

Notice of Public Hearing
Proposed Monterey CSA No. 17 – Rancho Tierra Grande
County of Monterey

I. Notice

This notice informs you, as a record owner of property within the Monterey County Service Area No. 17 – Rancho Tierra Grande, which was formed on January 21, 1963, of a proposed annual assessment for CSA No. 17, hereafter referred to as Monterey County Service Area No. 17 (“CSA No. 17”). The purpose of CSA No. 17 is to establish the annual assessments for Fiscal Year 2026-27 through Proposition 218 and generate revenue from the assessments, which would be used to provide annual maintenance for CSA No. 17 active services including storm drain maintenance, surface water disposition, open space maintenance, and street maintenance, as well as operations and administrative costs, while building a fund balance for future capital costs and emergency reserve collections, projects, repairs, and replacement as the infrastructure continue to age and deteriorate, with subsequent annual increases corresponding with the San Francisco Construction Cost Index.

The revenue generated by CSA No. 17 from AB 8 funds, interest earnings, and Homeowner’s Tax Relief has historically been insufficient to maintain the infrastructure within the CSA. The proposed direct benefit annual assessments for CSA No. 17 will place annual revenue in line with annual costs associated with maintaining the active services.

On April 28, 2026, the County of Monterey Board Supervisors adopted a Resolution of Intention declaring their intention to set the annual assessments and a Notice of Assessment and Assessment Ballot shall be mailed to each affected parcel at least 45 days prior to the County holding a Public Hearing on the annual assessment. The Public Hearing has been scheduled for June 23, 2026. If the proposed annual assessment for CSA No. 17 is approved by the property owners, the new assessments will apply in Fiscal Year 2026-27.

The Public Hearing will be held during a regular meeting of the Monterey County Board of Supervisors on

June 23, 2026, at 1:30 p.m.

All interested persons are invited to attend the Public Hearing, either in person or via Zoom, to express their views on the proposed annual assessments. During the public comment portion of the hearing, you will have the opportunity to speak in favor of or in opposition to the proposed new assessment.

Verbal comments alone do not qualify as a formal protest against, or formal support for the proposed new assessment. Your formal position on the assessment is established by completing and submitting your assessment ballot. Property owners may submit their assessment ballot to the County Clerk of the Board at any time prior to the close of the Public Hearing through Mail Delivery or In-Person Delivery. Persons who wish to submit an assessment ballot should mail or personally deliver it as shown on the back of this notice and in accordance with the directions provided on the back of the ballot under “Summary of Assessment Ballot Procedures”.

Mail Delivery: If by mail, place the ballot in the mail with sufficient time to be received no later than June 23, 2026 at 1:30pm. If your ballot is not received by this date and time, the ballot will not be counted. Please note that postmarks cannot be accepted. Please mail the ballot to:

County of Monterey
Attention: County Clerk of the Board
168 West Alisal St., 1st Floor
Salinas CA, 93901

Personal Delivery: The ballot may also be delivered directly to the County Clerk of the Board on or before the close of the Public Hearing.

II. Assessment Information

1. Name of Assessment: Monterey County Service Area No. 17- Rancho Tierra Grande

2. Total Proposed Assessment for the Entire Proposed District: 225 parcels assessed totaling \$157,924.45

3. Your Proposed Total Assessment: The proposed maximum assessment on your property for the 2026-27 fiscal year is shown on your assessment ballot.

4. Duration of the Proposed Assessment: The new assessment to maintain and service district improvements is proposed to be levied every year, with annual adjustments for inflation connected to San Francisco Construction Cost Index, continuing until such time as the County no longer maintains the district improvements.

5. Reason for the Proposed Annual Assessment of Monterey CSA No. 17: To generate revenue from the assessments, which would be used to provide annual maintenance, operations and administrative cost, as well as the development of capital and emergency reserves needed to repair and replace infrastructure for existing services for storm drain maintenance and surface water disposition , along with the proposed addition of street maintenance.

6. Calculation of the Assessment: If approved, the proposed annual assessment will be levied on the net amount of the cost and expenses of the infrastructure to be assessed upon each lot or parcel of land within CSA 17, in proportion to the estimated benefits to be received by such lots and parcels. If there is a majority protest the proposed annual assessments, the CSA No. 17 assessment will not take effect.

The amount of the proposed annual assessment is calculated based upon 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 exact method and formula of spreading the assessment is set forth in the April 2026 Engineer's Report for the CSA No. 17, a copy of which is on file with the County Clerk-Board and available for review.

The assessment shown on the ballot is the maximum amount that can be charged commencing in Fiscal Year 2026-27 and the maximum assessment amount may be adjusted annually based on the annual increases corresponding with the San Francisco Construction Cost Index. The actual assessments levied in any fiscal year will be as approved by the Board of Supervisors and may not exceed the maximum assessment rate without receiving property owner approval for an increase.

7. Assessment Balloting Results: If a majority of the weighted assessment ballots returned are opposed to the new assessments associated with CSA No. 17, the proposed new assessment will not be imposed. Assessment Ballots are weighted proportionally by each parcel's proposed assessment amount (simplified, this means 1 vote for each \$1 of proposed new assessment).

III. Questions Regarding These Proceedings

If you have any questions about this process, please contact Tom Moss in the Public Works, Facilities and Parks Department of the County at (831) 755-5847. Please leave a message with your name and phone number, and your call will

<<ASMT_NO>>
County Clerk-Board
County of Monterey
168 West Alisal St.
Salinas, California 93901

OFFICIAL ASSESSMENT BALLOT
County of Monterey
Monterey CSA No. 17

<<OWNER>>
<<STREET>>
<<CITY,STATE,ZIP>>

Assessment Number: <<ASMT_NO>>
Assessor's Parcel Number: <<APN>>
Parcel Address: <<ADDRESS>>
The proposed Maximum Assessment: <<MAX_ASMT>>

The person completing and submitting this assessment ballot must be the record owner of the property identified above or the representative of the record owner of such property who is legally authorized to complete and submit this ballot for and on behalf of the record owner. Please see "Summary of Assessment Balloting Procedures" on the back of this ballot for assistance in filling out the ballot. If there are two or more property owners, only one needs to sign and return the ballot.

Please mark your ballot in ink. Do not use pencil.

BALLOTS MUST BE SIGNED TO BE VALID.

Upon completion, fold the assessment ballot, place it in the return envelope and seal the envelope. Mail or deliver the assessment ballot to the address shown on the return envelope pursuant to the instructions on the back of this ballot.

Please see the "Summary of Assessment Ballot Procedures" on the back of this sheet.

For additional information about Monterey County Service Area No. 17, please see the enclosed legal notice.

This is not a bill.

✂ Please cut along this line, fold the ballot, seal in the provided envelope, and return to the County Clerk ✂

PROPERTY OWNER ASSESSMENT BALLOT

Assessment Number: <<ASMT_NO>>
Assessor's Parcel Number: <<APN>>
Owner Name: <<OWNER>>
Maximum Assessment for this Parcel: <<MAX_ASMT>>

- ☐ Yes, **I am IN FAVOR** of Monterey County Service Area No. 17 and the levying of the proposed annual assessment with subsequent annual increases corresponding with the San Francisco Construction Cost Index.
- ☐ No, **I am OPPOSED** to Monterey County Service Area No. 17 and the levying of the proposed annual assessment with subsequent annual increases corresponding with the San Francisco Construction Cost Index.

The undersigned certifies under penalty of perjury that the undersigned is entitled to complete and submit this assessment ballot.

Signature of person completing assessment ballot

Print name of person completing assessment ballot

SUMMARY OF ASSESSMENT BALLOT PROCEDURES

If you are the owner of the property described on the enclosed ballot, or the authorized representative of the record owner, you may submit the enclosed ballot to the County to support or oppose the Monterey County Service Area No. 17 (the "Assessment District"). Please follow the instructions below to complete and return your ballot.

1. Register your vote on the enclosed ballot in favor or against the proposed Assessment District by placing an "X" in the corresponding box.
2. Mark and sign your ballot in pen. (Assessment Ballots received without a signature will not be counted.) Do not use pencil.
3. Place your ballot in the provided pre-paid envelope and seal the envelope.
4. Mail or personally deliver your ballot to the County of Monterey Clerk of the Board, 168 West Alisal St. Salinas, CA 93901. The County ***must*** receive mailed assessment ballots by 1:30 p.m., June 23, 2026. **Postmarks will not be accepted.**
5. Assessment Ballots must be received by the County Clerk of the Board prior to the close of the Public Hearing concerning the proposed Assessment District on Tuesday, June 23, 2026, at the County of Monterey Government Center. The Public Hearing is scheduled for 1:30 p.m. Any ballots received after the close of the Public Hearing cannot legally be counted.
6. Following the close of the Public Hearing, the County Clerk of the Board or designee will tabulate the assessment ballots received. The ballots are weighted by the assessment amount for each property. (Simplified, this means one vote per each dollar of assessment.)
7. The Assessment District may be confirmed unless a majority of the weighted assessment ballots protest exists. A majority protest exists if, upon the close of the June 23, 2026 Public Hearing, a majority of the weighted assessment ballots returned are opposed to the new assessment, fifty percent [50%] plus one [1].
8. If a majority of the weighted assessment ballots protest exists based upon the value of the ballots received by the County Clerk of the Board prior to the close of the June 23, 2026 Public Hearing, the Assessment District will not be formed.
9. Your assessment ballot is not confidential and may be subject to public disclosure.

The information in this notice and the accompanying materials were compiled and are distributed at public expense by the County of Monterey in compliance with Proposition 218. This information is presented in the public interest. It is not intended to influence or attempt to influence the actions of the voters to vote "yes" or "no" on the enclosed ballot.