\$5,420.97	\$13,081.27	-	-	\$6,874.30	\$7,034.98	\$47,918.27
Street Lighting Infrastructure	-	\$1,105.02	-	-	-	-	-	-	\$3,392.75	\$4,497.77
Street Infrastructure Maintenance Plan	\$2,793.00	\$4,306.90	\$2,170.00	\$2,695.00	-	\$12,290.00	-	\$3,522.51	\$27,669.98	\$55,447.39
Sidewalk Infrastructure	\$1,517.53	\$2,143.83	\$1,013.24	\$2,091.55	-	-	\$8,308.08	\$956.30	-	\$16,030.53
Total Infrastructure	\$9,548.21	\$12,942.05	\$8,066.01	\$10,207.52	\$13,081.27	\$12,290.00	\$8,308.08	\$11,353.11	\$38,097.71	\$123,893.96
Emergency Reserve	\$954.82	\$1,294.21	\$806.60	\$1,020.75	\$1,308.13	\$1,229.00	\$830.81	\$1,135.31	\$3,809.77	\$12,389.40
CSA Administration	-	-	-	-	-	-	-	-	\$20,000.00	\$20,000.00
Less: Benefit to Outside Parcels	-	-	-	-	-	-	-	-	\$(440.88)	\$(440.88)
Less: Estimated CSA 25 AB 8 Revenue	-	-	-	-	-	-	-	-	\$(45,000.00)	\$(45,000.00)
Total Cost Estimate	\$10,503.03	\$14,236.26	\$8,872.61	\$11,228.27	\$14,389.40	\$13,519.00	\$9,138.89	\$12,488.42	\$16,466.60	\$110,842.48
Zone EDU's	19.00	21.00	11.00	24.00	95.75	95.75	80.00	8.00	274.52	
Zone Assessment Per EDU	\$552.79	\$677.92	\$806.60	\$467.84	\$150.28	\$141.19	\$114.24	\$1,561.05	\$59.98	
Zone G Assessment Per EDU	\$59.98	\$59.98	\$59.98	\$59.98	See Note 2 & 3	See Note 2 & 3	See Note 2 & 3	\$59.98		
Total Assessment Per EDU	\$612.77	\$737.90	\$866.58	\$527.82	\$150.28	\$141.19	\$114.24	\$1,621.03		

¹ Quail Eight condominiums benefit from all Zone E Infrastructure except for Sidewalks and as such they are not assessed the Valley Greens Circle Sidewalk Assessment.

² Zone E Assessments for Single Family Homes are calculated by summing all three infrastructure categories and adding the Zone G Assessment per EDU. (i.e \$150.28 + \$141.19 + \$114.24 + \$59.98 = \$465.69)

² Zone E Assessments for Quail 8 are calculated by summing the Zone E costs for Storm Drainage and Streets then adding the Zone G Assessment per EDU. (i.e \$150.28 + \$141.19 + \$59.98 = \$351.45)

PART C - METHOD OF APPORTIONMENT

General

The County Service Area Law, Government Code Section 25210 – 25217.4, permits the establishment of county service areas within a county for the purpose of providing certain Infrastructure as detailed in Section 25213.

In addition, Proposition 218 (Prop. 218), the "Right to Vote on Taxes Act" which was approved on the November 1996 Statewide ballot and added Article XIID to the California Constitution, also requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Prop. 218 provides that only special benefits are assessable, and the Agency must separate the general benefits from the special benefits. Prop. 218 also requires that publicly owned property which benefit from the Infrastructure be assessed unless that parcel can show no benefit from the Infrastructure.

Special Benefit Derived from Infrastructure

During analysis of the CSA and the Infrastructure which initiated the establishment of benefit zones discussed previously in this Report, it was demonstrated and determined that the special benefit requirements of Proposition 218 are met in that the parcels are uniquely benefited by, and receive a direct advantage from, and are conferred a particular and distinct special benefit from said public Infrastructure that is particular and distinct from real property outside the CSA and the public at large do not share.

All the parcels were established at the same time once the conditions regarding the Infrastructure and the continued maintenance were guaranteed. As a result, each parcel within the CSA receives a special and distinct benefit from the CSA Infrastructure.

The proposed assessments do not exceed the reasonable cost of the proportional benefit conferred on parcels within the CSA, pursuant to Proposition 218. The parcels are uniquely benefitted by, and receive a direct advantage from, and are conferred a particular and distinct special benefit over and above general benefits by the proposed Infrastructure and maintenance of the storm drainage system, sidewalks, streetlights and roadways within the CSA.

Furthermore, the benefits are wholly special benefit to the properties with CSA-25 since only properties within CSA-25 are served by the roads and the roads are not part of a larger road network that serves parcels not within CSA-25.

In Part A and Part B of the Report we have provided the reasoning behind dividing the CSA into benefit zones for purposes of the Assessments and described the allocation of costs to the zones based on the special benefit conferred upon the property from the infrastructure. The following sections describes the specific ways each type of infrastructure provides special benefit.

Special Benefit from Storm Drain System Infrastructure

Storm Drain System Infrastructure provide special benefit by providing flood prevention and direct drainage benefits to parcels in proximity to the Infrastructure. The storm drain system is designed to carry storm water runoff away from the developed areas. This capacity is an integral part of the overall storm drain and flood control system for controlling storm water run-off, reducing the amount of standing water, and keeping debris and vegetation out of the system.

Special Benefit from Street Lighting Infrastructure

Special benefit from Street Lighting Infrastructure is provided by increased safety to people and property, as well as the increased availability of lighting. The safety to people results in a special benefit to parcels because street lighting improves traffic safety during ingress and egress to the property and creates a deterrent to crime against people on the property. The safety to property results in a special benefit to parcels because street lighting operation, maintenance and servicing provides for the protection of buildings and private property against crimes such as theft and vandalism.

Special Benefit from Street and Sidewalk Infrastructure

Street maintenance provides special benefit to property by assuring that there is reliable all-weather access for personal vehicular and pedestrian trips, and access for other services commonly associated with land ownership (e.g., postal, utility, fire, police, emergency response, etc.).

Benefit to Parcels Outside of the CSA

Analysis of the type and location of CSA Infrastructure in proximity to parcels that are not within the boundaries of the CSA and the accessibility of such parcels to said Infrastructure, demonstrated that there is one parcel that is not within CSA-25 that benefits from the CSA-25 Infrastructure. Therefore, in calculating the assessment rate for Zone G, EDUs associated with the parcel are included in the total EDUs for Zone G and the general benefit amount determined for such parcel is not assessed to CSA-25 parcels.

The general benefit from CSA Infrastructure is received by APN 169-221-006-000, which is a 2.45 acre commercial parcel located on the opposite side of Valley Greens Drive from the northwest corner of CSA-25. Based on the assessment methodology, which is described below in the following section, the calculated EDU for the parcel is 7.35 EDU which represents 2.61% of the total EDUs benefitting from the Zone G Infrastructure including a total of 274.52 EDU for parcels within CSA-25. Therefore, 2.61% of the Zone G amount to levy of \$16,907.48, which is \$440.88, may not be assessed to CSA-25 parcels and funds are required to come from some other source, such as the County General Fund. The following table provides the calculated benefit to the parcel located outside of CSA-25:

ALLOCATION OF ZONE G ESTIMATED COSTS

Zone G Benefitting Parcels	Zone G Equivalent Benefit Units	% Share of Zone G Benefit	\$ Share of Zone G Estimated Costs
CSA-25 Parcels	274.52	97.39%	\$16,466.60
Parcels located Outside of CSA-25	7.35	2.61%	\$440.88
Totals:	281.87	100.00%	\$16,907.48

Equivalent Dwelling Unit Assessment Methodology

For each Zone, the method that is used to spread costs to the benefitting parcels is the Equivalent Dwelling Unit (EDU) method, which is a standard best practice that is used regularly in benefit assessment districts throughout the State of California.

The Equivalent Dwelling Unit method uses the single-family home as the basic unit of assessment. A single-family home equals one Equivalent Dwelling Unit (EDU). Every other land use is converted to EDU's based on an assessment formula appropriate for the County. Condominium parcels are converted to EDU's based on the number of dwelling units on each parcel of land and an expected average resident per unit that is lower than that of a single-family home. The golf course parcels are converted to EDU's based on acreage, albeit at a lower equivalency rate due to the nature of the use of the land.

Single Family Residential (SFR). The single-family parcel has been selected as the base unit for calculation of the benefit assessments. This base unit shall be called an Equivalent Dwelling Unit (EDU). Parcels designated as single family residential per the Monterey County land use codes and containing a single-family home are assessed 1.00 EDU per residential unit (includes single family residential units, accessory dwelling units, and short-term rental units).

Condominiums (CONDOS). Condominiums are given a factor of 0.75 EDU per residential unit based on the reduced trip generation rates compared to single family residential development. This reduction is due to the lower population density associated with condos compared to a single-family unit.

Commercial Property (COM). Properties are designated as commercial for assessment purposes if the Monterey County land use codes designated commercial use (those codes beginning with 5 except for 5N and 5W). An EDU factor of 3.00 EDU per acre has been assigned to commercial properties based on the ITE Trip rates for a small, low-density neighborhood-shopping center, office space, and maintenance facilities.

Golf Course (GOLF). Properties are designated as golf course for assessment purposes if the Monterey County land use code is for golf courses (code 5W). In converting the golf course parcels to EDUs, the assigned EDU factor is 0.25 per acre based on the ITE Trip Generation that results from these types of parcels.

Hotel Property (HOTEL). Properties are designated as hotel for assessment purposes if the Monterey County land use code is designated hotels (code 5N). In converting hotel properties to EDUs, the assigned EDU factor is 3.00 per acre based on ITE Trip Generation Rate for a Hotel including the appurtenant facilities.

Exempt Property. (EXE) Parcels which do not receive a special benefit from the maintenance of the Infrastructure are exempt from the assessment. Exempt property may include streets, public properties, utility easements, rights-of-way, public parks, common areas, landlocked parcels and small or irregular-shaped parcels. There are eight parcels located within CSA-25 which are exempt because they meet one of the following criteria:

1. They are small, irregular shaped non-buildable lots.
2. They are lots that have one single-family residence built across two parcels and may only receive one assessment.
3. They are common area parcels for condominiums in which each condo is being assessed individually.

EDU Factors by Land Use

The following table summarizes the factors used to determine parcel EDUs based on land use.

EDU FACTORS BY LAND USE

Land Use Category	Basic Unit x EDU Factor	EDU Rates
<i>Single Family Residential (SFR)</i>	1 Dwelling Unit x 1.00	1.00 EDU per Dwelling Unit
<i>Condominiums (CONDO)</i>	1 Dwelling Unit x 0.75	0.75 EDU per Dwelling Unit
<i>Commercial Property (COM)</i>	1 Acre x 3.00	3.00 EDU per Acre
<i>Golf Course (GOLF)</i>	1 Acre x 0.25	0.25 EDU per Acre
<i>Hotel Property (HOTEL)</i>	1 Acre x 3.00	3.00 EDU per Acre
<i>Exempt Property (EXE)</i>	1 Acre x 0.00	0.00 EDU per Acre

CSA-25 Inventory of Parcels

The following table shows the total number of parcels; residential units; assessed acreage and calculated EDUs by land use:

CSA-25 INVENTORY OF PARCELS BY LAND USE

Land Use Category	No. of Parcels	Units	Acres	EDUs
<i>Single Family Residential (SFR)</i>	163	163	N/A	163.00
<i>Condominiums (CONDO)</i>	42	42	N/A	31.50
<i>Commercial Property (COM)</i>	3	N/A	5.61	16.83
<i>Golf Course (GOLF)</i>	8	N/A	141.03	35.26
<i>Hotel Property (HOTEL)</i>	1	N/A	9.31	27.93
<i>Exempt Property (EXE)</i>	8	N/A	N/A	0.00
CSA-25 Totals:	225	205	155.95	274.52

EDU and Parcel Totals by Land Use for Zones A - F

The following table provides the total number of EDU's and parcels by land use for Zones A through F:

Benefit Zone	Land Use	Assigned EDU Rate	Units / Acres	Calculated EDU	Assessed Parcels	Exempt Parcels	Totals Parcels
Zone A - Fairway Place	SFR	1.00 per Unit	19 Units	19.00	19	1	20
Zone B - Lake Place	SFR	1.00 per Unit	21 Units	21.00	21	1	22
Zone C - Poplar Lane	SFR	1.00 per Unit	11 Units	11.00	11	0	11
Zone D - River Place	SFR	1.00 per Unit	24 Units	24.00	24	0	24
Zone E - Valley Greens Circle Quail 8 Condos	SFR	1.00 per Unit	80 Units	80.00	80	1	81
	CONDO	0.75 per Unit	21 Units	15.75	21	1	22
Zone F - Valley Knoll Road	SFR	1.00 per Unit	8 Units	8.00	8	0	8
Zone A thru Zone F Totals			184 Units	178.75	184	4	188

EDU and Parcel Totals by Land Use for Zones G

The following table provides the total number of EDU's and parcels by land use for Zone G:

Zone G CSA 25 Infrastructure	Land Use	Assigned EDU Rate	Units / Acres	Calculated EDU	Assessed Parcels	Exempt Parcels	Totals Parcels
Zone A thru Zone F Totals	SFR	1.00 per Unit	184 Units	178.75	184	4	188
Burchfiel Meadows Condos	CONDO	0.75 per Unit	21 Units	15.75	21	1	22
Commercial Property	COM	3.00 per Acre	5.61 Acres	16.83	3	0	3
Golf Course	GOLF	0.25 per Acre	141.03 Acres	35.26	8	0	8
Hotel Property	HOTEL	3.00 per Acre	9.31 Acres	27.93	1	0	1
Exempt Parcels	EXE	0.00 per Acre	0.00 Acres	0.00	0	3	3
Zone G - CSA 25 Infrastructure Totals			205 Units	274.52	217	8	225
			155.95 Acres				
Outside Benefitting Parcel ¹	COM	3.00 per Acre	2.45 Acres	7.35	1	0	1
Total EDU Assessment Rate Calculation Purposes				281.87	218	8	226

¹ APN 169-221-006-000, located adjacent to the northwest corner of CSA 25 benefits from CSA 25 Infrastructure but is not assessed since it is outside of the CSA boundaries. In order that the CSA 25 parcels are not assessed for benefit conferred upon this parcel, EDU are assigned to the parcel and included in the total EDU for CSA 25 that is used to calculate the assessment rate. The assessment attributable to the parcel shall be paid from another source of funds, most likely the County General Fund.

Assessment Rates

The following tables summarizes the assessment rates by benefit zone for CSA-25.

FISCAL YEAR 2023/24 ASSESSMENT RATES

Assessment Per EDU	Benefit Zone							
	Zone A Fairway Place	Zone B Lake Place	Zone C Poplar Lane	Zone D River Place	Zone E ¹		Zone F Valley Knoll Road	Zone G CSA 25 Infrastructure
					Valley Greens Circle	Quail Eight		
Zone Assessment Per EDU	\$552.79	\$677.92	\$806.60	\$467.84	\$405.71	\$291.47	\$1,561.05	\$59.98
Zone G Assessment Per EDU	\$59.98	\$59.98	\$59.98	\$59.98	\$59.98	\$59.98	\$59.98	
Total Assessment Per EDU	\$612.77	\$737.90	\$866.58	\$527.82	\$465.69	\$351.45	\$1,621.04	

¹ Quail Eight condominiums benefit from all Zone E Infrastructure except for Sidewalks and as such they are not part of the Valley Greens Circle Sidewalk Assessment.

Annual Cost-Indexing

The assessments identified in this Report may be increased each year based on the annual change in the “San Francisco Construction Cost Index” (SF-CCI) as published by Engineering News Record. Indexing the proposed assessments will allow for increases in normal repair, maintenance, and operating costs, without the need for additional election proceedings required by Proposition 218. Any meaningful change initiated by an increase in service provided or beyond the cost-indexed assessment levels would still require Proposition 218 proceedings and future voter approval.

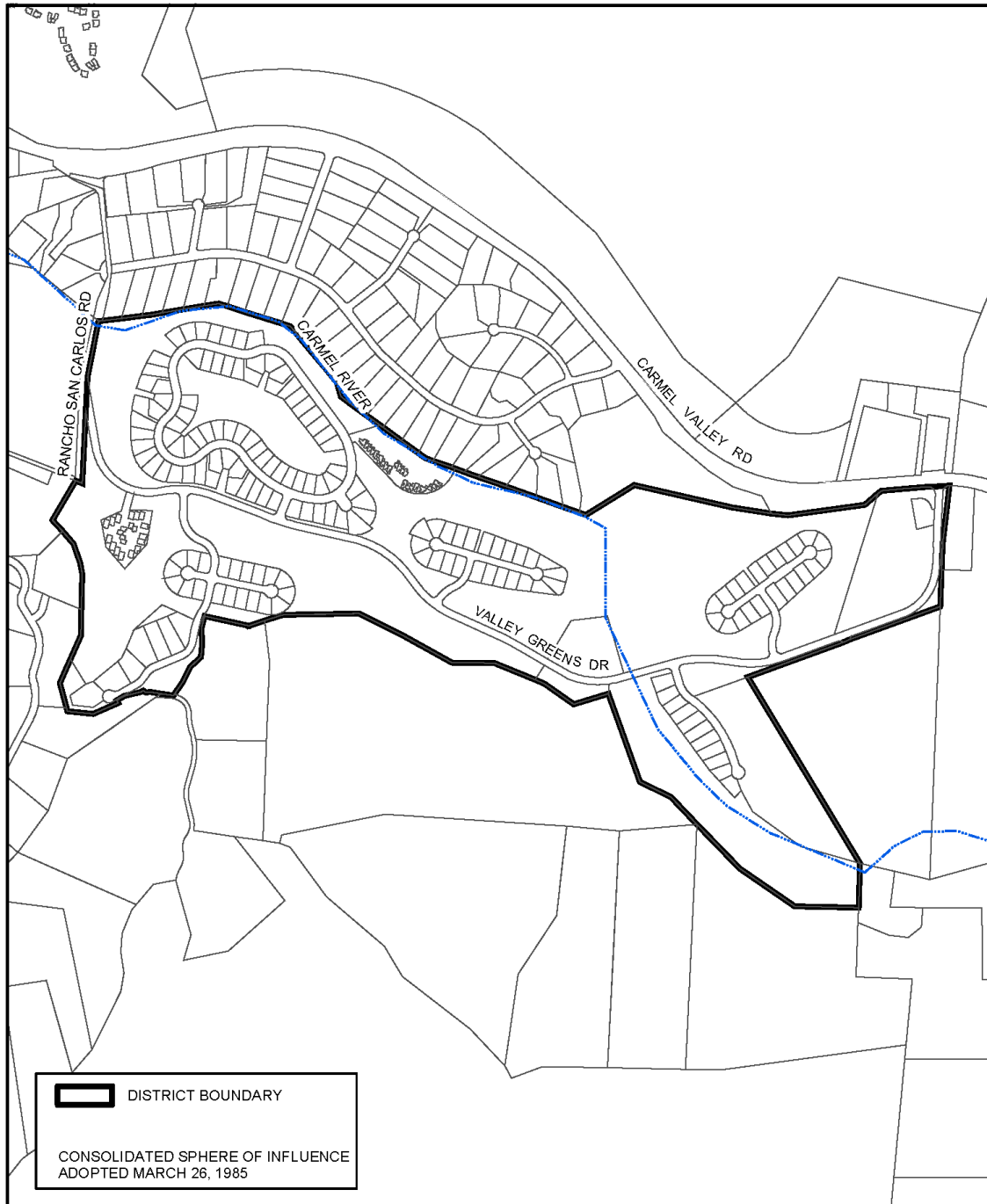
PART D - ASSESSMENT DIAGRAM

The LAFCO CSA-25 Boundary Map is shown in Appendix A of this Report.

PART E - ASSESSMENT ROLL

The assessments set forth for each parcel is shown on the Assessment Roll for the CSA-25, which is provided in Appendix D of this Report.

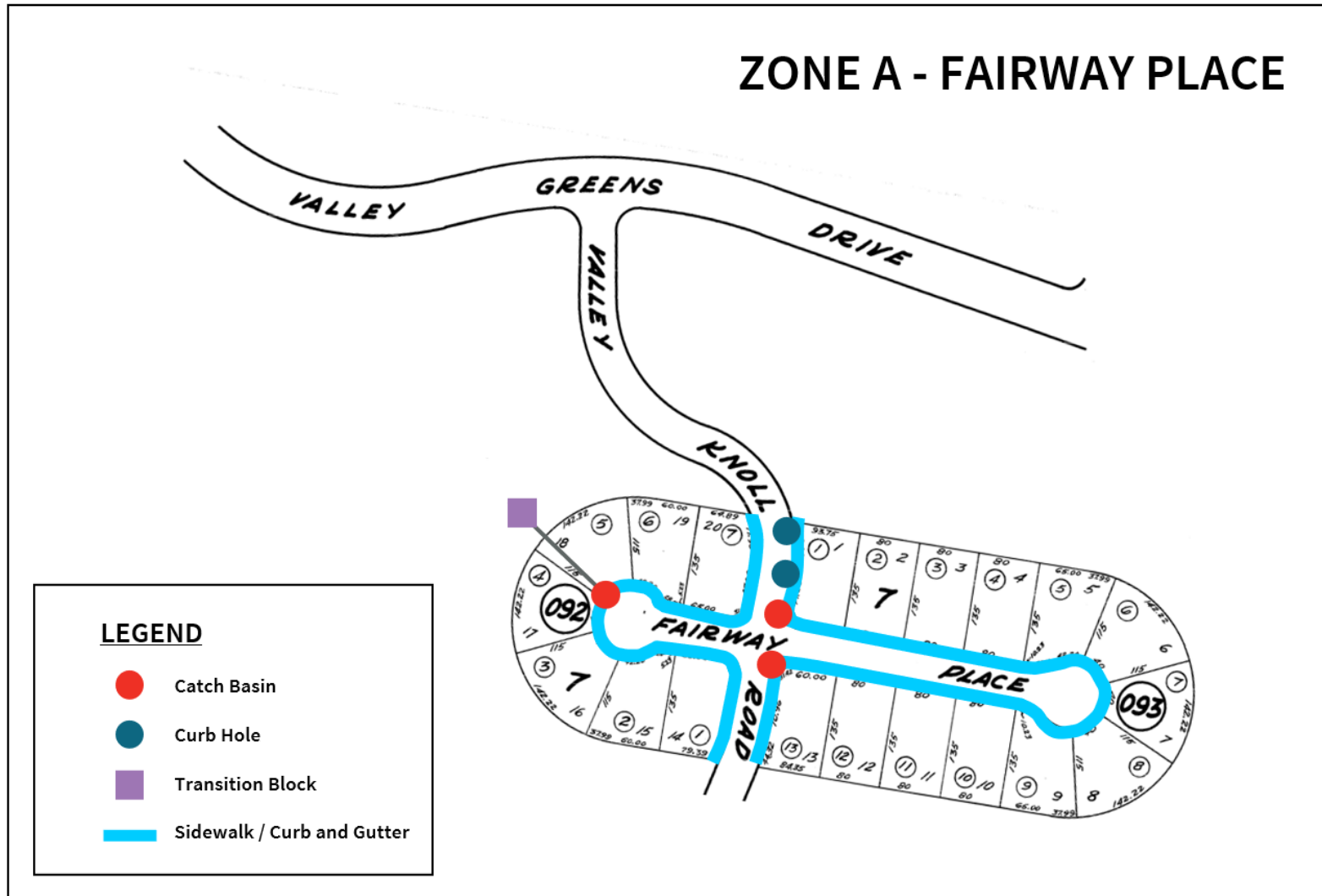
APPENDIX A: LAFCO CSA-25 BOUNDARY MAP



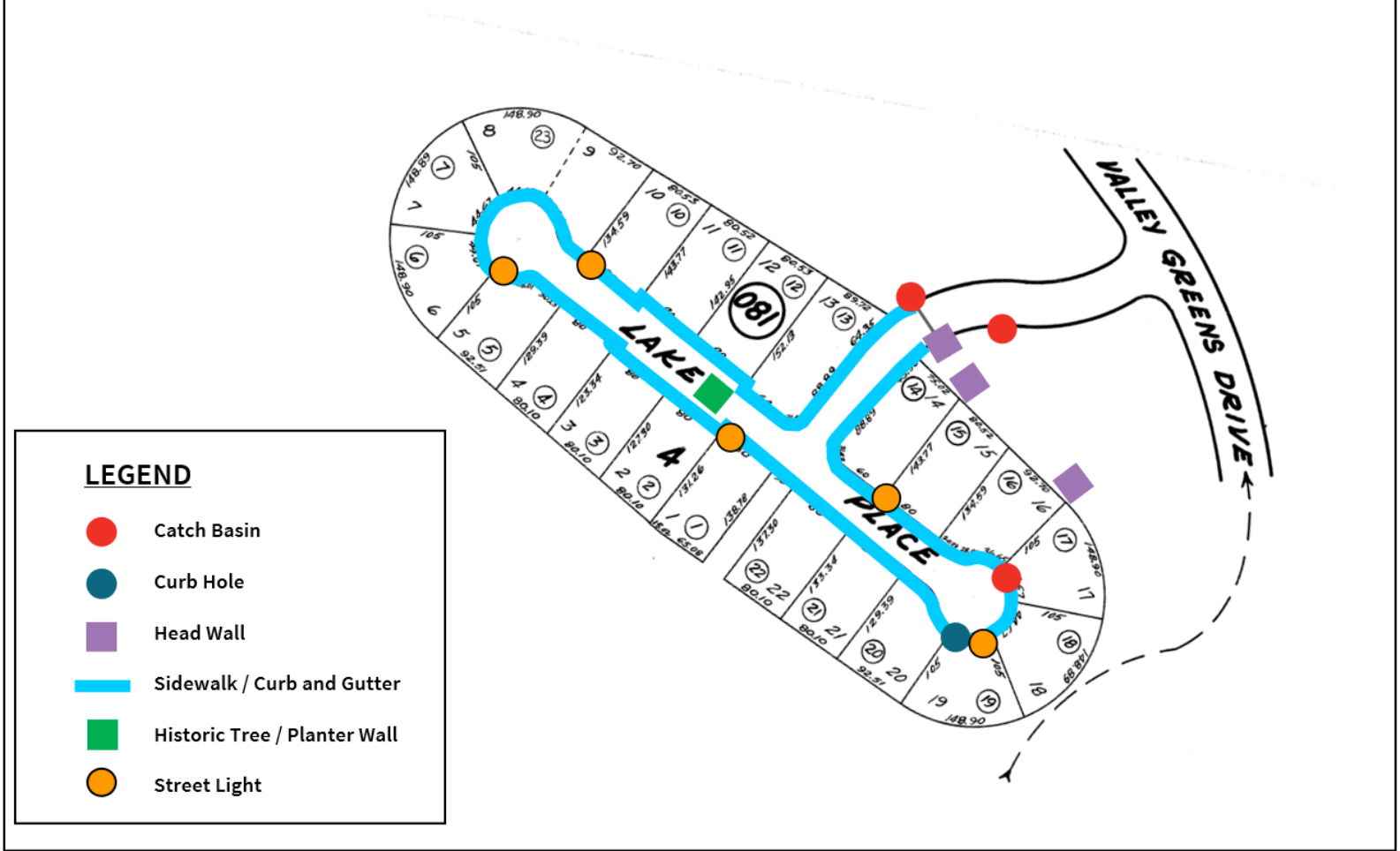
<p>LAFCO of Monterey County LOCAL AGENCY FORMATION COMMISSION</p> <p>P.O. Box 1369 132 W. Cablan St, Suite 102 Salinas, CA 93902 Salinas, CA 93901 Telephone (831) 754-5838 Fax (831) 754-5831</p>	<p>0 1,000 Feet</p>	<p>SPECIAL DISTRICTS</p> <p>COUNTY SERVICE AREA # 25 CARMEL VALLEY GOLF & COUNTRY CLUB</p>
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APPENDIX B: INFRASTRUCTURE LOCATION MAPS

The following pages provide a map showing the location of Zone Infrastructure improvements that are assessed for each Benefit Zone.



ZONE B - LAKE PLACE



LEGEND

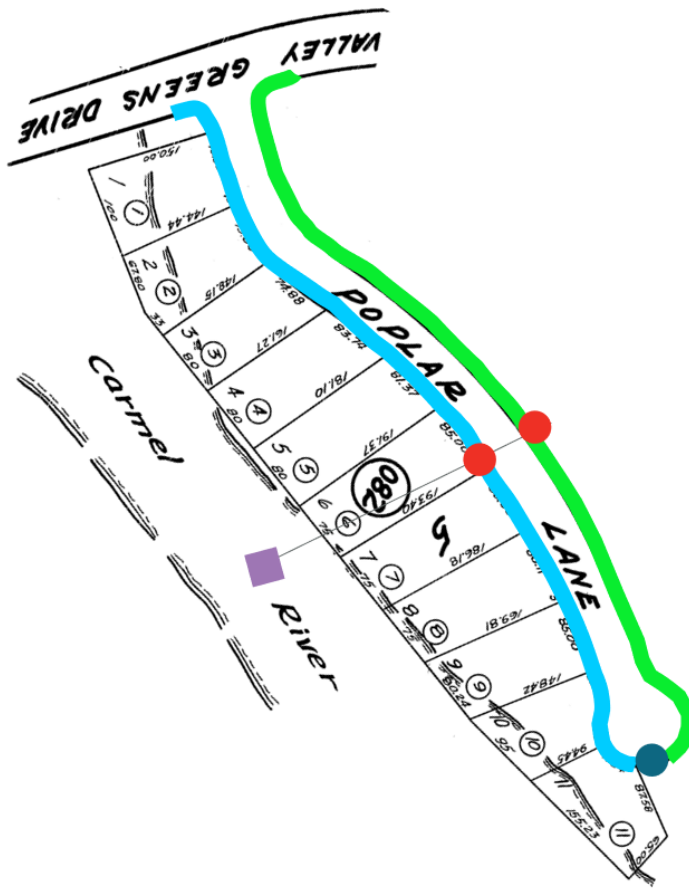
- Catch Basin
- Curb Hole
- Head Wall
- ▬ Sidewalk / Curb and Gutter
- Historic Tree / Planter Wall
- Street Light



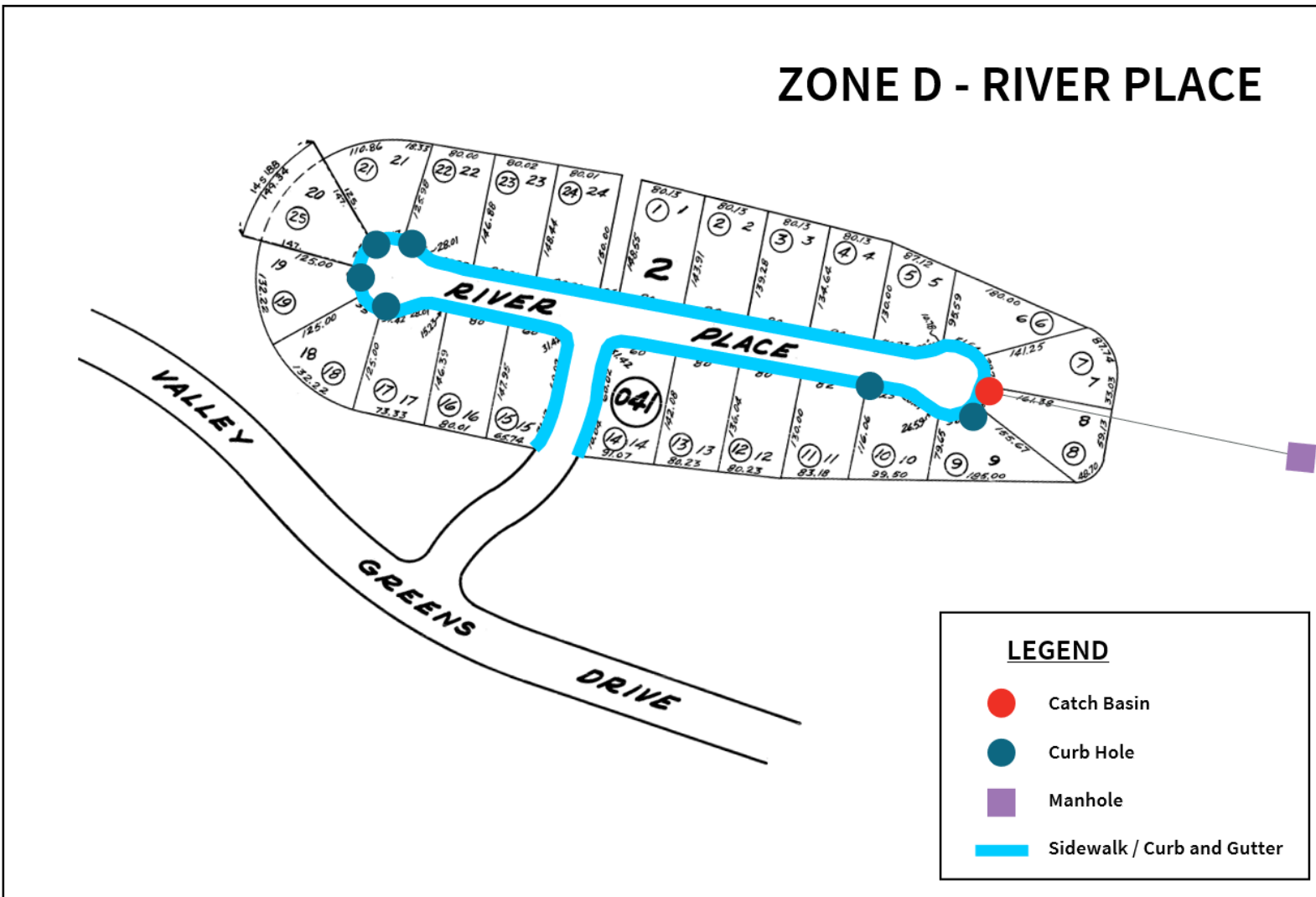
ZONE C - POPLAR LANE

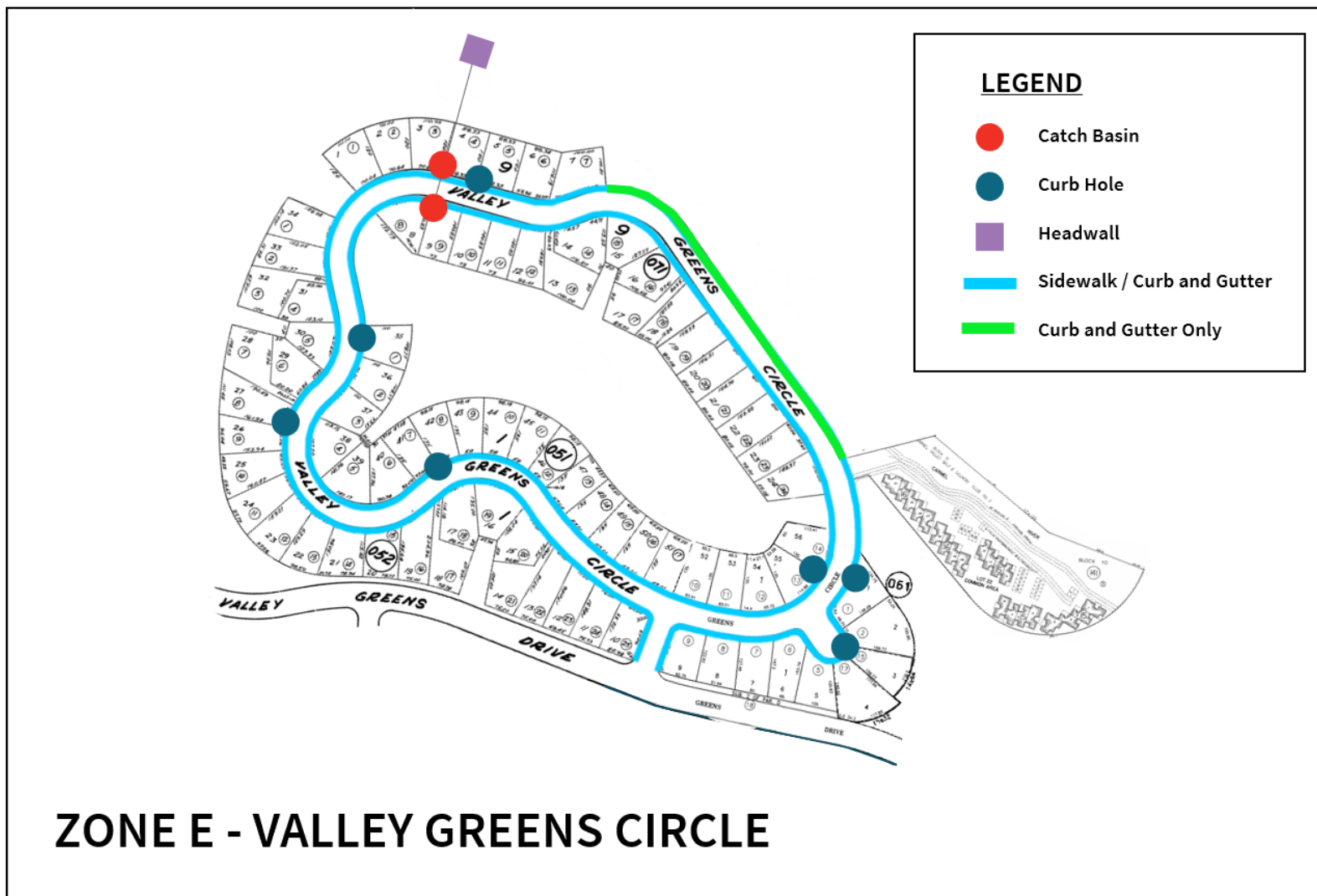
LEGEND

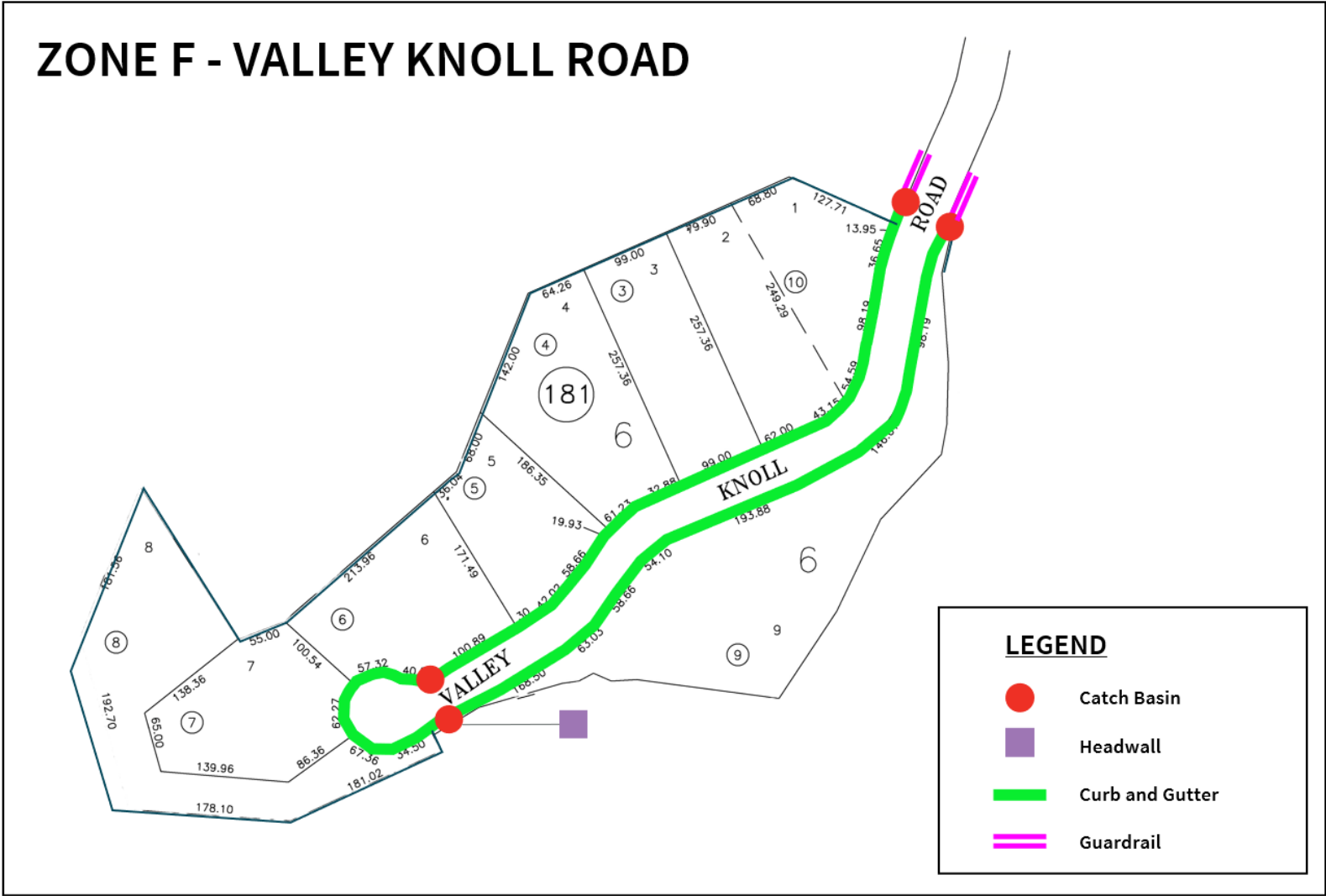
- Catch Basin
- Headwall
- Curb Hole
- Sidewalk / Curb and Gutter
- Curb and Gutter Only



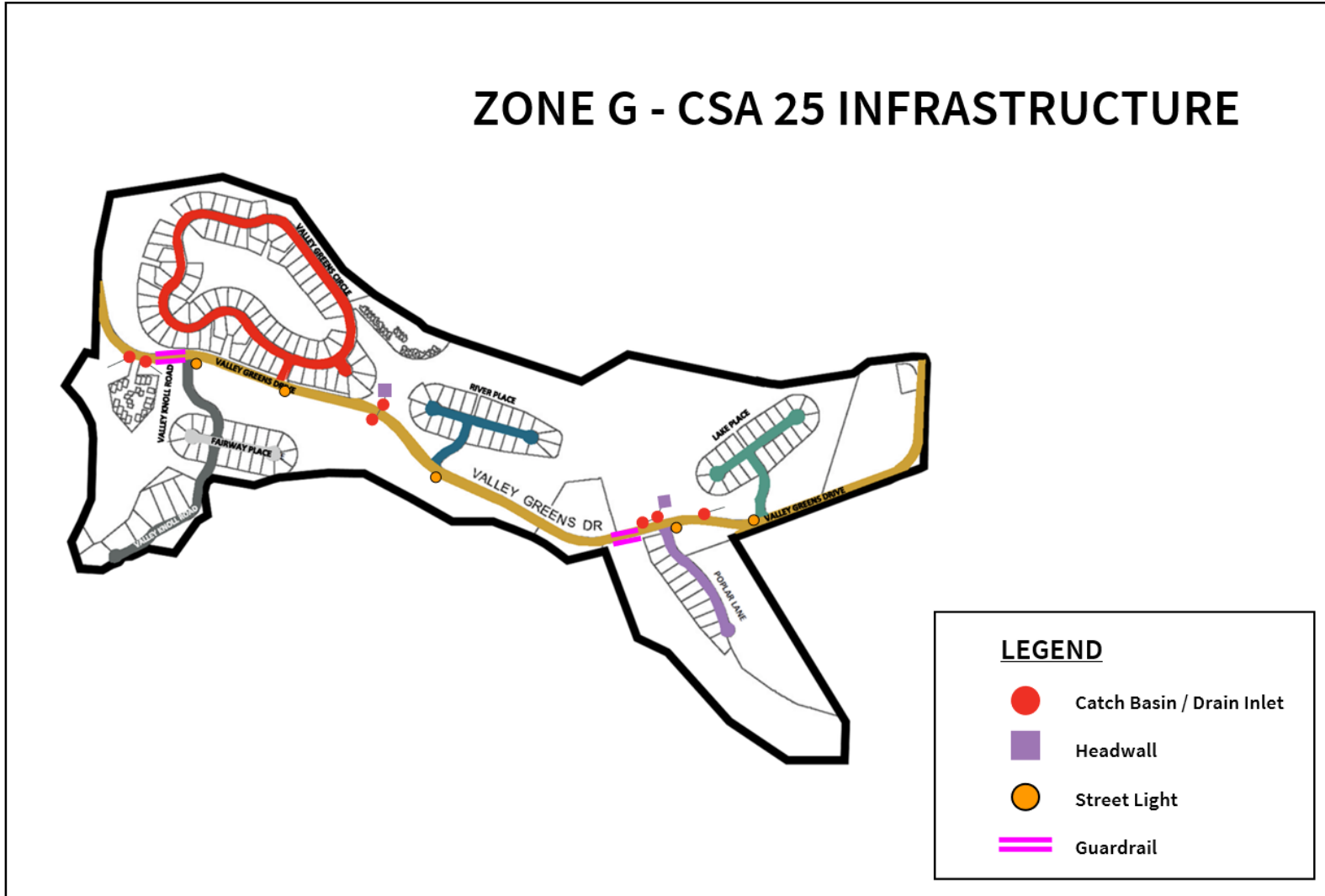
ZONE D - RIVER PLACE








ZONE G - CSA 25 INFRASTRUCTURE



LEGEND

-  Catch Basin / Drain Inlet
-  Headwall
-  Street Light
-  Guardrail





APPENDIX C:

EXISTING PAVEMENT CONDITION ASSESSMENT

Pavement Condition Assessment

From November 2019 to January 2020, Harris performed the Existing Pavement Condition Assessment (“PCA”) by inspecting approximately three (3) centerline miles of the roadways within CSA-25 based on the Metropolitan Transportation Commission (MTC) Pavement Management Program (PMP) inspection methodology. The PMP provides a management tool to inventory street pavement, assess pavement condition, record historical maintenance, forecast budget needs, and view impacts of funding on pavement condition over time.

Pavement distress, severity, and quantity of distress data was recorded for eleven (11) street segments representing all the CSA-25 roadways. For each street segment, one hundred percent (100%) was reviewed to determine the most representative sample unit of pavement.

The following table shows the existing Pavement Condition Indexes (PCI) that were calculated for each street segment based on the field inspections:

PAVEMENT CONDITION INDEXES OF CSA-25 STREET SEGMENTS

Segment Number / Street Name	Beginning Location	Ending Location	Pavement Condition Index
1. Fairway Place	West End	East End	21
2. Lake Place	Valley Greens Drive	End	12
3. Poplar Lane	South End	Valley Greens Drive	12
4. River Place ¹	Valley Greens Drive	End	22
5. Valley Greens Circle ²	Valley Greens Drive	End Loop	20
6. Valley Greens Drive 2	Valley Knoll Road	River Place	10
7. Valley Greens Drive ⁴	River Place	Poplar Lane	8
8. Valley Greens Drive	Poplar Lane	Lake Place	7
9. Valley Greens Drive	Lake Place	Carmel Valley Road	14
10. Valley Knoll Road	Valley Greens Drive	Fairway Place	12
11. Valley Knoll Road	Fairway Place	South End	12

¹ Approximately 22% of this segment, from Valley Greens Drive northerly 250 linear feet, was recently rehabilitated, and now has a PCI of 100 for this part of the segment.

² Approximately 4% of this segment, from Valley Greens Drive northerly 165 linear feet, was recently rehabilitated, and now has a PCI of 100 for this part of the segment.

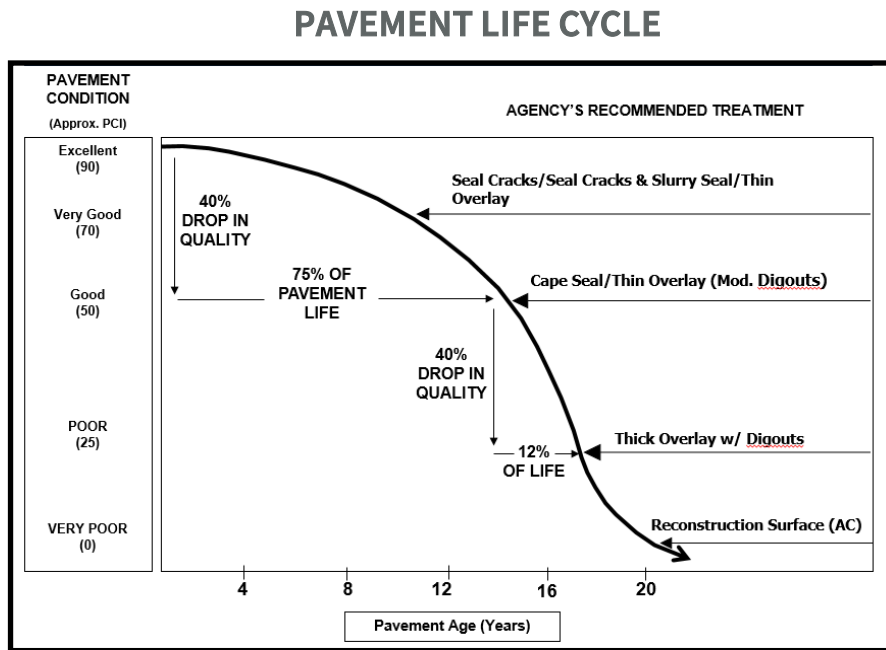
³ Approximately 63% of this segment, from Valley Greens Circle to River Place, was recently rehabilitated and now has a PCI of 100 for this part of the segment.

⁴ Approximately 47% of this segment, from River Place to Quail Lodge was recently rehabilitated and now has a PCI of 100 for this part of the segment.

Pavement Life Cycle

Pavement begins its life in excellent condition and generally remains in excellent condition for a few years without the need of any maintenance. Over time, however, the condition of the street starts to worsen and the rate at which its pavement condition deteriorates increases dramatically as the street passes the midpoint of its life cycle. As a result of this continued deterioration, the quantity and cost of the maintenance activities needed to rehabilitate the pavement will increase in both scope and costs.

The PMP predicts a roadway’s future pavement performance based on the street segment’s current PCI by utilizing the pavement deterioration curve shown in the following illustration:



Source: Metropolitan Transportation Commission

Figure not to scale

The figure illustrates the benefit of addressing pavement concerns before the pavement condition reaches a poor or failed state. Maintenance activities increase the PCI value as they are applied to the segment and thus extend the pavements life. However, for pavement that deteriorates, maintenance activities that once might cost \$6.35/SY to crack seal and slurry seal may become rehabilitation activities that might cost \$62.00/SY to overlay or \$175.00/SY to reconstruct.

Pavement Maintenance Activities

The PCI is used by the program to schedule maintenance activities for each pavement segment. The program recommends a specific maintenance activity based on the PCI and budget constraints. A series of maintenance activities may be selected to apply to the pavement network. The unit costs for each maintenance activity account for various construction costs including labor materials, design, for construction inspection and for contingency. Definitions of each maintenance activity follow:



Crack Seal. A surface treatment utilized to prevent entry of water or other non-compressible substances into the pavement.

Crack seals are used to fill individual pavement cracks to prevent entry of water or other non-compressible substances such as sand, dirt, rocks, or weeds. Crack sealant is typically used on early-stage longitudinal cracks, transverse cracks, and reflection cracks. It is placed over the existing pavement surface and is typically applied at three (3) year intervals.

Slurry Seal. A surface treatment utilized to provide new wearing surfaces and prevent water penetration of the pavement surface, thereby extending pavement life.

Slurry seals are surface treatments applied to pavements with minimal surface distress to provide new wearing surfaces and extend pavement life. A slurry seal consists of a mixture of conventional or latex-modified emulsified asphalt, well-graded fine aggregate, mineral filler, and water. It is placed over the existing pavement surface and is typically applied at eight (8) year intervals.

Cape Seal. A surface treatment utilized to provide new wearing surfaces and prevent water penetration of the pavement surface, thereby extending pavement life.

Cape seals are surface treatments applied to pavements with minimal surface distress to provide new wearing surfaces and extend pavement life. A cape seal consists of a “slurry” mixture of conventional or latex-modified emulsified asphalt, well-graded fine aggregate, mineral filler, and water, placed over chip seal. Asphalt rubber cape seal consists of an application of an asphalt rubber seal coat followed by an application of a slurry seal coat.

Digout. The rehabilitation process in which the material in a highly distressed area is removed and replaced or additional material is added to cover up a distressed area.

The primary digout methods include the replacement of materials that have been lost due to localized pavement distress or disintegration, the complete removal (dig out) and replacement of continuous segments of failed pavement, or the application of a thin layer of HMA material over segments of pavement that exhibit more surface-related distress/distortion. Once patched, the distressed area is repaired or strengthened so that it can carry significant traffic levels with improved performance and lower rates of deterioration. Patches are often done in preparation of other forms of corrective maintenance, pavement preservation, and pre-treatment prior to an overlay.

Overlay. The application of treatments that are more cost-effective alternatives to reconstruction of the entire pavement surfaces but provide the required structural support.

An asphalt layer is placed over the existing pavement surface. Treatment areas are typically cold planed prior to the overlay to provide a level surface for the overlay, reduce excessive crowning, and assure alignment with existing gutter line. This typically includes base repair and crack sealing prior to the application of an overlay. This treatment provides a new wearing surface and increases structural strength to the pavement section. An overlay is typically designed for a ten to fifteen (10-15) year life.

Reconstruction. The removal and replacement of either the pavement surface only or both the pavement and base.

When the pavement surface is severely distressed and has reached the end of its service life, reconstruction methods are recommended. Some of these methods include Full Depth Reclamation



(FDR) in which the old asphalt and base materials are pulverized, mixed with cement and water, and compacted to produce a strong, durable base for either an asphalt or concrete surface. Cold in Place Recycling is another method used in which two to five inches of the current street surface are pulverized down to a specific aggregate size, mixed with a rejuvenating asphalt emulsion, and then reused to pave that same street. After a reconstruction, the pavement segment is considered new with a full life extension (typically 28 years).

Pavement Maintenance Strategy

Typically, the road maintenance strategy is developed based on current roadway conditions in conjunction with an agency’s road maintenance standards like those shown in the following matrix:

STANDARD ROAD MAINTENANCE ACTIVITIES BY ROADWAY CONDITION

Pavement Condition	PCI Range	Typical Maintenance Treatment
Excellent	90 – 100	Do Nothing
Very Good	70 – 89	Seal Cracks / Slurry Seal
Good	50 – 69	Cape Seal / Thin Overlay (Modified Digouts)
Poor	25 – 49	Thick Overlay w / Digouts
Very Poor / Failed	0 – 24	Reconstruct Structure (Asphalt Concrete)

The PCI for all the CSA street segments indicates that they are all in extremely poor condition. At this level of deterioration, maintenance activities will not restore the roadways to a higher-level PCI and rehabilitation activities are necessary to improve the pavement conditions. This limits the pavement management strategy for CSA-25 to the following options:

- Strategy #1: Rehabilitate all the street segments as soon as practicable, followed by a series of maintenance activities covering a cycle of years to maintain streets at a PCI level of 50 or greater. This strategy is discussed extensively below.
- Strategy #2: Rehabilitate a few street segments each year, starting with the streets with the lowest PCI, followed by a series of maintenance activities covering a cycle of years to maintain streets at a PCI level of 50 or greater. The purpose of this strategy would be to lower the assessment rate. However, because of the exorbitant up-front costs that are needed to rehabilitate the streets, there is no way to lower the assessment from what it would be in Strategy #1 while following a staggered approach to street rehabilitation. Stretching the cycle of maintenance activities to longer terms that would be necessary to decrease the assessment rate would eliminate the preventative aspect of the maintenance activities and the pavement conditions could not be maintained in good or excellent conditions.
- Strategy #3: Do nothing and allow streets to continue to deteriorate. This is not a desirable option.

Pavement Maintenance Strategy #1

This strategy addresses immediate street rehabilitation needs and provides an ongoing street maintenance plan:

- CSA-25 Street Rehabilitation
- CSA-25 Street Maintenance Plan



This is the most desirable approach as it allows streets to be improved from their extremely poor existing condition to very good conditions as quickly as possible by rehabilitating all the CSA roadways right away. The strategy calls for pavement rehabilitation for all eleven (11) CSA-25 street segments in Fiscal Year 2023. Afterwards, the CSA-25 Street Maintenance Plan provides pavement conditions that are maintained at good or better PCI levels thereafter. To meet this objective, slurry seal treatments for each of the street segments shall occur every eight years.

CSA-25 Street Rehabilitation Funding

Funding for street rehabilitation is expected to come from the Monterey County CSA Street Rehabilitation Program. This program is expected to improve CSA-25 streets to 100 PCI in 2023. The CSA-25 Street Maintenance Program will provide slurry seal treatment on CSA-25 streets every eight years thereafter, with first treatment planned for 2031. The cost of the Street Rehabilitation Program is not included in the proposed assessments. The cost of the CSA 25 Street Maintenance Program is included in the proposed assessments.

CSA-25 Street Maintenance Plan

The CSA-25 Street Maintenance Plan is a schedule of planned maintenance actions aimed at preventing the failure of streets that are in good condition or better. These actions are designed to detect, preclude, or mitigate degradation of a street segment. The goal of preventative maintenance is to minimize degradation and thus sustain or extend the useful life of the street. This strategy calls for the goals to be met by way of slurry seal treatments every eight (8) years for all the CSA-25 street segments. The estimated annual cost of slurry seal treatments is as follows:

ESTIMATED ANNUAL COST OF CSA-25 SLURRY SEAL TREATMENTS

Segment Number / Street Name	Estimated Slurry Seal Cost ¹
1. Fairway Place	\$2,793
2. Lake Place	\$2,875
3. Poplar Lane	\$2,170
4. River Place	\$2,695
5. Valley Greens Circle	\$12,290
6. Valley Greens Drive	\$26,965
7. Valley Knoll Road	\$3,170
Total Estimated Annual Cost	\$52,958
CM, Design and Other Soft Costs (25%)	\$13,240
Total Annual Maintenance Requirement	\$66,198

¹ Costs are in Fiscal Year 2022 dollars

The estimated annual costs are based on the CSA-25 Street Maintenance Plan and associated 30-year cash flow analysis for illustrative purposes, which are provided on the following pages.



CSA-25 STREET MAINTENANCE PLAN

Monterey County CSA Street Rehabilitation Program to improve CSA-25 streets to 100 PCI in 2023. CSA-25 Street Maintenance Program to provide slurry seal treatment on CSA-25 streets every eight years, with first treatment planned for 2031. The cost of the Street Rehabilitation Program is not included in the proposed assessments. The cost of the CSA-25 Street Maintenance Program is included in the proposed assessments. The estimated cost of the CSA-25 Street Maintenance Program through 2047 is as follows:

2031 Slurry Seal	Begin Location	End Location	Section ID	FC	Surface	PCI	Cost
FAIRWAY PL	WEST END	EAST END	FAIRPL 0010	L	AC	88	\$13,515
LAKE PL	VALLEY GREENS DR	END	LAKEPL 0010	L	AC	88	\$23,053
POPLAR LN	SOUTH END	VALLEY GREENS DR	POPLLN 0010	L	AC	88	\$17,379
RIVER PL	VALLEY GREENS DR	END	RIVRPL 0010	L	AC	88	\$21,615
VALLEY GREENS CIR	VALLEY GREENS DR	END LOOP	VALLCI 0010	L	AC	88	\$98,704
VALLEY GREENS DR	VALLEY KNOLL RD	RIVER PL	VALLDR 0010	L	AC	88	\$56,826
VALLEY GREENS DR	RIVER PL	POPLAR LN	VALLDR 0020	L	AC	88	\$35,159
VALLEY GREENS DR	POPLAR LN	LAKE PL	VALLDR 0030	L	AC	88	\$21,646
VALLEY GREENS DR	LAKE PL	CARMEL VALLEY RD	VALLDR 0040	L	AC	88	\$58,376
VALLEY KNOLL RD	VALLEY GREENS DR	FAIRWAY PLACE	VLKNRD 0010	L	AC	88	\$12,653
VALLEY KNOLL RD	SOUTH END	FAIRWAY PLACE	VLKNRD 0020	L	AC	88	\$21,545
Year 2031 Treatment Total							\$380,472
Cumulative CSA 25 Street Maintenance Total							\$380,472

2039 Slurry Seal	Begin Location	End Location	Section ID	FC	Surface	PCI	Cost
FAIRWAY PL	WEST END	EAST END	FAIRPL 0010	L	AC	85	\$17,120
LAKE PL	VALLEY GREENS DR	END	LAKEPL 0010	L	AC	85	\$29,203
POPLAR LN	SOUTH END	VALLEY GREENS DR	POPLLN 0010	L	AC	85	\$22,015
RIVER PL	VALLEY GREENS DR	END	RIVRPL 0010	L	AC	85	\$27,382
VALLEY GREENS CIR	VALLEY GREENS DR	END LOOP	VALLCI 0010	L	AC	85	\$125,035
VALLEY GREENS DR	VALLEY KNOLL RD	RIVER PL	VALLDR 0010	L	AC	85	\$71,985
VALLEY GREENS DR	RIVER PL	POPLAR LN	VALLDR 0020	L	AC	85	\$44,539
VALLEY GREENS DR	POPLAR LN	LAKE PL	VALLDR 0030	L	AC	85	\$27,420
VALLEY GREENS DR	LAKE PL	CARMEL VALLEY RD	VALLDR 0040	L	AC	85	\$73,949
VALLEY KNOLL RD	VALLEY GREENS DR	FAIRWAY PLACE	VLKNRD 0010	L	AC	88	\$16,029
VALLEY KNOLL RD	SOUTH END	FAIRWAY PLACE	VLKNRD 0020	L	AC	88	\$27,293
Year 2039 Treatment Total							\$481,970
Cumulative CSA 25 Street Maintenance Total							\$862,442

2047 Slurry Seal	Begin Location	End Location	Section ID	FC	Surface	PCI	Cost
FAIRWAY PL	WEST END	EAST END	FAIRPL 0010	L	AC	82	\$21,687
LAKE PL	VALLEY GREENS DR	END	LAKEPL 0010	L	AC	82	\$36,993
POPLAR LN	SOUTH END	VALLEY GREENS DR	POPLLN 0010	L	AC	82	\$27,888
RIVER PL	VALLEY GREENS DR	END	RIVRPL 0010	L	AC	82	\$34,686
VALLEY GREENS CIR	VALLEY GREENS DR	END LOOP	VALLCI 0010	L	AC	82	\$158,391
VALLEY GREENS DR	VALLEY KNOLL RD	RIVER PL	VALLDR 0010	L	AC	82	\$91,189
VALLEY GREENS DR	RIVER PL	POPLAR LN	VALLDR 0020	L	AC	82	\$56,421
VALLEY GREENS DR	POPLAR LN	LAKE PL	VALLDR 0030	L	AC	82	\$34,735
VALLEY GREENS DR	LAKE PL	CARMEL VALLEY RD	VALLDR 0040	L	AC	82	\$93,676
VALLEY KNOLL RD	VALLEY GREENS DR	FAIRWAY PLACE	VLKNRD 0010	L	AC	88	\$20,305
VALLEY KNOLL RD	SOUTH END	FAIRWAY PLACE	VLKNRD 0020	L	AC	88	\$34,574
Year 2047 Treatment Total							\$610,545
Cumulative CSA 25 Street Maintenance Total							\$1,472,987

Note: Estimated street maintenance costs as determined by the pavement condition assessment performed in 2020 are escalated by 17.5%, which is equal to the percentage the change in the "San Francisco Construction Cost Index" (SF-CCI) from March 2020 to August 2022 as published by the Engineering News Record. Estimated street maintenance costs beyond 2022 are escalated by 3% annually to account for the construction cost in the planned year. The first slurry seal is anticipated to take place in 2031 and as such the costs are escalated to 2031 dollars. Costs shown do not include a 25% markup for Construction Management, Design and other soft costs. Costs for Valley Knoll Road from Valley Greens Drive to Fairway Place are spread to Zone A and Zone F based on the proportional EDUs in each zone. (19 EDU / 27 EDU for Zone A and 8 EDU / 27 EDU for Zone F). Costs shown do not include the 25% markup for Engineering & Construction Management.



**Zone A - Fairway Place
Street Maintenance Cash Flow Analysis ¹**

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Starting Fund Balance	\$0	\$2,835	\$5,776	\$8,848	\$12,056	\$15,404	\$18,897	\$22,540	\$26,339	\$2,334	\$6,040	\$9,912	\$13,956	\$18,177	\$22,581
Street Maintenance Assessment	\$2,793	\$2,877	\$2,963	\$3,052	\$3,144	\$3,238	\$3,335	\$3,435	\$3,538	\$3,644	\$3,753	\$3,866	\$3,982	\$4,101	\$4,224
Interest Earnings	\$42	\$64	\$109	\$156	\$204	\$255	\$308	\$364	\$422	\$62	\$119	\$178	\$239	\$303	\$370
Total Revenue	\$2,835	\$2,941	\$3,072	\$3,208	\$3,348	\$3,493	\$3,643	\$3,799	\$3,960	\$3,706	\$3,872	\$4,044	\$4,221	\$4,404	\$4,594
CSA Street Maintenance Program ²									\$27,965						
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,965	\$0	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$2,835	\$5,776	\$8,848	\$12,056	\$15,404	\$18,897	\$22,540	\$26,339	\$2,334	\$6,040	\$9,912	\$13,956	\$18,177	\$22,581	\$27,175
Total Street EDU in Zone A	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
Proposed Zone A Street Assessment per EDU	\$147.00	\$151.42	\$155.95	\$160.63	\$165.47	\$170.42	\$175.53	\$180.79	\$186.21	\$191.79	\$197.53	\$203.47	\$209.58	\$215.84	\$222.32

Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Fiscal Year	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Starting Fund Balance	\$27,175	\$31,966	\$1,535	\$6,209	\$11,092	\$16,192	\$21,517	\$27,074	\$32,871	\$38,917	\$344	\$6,240	\$12,401	\$18,837	\$25,556
Street Maintenance Assessment	\$4,351	\$4,482	\$4,616	\$4,754	\$4,897	\$5,044	\$5,195	\$5,351	\$5,512	\$5,677	\$5,847	\$6,022	\$6,203	\$6,389	\$6,581
Interest Earnings	\$440	\$513	\$58	\$129	\$203	\$281	\$362	\$446	\$534	\$626	\$49	\$139	\$233	\$330	\$433
Total Revenue	\$4,791	\$4,995	\$4,674	\$4,883	\$5,100	\$5,325	\$5,557	\$5,797	\$6,046	\$6,303	\$5,896	\$6,161	\$6,436	\$6,719	\$7,014
CSA Street Maintenance Program ²		\$35,426								\$44,876					
Total Expenditures	\$0	\$35,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,876	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$31,966	\$1,535	\$6,209	\$11,092	\$16,192	\$21,517	\$27,074	\$32,871	\$38,917	\$344	\$6,240	\$12,401	\$18,837	\$25,556	\$32,570
Total Street EDU in Zone A	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
Proposed Zone A Street Assessment per EDU	\$229.00	\$235.89	\$242.95	\$250.21	\$257.74	\$265.47	\$273.42	\$281.63	\$290.11	\$298.79	\$307.74	\$316.95	\$326.47	\$336.26	\$346.37

**Zone B - Lake Place
Street Maintenance Cash Flow Analysis ¹**

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Starting Fund Balance	\$0	\$2,918	\$5,945	\$9,107	\$12,409	\$15,855	\$19,451	\$23,202	\$27,113	\$2,373	\$6,188	\$10,174	\$14,336	\$18,681	\$23,215
Street Maintenance Assessment	\$2,875	\$2,961	\$3,050	\$3,142	\$3,236	\$3,333	\$3,433	\$3,536	\$3,642	\$3,751	\$3,864	\$3,980	\$4,099	\$4,222	\$4,349
Interest Earnings	\$43	\$66	\$112	\$160	\$210	\$263	\$318	\$375	\$434	\$64	\$122	\$182	\$246	\$312	\$381
Total Revenue	\$2,918	\$3,027	\$3,162	\$3,302	\$3,446	\$3,596	\$3,751	\$3,911	\$4,076	\$3,815	\$3,986	\$4,162	\$4,345	\$4,534	\$4,730
CSA Street Maintenance Program ²									\$28,816						
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,816	\$0	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$2,918	\$5,945	\$9,107	\$12,409	\$15,855	\$19,451	\$23,202	\$27,113	\$2,373	\$6,188	\$10,174	\$14,336	\$18,681	\$23,215	\$27,945
Total Street EDU in Zone B	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21
Proposed Zone A Street Assessment per EDU	\$136.90	\$141.00	\$145.24	\$149.62	\$154.10	\$158.71	\$163.48	\$168.38	\$173.43	\$178.62	\$184.00	\$189.52	\$195.19	\$201.05	\$207.10

Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Fiscal Year	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Starting Fund Balance	\$27,945	\$32,877	\$1,514	\$6,323	\$11,349	\$16,598	\$22,078	\$27,797	\$33,763	\$39,985	\$230	\$6,297	\$12,637	\$19,259	\$26,174
Street Maintenance Assessment	\$4,479	\$4,613	\$4,751	\$4,894	\$5,041	\$5,192	\$5,348	\$5,508	\$5,673	\$5,843	\$6,018	\$6,199	\$6,385	\$6,577	\$6,774
Interest Earnings	\$453	\$528	\$58	\$132	\$208	\$288	\$371	\$458	\$549	\$644	\$49	\$141	\$237	\$338	\$443
Total Revenue	\$4,932	\$5,141	\$4,809	\$5,026	\$5,249	\$5,480	\$5,719	\$5,966	\$6,222	\$6,487	\$6,067	\$6,340	\$6,622	\$6,915	\$7,217
CSA Street Maintenance Program ²		\$36,504								\$46,242					
Total Expenditures	\$0	\$36,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,242	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$32,877	\$1,514	\$6,323	\$11,349	\$16,598	\$22,078	\$27,797	\$33,763	\$39,985	\$230	\$6,297	\$12,637	\$19,259	\$26,174	\$33,391
Total Street EDU in Zone B	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21
Proposed Zone B Street Assessment per EDU	\$213.29	\$219.67	\$226.24	\$233.05	\$240.05	\$247.24	\$254.67	\$262.29	\$270.14	\$278.24	\$286.57	\$295.19	\$304.05	\$313.19	\$322.57

¹ Figures in tables may not foot due to rounding.

² 25% added to CSA 25 Street Maintenance Program costs for Construction Management, Design and other soft costs.



**Zone C - Poplar Lane
Street Maintenance Cash Flow Analysis¹**

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Starting Fund Balance	\$0	\$2,203	\$4,488	\$6,875	\$9,367	\$11,968	\$14,681	\$17,511	\$20,462	\$1,814	\$4,692	\$7,699	\$10,839	\$14,117	\$17,538
Street Maintenance Assessment	\$2,170	\$2,235	\$2,302	\$2,371	\$2,442	\$2,515	\$2,590	\$2,668	\$2,748	\$2,830	\$2,915	\$3,002	\$3,092	\$3,185	\$3,281
Interest Earnings	\$33	\$50	\$85	\$121	\$159	\$198	\$240	\$283	\$328	\$48	\$92	\$138	\$186	\$236	\$288
Total Revenue	\$2,203	\$2,285	\$2,387	\$2,492	\$2,601	\$2,713	\$2,830	\$2,951	\$3,076	\$2,878	\$3,007	\$3,140	\$3,278	\$3,421	\$3,569
CSA Street Maintenance Program ²									\$21,724						
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,724	\$0	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$2,203	\$4,488	\$6,875	\$9,367	\$11,968	\$14,681	\$17,511	\$20,462	\$1,814	\$4,692	\$7,699	\$10,839	\$14,117	\$17,538	\$21,107
Total Street EDU in Zone C	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Proposed Zone C Street Assessment per EDU	\$197.27	\$203.18	\$209.27	\$215.55	\$222.00	\$228.64	\$235.45	\$242.55	\$249.82	\$257.27	\$265.00	\$272.91	\$281.09	\$289.55	\$298.27

Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Fiscal Year	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Starting Fund Balance	\$21,107	\$24,828	\$1,189	\$4,818	\$8,610	\$12,571	\$16,706	\$21,022	\$25,524	\$30,220	\$255	\$4,834	\$9,619	\$14,616	\$19,834
Street Maintenance Assessment	\$3,379	\$3,480	\$3,584	\$3,692	\$3,803	\$3,917	\$4,035	\$4,156	\$4,281	\$4,409	\$4,541	\$4,677	\$4,817	\$4,962	\$5,111
Interest Earnings	\$342	\$399	\$45	\$100	\$158	\$218	\$281	\$346	\$415	\$486	\$38	\$108	\$180	\$256	\$336
Total Revenue	\$3,721	\$3,879	\$3,629	\$3,792	\$3,961	\$4,135	\$4,316	\$4,502	\$4,696	\$4,895	\$4,579	\$4,785	\$4,997	\$5,218	\$5,447
CSA Street Maintenance Program ²		\$27,519							\$34,860						
Total Expenditures	\$0	\$27,519	\$0	\$0	\$0	\$0	\$0	\$0	\$34,860	\$0	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$24,828	\$1,189	\$4,818	\$8,610	\$12,571	\$16,706	\$21,022	\$25,524	\$30,220	\$255	\$4,834	\$9,619	\$14,616	\$19,834	\$25,281
Total Street EDU in Zone C	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Proposed Zone C Street Assessment per EDU	\$307.18	\$316.36	\$325.82	\$335.64	\$345.73	\$356.09	\$366.82	\$377.82	\$389.18	\$400.82	\$412.82	\$425.18	\$437.91	\$451.09	\$464.64

**Zone D - River Place
Street Maintenance Cash Flow Analysis¹**

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Starting Fund Balance	\$0	\$2,735	\$5,573	\$8,537	\$11,632	\$14,862	\$18,232	\$21,748	\$25,414	\$2,216	\$5,792	\$9,527	\$13,428	\$17,500	\$21,749
Street Maintenance Assessment	\$2,695	\$2,776	\$2,859	\$2,945	\$3,033	\$3,124	\$3,218	\$3,315	\$3,414	\$3,516	\$3,621	\$3,730	\$3,842	\$3,957	\$4,076
Interest Earnings	\$40	\$62	\$105	\$150	\$197	\$246	\$298	\$351	\$407	\$60	\$114	\$171	\$230	\$292	\$357
Total Revenue	\$2,735	\$2,838	\$2,964	\$3,095	\$3,230	\$3,370	\$3,516	\$3,666	\$3,821	\$3,576	\$3,735	\$3,901	\$4,072	\$4,249	\$4,433
CSA Street Maintenance Program ²									\$27,019						
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,019	\$0	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$2,735	\$5,573	\$8,537	\$11,632	\$14,862	\$18,232	\$21,748	\$25,414	\$2,216	\$5,792	\$9,527	\$13,428	\$17,500	\$21,749	\$26,182
Total Street EDU in Zone D	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Proposed Zone D Street Assessment per EDU	\$112.29	\$115.67	\$119.13	\$122.71	\$126.38	\$130.17	\$134.08	\$138.13	\$142.25	\$146.50	\$150.88	\$155.42	\$160.08	\$164.88	\$169.83

Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Fiscal Year	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Starting Fund Balance	\$26,182	\$30,804	\$1,394	\$5,902	\$10,613	\$15,534	\$20,672	\$26,034	\$31,627	\$37,460	\$184	\$5,872	\$11,816	\$18,024	\$24,507
Street Maintenance Assessment	\$4,198	\$4,324	\$4,454	\$4,588	\$4,726	\$4,868	\$5,014	\$5,164	\$5,319	\$5,479	\$5,643	\$5,812	\$5,986	\$6,166	\$6,351
Interest Earnings	\$424	\$494	\$54	\$123	\$195	\$270	\$348	\$429	\$514	\$603	\$45	\$132	\$222	\$317	\$415
Total Revenue	\$4,622	\$4,818	\$4,508	\$4,711	\$4,921	\$5,138	\$5,362	\$5,593	\$5,833	\$6,082	\$5,688	\$5,944	\$6,208	\$6,483	\$6,766
CSA Street Maintenance Program ²		\$34,227							\$43,358						
Total Expenditures	\$0	\$34,227	\$0	\$0	\$0	\$0	\$0	\$0	\$43,358	\$0	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$30,804	\$1,394	\$5,902	\$10,613	\$15,534	\$20,672	\$26,034	\$31,627	\$37,460	\$184	\$5,872	\$11,816	\$18,024	\$24,507	\$31,273
Total Street EDU in Zone D	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Proposed Zone D Street Assessment per EDU	\$174.92	\$180.17	\$185.58	\$191.17	\$196.92	\$202.83	\$208.92	\$215.17	\$221.63	\$228.29	\$235.13	\$242.17	\$249.42	\$256.92	\$264.63

¹ Figures in tables may not foot due to rounding.

² 25% added to CSA 25 Street Maintenance Program costs for Construction Management, Design and other soft costs.



**Zone E - Valley Greens Circle
Street Maintenance Cash Flow Analysis ¹**

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Starting Fund Balance	\$0	\$12,474	\$25,415	\$38,933	\$53,048	\$67,780	\$83,152	\$99,184	\$115,900	\$9,943	\$26,247	\$43,281	\$61,069	\$79,637	\$99,014
Street Maintenance Assessment	\$12,290	\$12,659	\$13,039	\$13,430	\$13,833	\$14,248	\$14,675	\$15,115	\$15,568	\$16,035	\$16,516	\$17,011	\$17,521	\$18,047	\$18,588
Interest Earnings	\$184	\$282	\$479	\$685	\$899	\$1,124	\$1,357	\$1,601	\$1,855	\$269	\$518	\$777	\$1,047	\$1,330	\$1,625
Total Revenue	\$12,474	\$12,941	\$13,518	\$14,115	\$14,732	\$15,372	\$16,032	\$16,716	\$17,423	\$16,304	\$17,034	\$17,788	\$18,568	\$19,377	\$20,213
CSA Street Maintenance Program ²									\$123,380						
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,380	\$0	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$12,474	\$25,415	\$38,933	\$53,048	\$67,780	\$83,152	\$99,184	\$115,900	\$9,943	\$26,247	\$43,281	\$61,069	\$79,637	\$99,014	\$119,227
Total Street EDU in Zone E	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75
Proposed Zone E Street Assessment per EDU	\$128.36	\$132.21	\$136.18	\$140.26	\$144.47	\$148.80	\$153.26	\$157.86	\$162.59	\$167.47	\$172.49	\$177.66	\$182.99	\$188.48	\$194.13

Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Fiscal Year	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Starting Fund Balance	\$119,227	\$140,305	\$5,983	\$26,537	\$48,013	\$70,444	\$93,862	\$118,302	\$143,800	\$170,392	\$128	\$26,053	\$53,145	\$81,444	\$110,993
Street Maintenance Assessment	\$19,146	\$19,720	\$20,312	\$20,921	\$21,549	\$22,195	\$22,861	\$23,547	\$24,253	\$24,981	\$25,730	\$26,502	\$27,297	\$28,116	\$28,959
Interest Earnings	\$1,932	\$2,252	\$242	\$555	\$882	\$1,223	\$1,579	\$1,951	\$2,339	\$2,743	\$195	\$590	\$1,002	\$1,433	\$1,882
Total Revenue	\$21,078	\$21,972	\$20,554	\$21,476	\$22,431	\$23,418	\$24,440	\$25,498	\$26,592	\$27,724	\$25,925	\$27,092	\$28,299	\$29,549	\$30,841
CSA Street Maintenance Program ²		\$156,294								\$197,988					
Total Expenditures	\$0	\$156,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$197,988	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$140,305	\$5,983	\$26,537	\$48,013	\$70,444	\$93,862	\$118,302	\$143,800	\$170,392	\$128	\$26,053	\$53,145	\$81,444	\$110,993	\$141,834
Total Street EDU in Zone E	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75	95.75
Proposed Zone E Street Assessment per EDU	\$199.96	\$205.95	\$212.14	\$218.50	\$225.05	\$231.80	\$238.76	\$245.92	\$253.30	\$260.90	\$268.72	\$276.78	\$285.09	\$293.64	\$302.44

**Zone F - Valley Knoll Road
Street Maintenance Cash Flow Analysis ¹**

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Starting Fund Balance	\$0	\$3,218	\$6,556	\$10,043	\$13,684	\$17,484	\$21,449	\$25,584	\$29,896	\$2,715	\$6,923	\$11,319	\$15,910	\$20,703	\$25,704
Street Maintenance Assessment	\$3,170	\$3,265	\$3,363	\$3,464	\$3,568	\$3,675	\$3,785	\$3,899	\$4,016	\$4,136	\$4,260	\$4,388	\$4,520	\$4,656	\$4,796
Interest Earnings	\$48	\$73	\$124	\$177	\$232	\$290	\$350	\$413	\$479	\$72	\$136	\$203	\$273	\$345	\$422
Total Revenue	\$3,218	\$3,338	\$3,487	\$3,641	\$3,800	\$3,965	\$4,135	\$4,312	\$4,495	\$4,208	\$4,396	\$4,591	\$4,793	\$5,001	\$5,218
CSA Street Maintenance Program ²										\$31,676					
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,676	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$3,218	\$6,556	\$10,043	\$13,684	\$17,484	\$21,449	\$25,584	\$29,896	\$27,15	\$6,923	\$11,319	\$15,910	\$20,703	\$25,704	\$30,922
Total Street EDU in Zone F	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Proposed Zone F Street Assessment per EDU	\$396.25	\$408.13	\$420.38	\$433.00	\$446.00	\$459.38	\$473.13	\$487.38	\$502.00	\$517.00	\$532.50	\$548.50	\$565.00	\$582.00	\$599.50

Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Fiscal Year	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Starting Fund Balance	\$30,922	\$36,363	\$1,908	\$7,217	\$12,764	\$18,557	\$24,605	\$30,917	\$37,502	\$44,369	\$698	\$7,397	\$14,397	\$21,709	\$29,343
Street Maintenance Assessment	\$4,940	\$5,088	\$5,241	\$5,398	\$5,560	\$5,727	\$5,899	\$6,076	\$6,258	\$6,446	\$6,639	\$6,838	\$7,043	\$7,254	\$7,472
Interest Earnings	\$501	\$584	\$68	\$149	\$233	\$321	\$413	\$509	\$609	\$714	\$60	\$162	\$269	\$380	\$496
Total Revenue	\$5,441	\$5,672	\$5,309	\$5,547	\$5,793	\$6,048	\$6,312	\$6,585	\$6,867	\$7,160	\$6,699	\$7,000	\$7,312	\$7,634	\$7,968
CSA Street Maintenance Program ²		\$40,127								\$50,831					
Total Expenditures	\$0	\$40,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,831	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$36,363	\$1,908	\$7,217	\$12,764	\$18,557	\$24,605	\$30,917	\$37,502	\$44,369	\$698	\$7,397	\$14,397	\$21,709	\$29,343	\$37,311
Total Street EDU in Zone F	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Proposed Zone F Street Assessment per EDU	\$617.50	\$636.00	\$655.13	\$674.75	\$695.00	\$715.88	\$737.38	\$759.50	\$782.25	\$805.75	\$829.88	\$854.75	\$880.38	\$906.75	\$934.00

¹ Figures in tables may not foot due to rounding.

² 25% added to CSA 25 Street Maintenance Program costs for Construction Management, Design and other soft costs.



**Zone G - CSA 25
Street Maintenance Cash Flow Analysis¹**

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38
Starting Fund Balance	\$0	\$27,369	\$55,762	\$85,420	\$116,387	\$148,709	\$182,433	\$217,608	\$254,284	\$21,801	\$57,575	\$94,948	\$133,977	\$174,720	\$217,236
Street Maintenance Assessment	\$26,965	\$27,774	\$28,607	\$29,465	\$30,349	\$31,259	\$32,197	\$33,163	\$34,158	\$35,183	\$36,238	\$37,325	\$38,445	\$39,598	\$40,786
Interest Earnings	\$404	\$619	\$1,051	\$1,502	\$1,973	\$2,465	\$2,978	\$3,513	\$4,070	\$591	\$1,135	\$1,704	\$2,298	\$2,918	\$3,564
Total Revenue	\$27,369	\$28,393	\$29,658	\$30,967	\$32,322	\$33,724	\$35,175	\$36,676	\$38,228	\$35,774	\$37,373	\$39,029	\$40,743	\$42,516	\$44,350
CSA Street Maintenance Program ²									\$270,711						
Total Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,711	\$0	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$27,369	\$55,762	\$85,420	\$116,387	\$148,709	\$182,433	\$217,608	\$254,284	\$21,801	\$57,575	\$94,948	\$133,977	\$174,720	\$217,236	\$261,586
Total Street EDU in Zone G	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87
Proposed Zone G Street Assessment per EDU	\$95.66	\$98.53	\$101.49	\$104.53	\$107.67	\$110.90	\$114.23	\$117.65	\$121.18	\$124.82	\$128.56	\$132.42	\$136.39	\$140.48	\$144.70

Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Fiscal Year	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Starting Fund Balance	\$261,586	\$307,835	\$13,119	\$58,218	\$105,341	\$154,558	\$205,942	\$259,568	\$315,515	\$373,863	\$283	\$57,167	\$116,611	\$178,704	\$243,539
Street Maintenance Assessment	\$42,010	\$43,270	\$44,568	\$45,905	\$47,282	\$48,700	\$50,161	\$51,666	\$53,216	\$54,812	\$56,456	\$58,150	\$59,895	\$61,692	\$63,543
Interest Earnings	\$4,239	\$4,942	\$531	\$1,218	\$1,935	\$2,684	\$3,465	\$4,281	\$5,132	\$6,019	\$428	\$1,294	\$2,198	\$3,143	\$4,130
Total Revenue	\$46,249	\$48,212	\$45,099	\$47,123	\$49,217	\$51,384	\$53,626	\$55,947	\$58,348	\$60,831	\$56,884	\$59,444	\$62,093	\$64,835	\$67,673
CSA Street Maintenance Program ²		\$342,928								\$434,411					
Total Expenditures	\$0	\$342,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$434,411	\$0	\$0	\$0	\$0	\$0
Year End Fund Balance	\$307,835	\$13,119	\$58,218	\$105,341	\$154,558	\$205,942	\$259,568	\$315,515	\$373,863	\$283	\$57,167	\$116,611	\$178,704	\$243,539	\$311,212
Total Street EDU in Zone G	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87	281.87
Proposed Zone G Street Assessment per EDU	\$149.04	\$153.51	\$158.12	\$162.86	\$167.74	\$172.77	\$177.96	\$183.30	\$188.80	\$194.46	\$200.29	\$206.30	\$212.49	\$218.87	\$225.43

¹ Figures in tables may not foot due to rounding.

² 25% added to CSA 25 Street Maintenance Program costs for Construction Management, Design and other soft costs.

APPENDIX D: FISCAL YEAR 2023/24 ASSESSMENT ROLL

The following pages provide the Fiscal Year 2023/24 Assessment Roll for CSA-25.

**County of Monterey
County Service Area No. 25**

FY 2023/24 Assessment Roll

Zone A - Fairway Place

Assessor's Parcel Number	Land Use	EDU	Fiscal Year 2023/24 Assessment		
			Zone A	Zone G	Total
157-092-001-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-092-002-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-092-003-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-092-004-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-092-005-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-092-006-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-092-007-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-001-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-002-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-003-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-004-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-005-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-006-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-007-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-008-000	EXE	0.00	\$0.00	\$0.00	\$0.00
157-093-009-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-010-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-011-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-012-000	SFR	1.00	\$552.79	\$59.98	\$612.77
157-093-013-000	SFR	1.00	\$552.79	\$59.98	\$612.77
Zone A Totals		19.00	\$10,503.01	\$1,139.62	\$11,642.63

**County of Monterey
County Service Area No. 25**

FY 2023/24 Assessment Roll

Zone B - Lake Place

Assessor's Parcel Number	Land Use	EDU	Fiscal Year 2023/24 Assessment		
			Zone B	Zone G	Total
157-081-001-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-002-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-003-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-004-000	EXE	0.00	\$0.00	\$0.00	\$0.00
157-081-005-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-006-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-007-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-010-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-011-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-012-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-013-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-014-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-015-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-016-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-017-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-018-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-019-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-020-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-021-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-022-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-024-000	SFR	1.00	\$677.92	\$59.98	\$737.90
157-081-025-000	SFR	1.00	\$677.92	\$59.98	\$737.90
Zone B Totals		21.00	\$14,236.32	\$1,259.58	\$15,495.90

**County of Monterey
County Service Area No. 25**

FY 2023/24 Assessment Roll

Zone C - Poplar Lane

Assessor's Parcel Number	Land Use	EDU	Fiscal Year 2023/24 Assessment		
			Zone C	Zone G	Total
157-082-001-000	SFR	1.00	\$806.60	\$59.98	\$866.58
157-082-002-000	SFR	1.00	\$806.60	\$59.98	\$866.58
157-082-003-000	SFR	1.00	\$806.60	\$59.98	\$866.58
157-082-004-000	SFR	1.00	\$806.60	\$59.98	\$866.58
157-082-005-000	SFR	1.00	\$806.60	\$59.98	\$866.58
157-082-006-000	SFR	1.00	\$806.60	\$59.98	\$866.58
157-082-007-000	SFR	1.00	\$806.60	\$59.98	\$866.58
157-082-008-000	SFR	1.00	\$806.60	\$59.98	\$866.58
157-082-009-000	SFR	1.00	\$806.60	\$59.98	\$866.58
157-082-010-000	SFR	1.00	\$806.60	\$59.98	\$866.58
157-082-011-000	SFR	1.00	\$806.60	\$59.98	\$866.58
Zone C Totals		11.00	\$8,872.60	\$659.78	\$9,532.38

**County of Monterey
County Service Area No. 25**

FY 2023/24 Assessment Roll

Zone D - River Place

Assessor's Parcel Number	Land Use	EDU	Fiscal Year 2023/24 Assessment		
			Zone D	Zone G	Total
157-041-001-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-002-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-003-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-004-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-005-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-006-000	SRR	1.00	\$467.84	\$59.98	\$527.82
157-041-007-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-008-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-009-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-010-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-011-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-012-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-013-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-014-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-015-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-016-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-017-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-018-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-019-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-021-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-022-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-023-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-024-000	SFR	1.00	\$467.84	\$59.98	\$527.82
157-041-025-000	SFR	1.00	\$467.84	\$59.98	\$527.82
Zone D Totals		24.00	\$11,228.16	\$1,439.52	\$12,667.68

County of Monterey
County Service Area No. 25
FY 2023/24 Assessment Roll
Zone E - Valley Greens Circle

Assessor's Parcel Number	Land Use	Total EDU 1	Sidewalk EDU 2	Fiscal Year 2023/24 Assessment					
				Zone E				Zone G	Total Assessment
				Storm Drain	Street	Sidewalk	Total		
157-051-001-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-002-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-003-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-004-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-005-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-006-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-007-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-008-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-009-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-010-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-011-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-012-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-013-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-014-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-015-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-016-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-051-017-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-001-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-002-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-003-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-004-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-005-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-006-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-007-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-008-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-009-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-010-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-011-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-012-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-013-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-014-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-015-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-016-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-017-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-018-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-019-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-020-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-021-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-022-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-023-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-052-024-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69

County of Monterey
County Service Area No. 25
FY 2023/24 Assessment Roll
Zone E - Valley Greens Circle

Assessor's Parcel Number	Land Use	Total EDU 1	Sidewalk EDU 2	Fiscal Year 2023/24 Assessment					
				Zone E				Zone G	Total Assessment
				Storm Drain	Street	Sidewalk	Total		
157-052-025-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-001-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-002-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-005-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-006-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-007-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-008-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-009-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-010-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-011-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-012-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-013-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-014-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-015-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-017-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-061-018-000	EXE	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
157-071-001-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-002-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-003-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-004-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-005-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-006-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-007-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-008-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-009-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-010-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-011-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-012-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-013-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-014-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-015-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-016-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-017-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-018-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-019-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-020-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-021-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-022-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-023-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69
157-071-024-000	SFR	1.00	1.00	\$150.28	\$141.19	\$114.24	\$405.71	\$59.98	\$465.69

County of Monterey
County Service Area No. 25
FY 2023/24 Assessment Roll
Zone E - Valley Greens Circle

Assessor's Parcel Number	Land Use	Total EDU 1	Sidewalk EDU 2	Fiscal Year 2023/24 Assessment					
				Zone E				Zone G	Total Assessment
				Storm Drain	Street	Sidewalk	Total		
157-141-002-000	EXE	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
157-151-001-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-002-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-003-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-004-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-005-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-006-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-007-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-008-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-009-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-010-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-011-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-151-012-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-161-001-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-161-002-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-161-003-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-161-004-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-161-005-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-161-006-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-161-007-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-161-008-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
157-161-009-000	CONDO	0.75	0.00	\$112.71	\$105.89	\$0.00	\$218.60	\$44.99	\$263.59
Zone E Totals		95.75	80.00	\$14,389.31	\$13,518.89	\$9,139.20	\$37,047.40	\$5,743.19	\$42,790.59

¹ Quail Eight condominiums benefit from the Storm Drain System in Zone E but not from the Zone E Sidewalks. The Quail Eight Assessment Per EDU for Zone E equals \$218.60.

² Valley Greens Circle parcels benefit for both the Storm Drain System and Sidewalks. The Valley Greens Circle Assessment Per EDU for Zone E equals \$150.28 for the Storm Drain System plus \$114.24 for Sidewalks.

**County of Monterey
County Service Area No. 25**

FY 2023/24 Assessment Roll

Zone F - Valley Knoll Road

Assessor's Parcel Number	Land Use	EDU	Fiscal Year 2023/24 Assessment		
			Zone F	Zone G	Total
157-101-003-000	SFR	1.00	\$1,561.05	\$59.98	\$1,621.03
157-101-004-000	SFR	1.00	\$1,561.05	\$59.98	\$1,621.03
157-101-005-000	SFR	1.00	\$1,561.05	\$59.98	\$1,621.03
157-101-006-000	SFR	1.00	\$1,561.05	\$59.98	\$1,621.03
157-101-007-000	SFR	1.00	\$1,561.05	\$59.98	\$1,621.03
157-101-008-000	SFR	1.00	\$1,561.05	\$59.98	\$1,621.03
157-101-009-000	SFR	1.00	\$1,561.05	\$59.98	\$1,621.03
157-101-010-000	SFR	1.00	\$1,561.05	\$59.98	\$1,621.03
Zone F Totals		8.00	\$12,488.40	\$479.84	\$12,968.24

**County of Monterey
County Service Area No. 25**

FY 2023/24 Assessment Roll

Zone G - CSA 25 Infrastructure ¹

Assessor's Parcel Number	Land Use	EDU	Fiscal Year 2023/24
			Zone G Assessment
157-031-002-000	GOLF	2.01	\$120.56
157-031-006-000	EXE	0.00	\$0.00
157-031-007-000	EXE	0.00	\$0.00
157-031-011-000	GOLF	3.92	\$235.12
157-031-012-000	EXE	0.00	\$0.00
157-031-013-000	COM	1.32	\$79.17
157-031-014-000	HOTEL	27.93	\$1,675.24
157-031-015-000	GOLF	0.50	\$29.99
157-031-016-000	GOLF	3.00	\$179.94
157-031-017-000	GOLF	3.81	\$228.52
157-031-020-000	GOLF	3.52	\$211.13
157-031-022-000	COM	10.83	\$649.58
157-031-023-000	GOLF	13.98	\$838.52
157-031-025-000	COM	4.68	\$280.71
157-031-026-000	GOLF	4.53	\$271.71
157-111-001-000	CONDO	0.75	\$44.99
157-111-002-000	CONDO	0.75	\$44.99
157-111-003-000	CONDO	0.75	\$44.99
157-111-004-000	CONDO	0.75	\$44.99
157-111-005-000	CONDO	0.75	\$44.99
157-111-006-000	CONDO	0.75	\$44.99
157-111-007-000	CONDO	0.75	\$44.99
157-111-008-000	CONDO	0.75	\$44.99

**County of Monterey
County Service Area No. 25**

FY 2023/24 Assessment Roll

Zone G - CSA 25 Infrastructure ¹

Assessor's Parcel Number	Land Use	EDU	Fiscal Year 2023/24
			Zone G Assessment
157-111-009-000	CONDO	0.75	\$44.99
157-111-010-000	CONDO	0.75	\$44.99
157-111-011-000	CONDO	0.75	\$44.99
157-111-012-000	CONDO	0.75	\$44.99
157-111-013-000	CONDO	0.75	\$44.99
157-111-014-000	CONDO	0.75	\$44.99
157-111-015-000	CONDO	0.75	\$44.99
157-111-016-000	CONDO	0.75	\$44.99
157-111-017-000	CONDO	0.75	\$44.99
157-111-018-000	CONDO	0.75	\$44.99
157-111-019-000	CONDO	0.75	\$44.99
157-111-020-000	CONDO	0.75	\$44.99
157-111-021-000	CONDO	0.75	\$44.99
157-111-022-000	EXE	0.00	\$0.00
Zone G Totals		95.78	\$5,744.98

¹ Zone G Assessment Roll does not include the parcels from Zone A - F. These parcels are shown in the previous tables.