

**Before the Board of Supervisors
County of Monterey, State of California**

Resolution No. 23-262

- Acting on behalf of County Service Area No. 25-Carmel Valley Golf and Country Club, also known as Quail Lodge (hereinafter “CSA No. 25”):
- a. Conduct a Public Hearing to hear objections to, or protests against, the proposed annual assessment for CSA No. 25 property owners pursuant to Proposition 218 requirements.
 - b. Direct the Clerk of the Board to tabulate and certify protests received before the conclusion of the public hearing;
 - c. Determine if a majority protest exists, or, if no majority protest exists;
 - d. If a majority protest exists, no annual assessment may be imposed; and
 - e. If no majority protest exists, adopt a Resolution approving the annual assessment as proposed for CSA No. 25.

WHEREAS, County Service Area 25 – Carmel Valley Golf and Country Club: (CSA No. 25) manages and provides services to the properties located in CSA No. 25;

WHEREAS, the annual assessment has never been established, while aging infrastructure and inflationary cost impacts have resulted in the CSA’s present financial circumstance of not generating sufficient revenues to fund appropriate levels of annual routine maintenance and establishing sufficient reserves;

WHEREAS, the CSA No. 25 Engineer’s Report, completed in May 2023, analyzed annual maintenance, future capital costs and emergency reserve collections, and recommended annual assessment by Zone. Said annual assessment for Zone A through Zone G, per EDU to take effect in Fiscal Year 2023-2024, with subsequent annual increases corresponding with Engineering News-Record’s San Francisco Construction Cost Index. All Zones are subject to the Zone G Infrastructure annual assessment of \$59.98 per EDU per year, plus the annual assessment for their designated Zone (Zone A-Zone F):

- Zone A Fairway Place in the not-to-exceed amount of \$552.79 per EDU per year, plus Zone G Infrastructure in the not-to-exceed amount of \$59.98 per EDU, for a total not-to-exceed amount of \$612.77 per EDU per year.
- Zone B Lake Place in the not-to-exceed amount of \$677.92 per EDU per year, plus Zone G Infrastructure in the not-to-exceed amount of \$59.98 per EDU, for a total not-to-exceed amount of \$737.90 per EDU per year.
- Zone C Poplar Lane in the not-to-exceed amount of \$806.60 per EDU per year, plus Zone G Infrastructure in the not-to-exceed amount of \$59.98 per EDU, for a total not-to-exceed amount of 866.58 per EDU per year.

- Zone D River Place in the not-to-exceed amount of \$467.84 per EDU per year, plus Zone G Infrastructure in the not-to-exceed amount of \$59.98 per EDU, for a total not-to-exceed amount of \$527.82 per EDU per year.
- Zone E Valley Greens Circle in the not-to-exceed amount of \$405.71 per EDU per year, plus Zone G Infrastructure in the not-to-exceed amount of \$59.98 per EDU, for a total not-to-exceed amount of \$465.69 per EDU per year.
- Zone F Valley Knoll Road in the not-to-exceed amount of \$1,561.05 per EDU per year, plus Zone G Infrastructure in the not-to-exceed amount of \$59.98 per EDU, for a total not-to-exceed amount of \$1,621.03 per EDU per year.
- Zone G Infrastructure in the not-to-exceed amount of \$59.98 per EDU.

WHEREAS, one (1) community outreach event was held in April 2023 to inform CSA No. 25 property owners of the proposed annual assessment to allow for an appropriate level of annual maintenance while building a fund balance for future capital costs and emergency reserve collections;

WHEREAS, on June 6, 2023, the Board of Supervisors set a public hearing for July 25, 2023, at 1:30 p.m., to hear protests against the proposed annual assessment by property owners pursuant to Proposition 218 requirements;

WHEREAS, the Board of Supervisors also directed staff to mail a Notice of Public Hearing to property owners in CSA No. 25 not less than 45 (forty-five) days prior to the date of this public hearing;

WHEREAS, said Notice of Public Hearing regarding the proposed annual assessment was mailed to property owners on June 9, 2023; and

WHEREAS, such a Public Hearing was held on July 25, 2023, and the Board of Supervisors, acting on behalf of CSA No. 25, received and considered all protests related to the proposed annual assessment.

DECISION

NOW, THEREFORE BE IT RESOLVED THAT the Monterey County Board of Supervisors, acting on behalf of County Service Area 25 – Carmel Valley Golf and Country Club, also known as Quail Lodge (hereinafter “CSA No. 25”), does hereby find and determine as follows:

Section 1. The foregoing recitals are true and correct and incorporated herein by this reference.

Section 2. The Board of Supervisors has fully considered this matter and has:

- a. Reviewed the submittal, notice, and information submitted herewith regarding the proposed annual assessment and the reasons and basis for the annual assessment;
- b. Provided notice of the proposed annual assessment to the record owners of all parcels to which the proposed annual assessment would apply in accordance with Article XIID of the California Constitution;

- c. Heard and received all objections, protests, or other written communications from any owners of real property subject to the annual assessment;
- d. Taken and received oral and documentary evidence pertaining to the proposed annual assessment; and
- e. Been fully informed of this matter.

Section 3. The Board of Supervisors determines that written protests have not been received from property owners representing a *majority*. A Majority Protest means fifty percent [50%] plus one [1], weighted by dollar amount of the proposed annual assessment

Section 4. The Board of Supervisors, acting on behalf of CSA No. 25, determines to initiate the annual assessment beginning in Fiscal Year 2023-24.

Section 5. That based on these facts and circumstances presented and the information received during the public hearing, the Board of Supervisors, acting on behalf of CSA No. 25, finds that the annual assessment is necessary and hereby adopted. Individual assessments shall be included on the property tax bill prepared by the County for each parcel of real property within CSA No. 25. Said annual assessment shall be collected annually by the Tax Collector in the same manner as real property taxes.

Section 6. Adjustments to the annual assessments are increased as set forth below: The annual assessments for subsequent years will increase by the *Engineering News-Record's San Francisco Construction Cost Index*. If the Index is discontinued or revised, such other governmental index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be if the Index had not been discontinued or revised.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Supervisors in and for the County of Monterey, acting on behalf of CSA No. 25, as follows that said Board:

- a. Conducted a Public Hearing to accept protests against the proposed annual assessment by CSA No. 25 property owners pursuant to Proposition 218 requirements;
- b. Directed the Clerk of the Board to tabulate and certify protests received before the conclusion of the public hearing;
- c. Determined that () a majority protest exists (X) no majority protest exists;
- e. If a majority protest exists, said Board found that no annual assessment may be imposed; and
- f. If no majority protest exists, said Board approved the proposed annual assessment as set forth above and incorporated herein by this reference.

PASSED AND ADOPTED on this 25th day of July 2023, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams

NOES: None

ABSENT: None

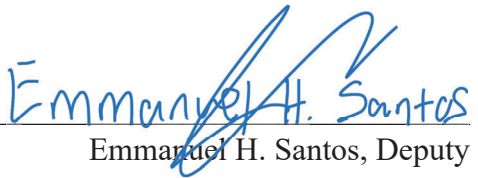
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on July 25, 2023.

Dated: July 27, 2023

File ID: RES 23-126

Agenda Item No. 16

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Emmanuel H. Santos, Deputy