Attachment C

Harris & Associates

ENGINEER'S REPORT

MONTEREY COUNTY

COUNTY SERVICE AREA NO. 17

RANCHO TIERRA GRANDE

Fiscal Year 2025/26

February 2025

Table of Contents

Certifications 1

Engineer's Report 2

Introduction 4

Part A **Plans and Specifications** 6

Part B **Estimate of Cost** 11

Part C **Method of Apportionment** 15

Part D **Assessment Diagram** 26

Part E **Assessment Roll** 26

Appendices

A **LAFCO CSA-17 Boundary Map**

B **Parcels Outside CSA-17 With Special Benefit**

C **Storm Drain System Improvements**

D **Existing Pavement Condition Assessment**

E **Fiscal Year 2025/26 Assessment Roll**

CERTIFICATIONS

ENGINEER'S REPORT

Monterey County

County Service Area No. 17

Rancho Tierra Grande

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: FEBRUARY 17, 2025

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 _____, 2025.

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 _____, 2025.

Valerie Ralph, Clerk of the Board
Monterey County, California

By _____

ENGINEER'S REPORT

FISCAL YEAR 2025/26

ENGINEER'S REPORT

PREPARED PURSUANT TO THE PROVISIONS OF THE
COUNTY SERVICE AREA LAW (GOVERNMENT CODE SECTION 25210 TO 25217.4)
ARTICLE XIIID 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. 17

RANCHO TIERRA GRANDE

Hereinafter referred to as the "CSA" or "CSA-17", 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-17 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. 17 ("CSA-17") is located in Mid-Valley, north of the intersection of Tierra Grande and Carmel Valley Road and it consists of 225 single family residences in the Rancho Tierra Grande and Mercurio subdivisions. The original LAFCO CSA-17 Boundary Map is shown in Appendix A of this report. On August 26, 1980 the Mercurio subdivision was annexed into CSA-17 which expanded the CSA to its current boundary.

CSA-17 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 maintenance, flood control, levee maintenance, sewage collection and road and sidewalk maintenance services.

Monterey County Service Area No. 17 was formed on January 21, 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-17 services has been limited to AB 8 revenue, investment income and Homeowner's Tax Relief, which provides approximately $15,000 annually. The following table provides the current funding status of CSA-17 authorized services:

CURRENT FUNDING STATUS OF CSA-17 AUTHORIZED SERVICES

CSA-17 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	Service is enabled but no assessment is required nor assessed.
Parks and Recreation	Service is enabled but no assessment is required nor assessed.
Fire Prevention Services	Allocated portion of annual AB 8 revenue is earmarked for brush clearance.
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-17 that are needed to place annual revenue in line with annual costs associated with CSA-17 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.

Revenue to pay for the services provided comes primarily from AB 8 property tax revenue representing the CSA's small share of the 1% property tax on assessed value. The CSA also receives a small amount of revenue from investment income on funds held and Homeowner's Tax Relief. Average revenue for the CSA for the past 5 years is approximately $15,000 per year while expenditures during the same period have averaged approximately $35,000 per year with the fund balance declining from over $121,000 at the start of Fiscal Year 2015/16 to just under $14,000 at the start of Fiscal Year 2024/25. CSA-17s AB8 revenue has been earmarked for brush clearance for fire prevention services.

PART A - PLANS AND SPECIFICATIONS

Description of District

Monterey County Service Area No. 17 was formed on January 21, 1963 to include the Rancho Tierra Grande subdivision and the Mercurio subdivision was annexed into CSA-17 on August 26, 1980. The area includes 225 single family residential lots. The original LAFCO CSA-17 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"), and streets ("Roadway 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 that has been constructed and the additional Infrastructure that may be subsequently constructed, operated, services, and maintained for the benefit of CSA-17, are grouped for discussion in this Report as listed and described below:

- Storm Drain System Infrastructure
- Roadway 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 assessment of the condition of the 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, culverts and appurtenant improvements.
- Planned capital replacement of storm drain improvements that are reaching the end of the useful life cycle.

Appendix C of this report provides a list of the Storm Drain System Improvements, a map showing the location of the Improvements except for street gutters, and a map showing the location of the street gutters

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

CSA-17 STORM DRAIN SYSTEM INFRASTRUCTURE

Item No.	Primary and Appurtenant Facilities	Unit Type	Quantity	Approximate Location
1	Type II Catch Basin	EA	1	North Side of Tierra Grande Drive approximately 20' east of Heaven's Way.
2	Type II Catch Basin	EA	1	Northwest corner of Tierra Grande Drive and Via Marquita.
3	Type II Catch Basin	EA	1	Westside of Via Marquita approximately 340' from road entrance at Tierra Grande Drive.
	18" CP Drain Pipe	EA	40	One pipe connecting items 3 and 4
4	Type II Catch Basin	EA	1	Eastside of Via Marquita approximately 340' from road entrance at Tierra Grande Drive
5	Type II Catch Basin	EA	1	End of cul-de-sac on Via Ciminella
6	Type II Catch Basin	EA	1	End of cul-de-sac on Via Marquita
7	Headwall	EA	1	Westside of Tierra Grande Drive approximately 300' south of Via Paloma.
8	Concrete Spillway	EA	1	Westside of Tierra Grande at Via Paloma.
9	Type II Catch Basin	EA	1	Eastside of Tierra Grande at Via Paloma.
10	Concrete "V" Ditch (1,400')	EA	1,400	West Side of Tierra Grande Drive beginning at Item 7 and ending at item 20
11	Type II Catch Basin	EA	1	West Side of Via Paloma approximately 125' from end of cul-de-sac.
	18' CP Drain Pipe	LF	40	One pipe connecting items 11 and 12
12	Type II Catch Basin	EA	1	East side of Via Paloma approximately 125' from end of cul-de-sac.
13	Concrete Spillway	EA	1	West side of Tierra Grande Drive approximately 500' south of Via Paloma
	18" CP Drain Pipe	LF	40	One pipe connecting items 13 and 14
14	Concrete Spillway	EA	1	East Side of Tierra Grande Drive approximately 500' South of Via Paloma
15	Concrete Spillway	EA	1	West side of Tierra Grande Drive approximately 1,000' south of Via Paloma.
	18" CP Drain Pipe	LF	40	One pipe connecting items 15 and 16
16	Concrete Spillway	EA	1	East Side of Tierra Grande drive approximately 1,000' south of Via Paloma.
17	Type II Catch Basin	EA	1	South Side of Via Cazador approximately 185' from end of cul-de-sac
	18" CP Drain Pipe	LF	40	One pipe connecting items 17 & 18
18	Type II Catch Basin	EA	1	North side of Via Cazador approximately 185' from end of cul-de-sac.
19	Headwall	EA	1	Southwest corner of Via Cazador and Tierra Grande Drive
20	36" RCP Drain Pipe	LF	140	One pipe, 140' connecting items 19 and 20
21	Concrete Spillway	EA	1	North side of Via Crotalo approximately
	18" CP Drain Pipe	LF	40	One pipe connecting items 21 and 23
22	Type II Catch Basin	EA	1	West Side of Tierra Grande Drive approximately 25' North of Via Crotalo.
23	Concrete Spillway	EA	1	South Side pf Via Crotalo approximately 90' road entrance at Tierra Grande Drive
24	Concrete Spillway	EA	1	East side Mercurio Road approximately 530' from end of cul-de-sac
25	Type II Catch Basin	EA	1	End of cul-de-sac on Via Crotalo
26	Type II Catch Basin	EA	1	West Side of Tierra Grande Drive approximately 45' north of Venado Drive
27	Concrete Spillway	EA	1	West side of Tierra Grande Drive approximately 225' south of Venado Drive
28	Asphalt Spillway	EA	1	West side of Mercurio Road approximately 1,710' from end of cul-de-sac
29	Concrete Spillway	EA	1	West side of Mercurio Road approximately 1,430' from end of cul-de-sac
	18" CP Drain Pipe	LF	40	One pipe connecting items 29 and 30
30	Concrete Spillway	EA	1	East side of Mercurio Road approximately 1,430' from end of cul-de-sac
	18" CMP Drain Pipe	LF	40	

CSA-17 STORM DRAIN SYSTEM INFRASTRUCTURE (CONTINUTED)

Item No.	Primary and Appurtenant Facilities	Unit Type	Quantity	Approximate Location
31	Type II Catch Basin	EA	1	East Side of Tierra Grande Drive approximately 515' south of Venado Drive
32	Headwall	EA	1	North Side of Mercurio Road approximately 515' south of Venado Drive
33	Concrete "V" Ditch (400')	LF	400	West Side of Tierra Grande Drive beginning at item 32 and ending at item 34
34	Headwall	EA	1	North Side of Mercurio Road approximately 450' east of Heaven's Way
	36" RCP Drain Pipe	LF	20	One pipe, 20' northeast to natural drainage basin"
35	Concrete Spillway	EA	1	Mercurio Road approximately 775' from Heaven's Way
	18" CMP Drain Pipe	LF	50	
36	Headwall	EA	1	North Side of Mercurio Road Approximately 450' east of Heaven's Way
	36" RCP Drain Pipe	EA	80	One pipe, 80' connecting items 36 and 37
37	Concrete Intake Structure	EA	1	Approximately 35' east of Mercurio Road at first U-shaped curve
	8" RCP Drain Pipe	LF	10	
38	Headwall	EA	1	South Side of Mercurio Road approximately 55' east of Heaven's Way
	48" RCP Drain Pipe	LF	80	Two pipes, 40' each connecting items 32 and 38
39	Concrete Spillway	EA	1	South side of Mercurio Road approximately 60' east of Heaven's Way
40	Concrete "V" Ditch (750')	EA	1	East side of Heaven's Way between Tierra Grande Drive and Mercurio Road
41	Concrete Ditch Bridge (20x18)	EA	1	East side of Heaven's Way between Tierra Grande and Mercurio Road
42	Type II Catch Basin	LF	1	End of Cul-de-sac on Rancho Alto Drive
43	Type II Catch Basin	EA	1	North side of carol Place approximately 120' east of Tierra Grande Drive
44	Type II Catch Basin	EA	1	End of Cul-de-sac on Carol Place
45	Headwall	EA	1	East side of Heaven's Way approximately 200' North of Tierra Grande Drive
	36" RCP Drain Pipe	LF	200	One pipe, 200 linear feet connecting item 45 and item 46
46	Type II Catch Basin	EA	1	North Side of Tierra Grande approximately 20' East of Heaven's Way
47	Type II Catch Basin	EA	1	End of cul-de-sac on Elinore Place
48	Catch Basin	EA	1	East side of Tierra Grande Drive approximately 1525' east of Heaven's Way
49	Concrete Spillway	EA	1	North Side of Tierra Grande approximately 20' East of Heaven's Way
50	Concrete Spillway	EA	1	North Side of Tierra Grande approximately 165' East of Heaven's Way
51	Type II Catch Basin	LF	1	Northwest corner of Mercurio Road and Carmel Valley Road
52	Concrete Spillway	EA	1	South Side of Tierra Grande Drive approximately 20' east of Heaven's Way
	Manhole	EA	1	South Side of Tierra Grande Drive approximately 20' east of Heaven's Way
	18" RCP Drain Pipe	LF	90	Multiple pipes, connecting item 49,51 and 52

Roadway Infrastructure

For the purposes of this Report, Roadway Infrastructure and appurtenant facilities include, but are not limited to public pavement, street trees fences, and guard rails located within the CSA.

Pavement 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 the pavement. Appendix D of this Report provides the CSA-17 Street Maintenance Plan including the associated estimated costs.

The CSA includes over four (4) miles of roadways as shown in the following table:

CSA-17 STREETS

Roadway Name	Length in Miles
Carol Place	0.07
Elinore Place	0.09
Loma Robles Drive	0.07
Mercurio Road	0.69
Rancho Alto Drive	0.14
Telarana Way	0.21
Tierra Grande Drive	2.09
Via Cazador	0.15
Via Cicindela	0.15
Via Crotalo	0.14
Via Mariquita	0.33
Via Paloma	0.10
Total Length in Miles	**4.23**

Other Improvements

The CSA provides maintenance and servicing for Other Improvements including tree removal and trimming, pre-wet weather culvert cleaning and repair and maintenance of the 4' chain link fence along the north side of Tierra Grande Drive.

The plans and specifications for all of the Improvements, showing the general nature, location, and the extent of the improvements, are on file in the County of Monterey, Public Works, Facilities & Parks Department and are incorporated herein by reference.

PART B - ESTIMATE OF COST

This section of the Report outlines the types of cost included in the CSA-17 budget, provides a summary of CSA-17 budget items by type, defines the specific CSA-17 budget items and provides cost tables for Fiscal Year 2024/25 for CSA-17.

Budget Item Definitions

A description of each of the main budget items listed in the budget tables is provided below.

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 Improvements represents the annual maintenance and capital reserve costs associated with the CSA-17 Street Maintenance Plan and the guard rails adjacent to Rancho Tierra Grande.

The per-unit rates outlined in the CSA-17 Street Maintenance Plan (see Appendix D) represent all costs associated with the maintenance of streets, including contracting, project management, budget development, travel, and materials costs.

Other Improvements represents the annual maintenance costs associated with the CSA-17 tree removal and trimming in the public right of way, the chain link fence along Tierra Grand and culvert cleaning.

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. 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-17 assessments include preparing the initial engineer's report, project management, development of scopes and budgets, responding to public inquires. Tasks required associated with the annual assessment levy administration include developing and implementing an ongoing maintenance plan, project management, development of the annual budgets, calculating the annual assessments to be levied on parcels within CSA-17, and submitting the levies to the County Auditor-Controller for inclusion on annual property tax bills.

CSA-17 Budget Tables

A budget table for CSA-17 is provided on the following page.

CSA-17 INFRASTRUCTURE

FY 2024/25 ESTIMATE OF COST

STREET INFRASTRUCTURE

Item	Unit	Quantity	Cost/Unit [1]	Cycle (yrs)	Annual Cost
Street Improvements [2]					
Street Treatment	See Appendix C				$52,051.00
Guardrails	EA	3	$3,624.71	20	$543.71
Street Improvements Total					**$52,594.71**
Other Improvements					
Tree Removal and Trimming	EA	1	$1,208.24	1/4 yr	$4,832.95
Culvert Cleaning	EA	1	$815.56	1/2 yr	$1,631.12
4' Chain Link Fence Replacement	LF	800	$48.33	50	$773.27
Other Improvements Total					**$7,237.34**
Total Maintenance, Replacement and Repairs					**$59,832.05**
Emergency Reserve [3]					**$5,983.21**
CSA 17 Roadway Infrastructure Cost					**$65,815.26**
Less: Estimated CSA 17 AB 8 Revenue [4]					**$0.00**
CSA 17 Roadway Infrastructure Cost					**$65,815.26**
CSA 17 Roadway Infrastructure EDU's					
CSA 17 Parcels					**225.0440**
Parcels located outside of CSA 17					**3.3344**
CSA Roadway Infrastructure Total EDU's					**228.3784**
CSA 17 Roadway Infrastructure Assessment Per EDU					**$288.19**
Benefit to Outside Parcels [5]					**$960.92**
CSA 17 Roadway Infrastructure Total Cost to Levy					**$64,854.34**

[1] Cost/Unit figures are escalated by 20.8% which is equal to the percentage change in the "San Francisco Construction Cost Index" (SF-CCI) from March 2020 to January 2025 as published by the Engineering News Record.

[2] Street improvement annual costs based on pavement condition analyses a needs prioritization presented in Appendix C

[3] The emergency reserve amount equals 10% of other costs except for administration costs.

[4] CSA 17 Annual AB8 Revenue has been earmarked to fund fire prevention services such as brush clearance within the CSA boundaries.

[5] APN's listed in the table on Page 24 are located outside the CSA Boundary but benefit from the CSA 17 Infrastructure. To ensure that CSA 17 parcels are not assessed for the benefit conferred upon these parcels, EDU's are assigned to these parcels and included in the total EDUs for CSA 17 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.

CSA-17 INFRASTRUCTURE

FY 2024/25 ESTIMATE OF COST

STORM DRAINAGE INFRASTRUCTURE

Item	Unit	Quantity	Cost/Unit [2]	Cycle (yrs)	Annual Cost
Storm Drain System [1,2,3]					
Storm Drainage System Inspection	EA	1	$50,000	10	$5,000.00
System Cleaning and Maintenance	EA	1	$2,000	1/2 yr	$4,000.00
Capital Reserve					
Catch Basin	EA	22	$8,458	20	$9,303.42
Concrete Spillway	EA	16	$8,458	20	$6,766.12
Asphalt Spillway	EA	1	$3,625	20	$181.24
Concrete "V" Ditches	LF	2,250	$85	20	$9,514.86
Concrete Ditch Bridge	CY	4.44	$1,450	20	$322.14
Headwall		8	$3,625	20	$1,449.88
Concrete Intake Structure	EA	1	$4,470	20	$223.52
Manhole		1	$4,470	20	$223.52
8" RCP Drain Pipe	EA	10	$106	75	$14.18
18" CP Drain Pipe	EA	280	$163	75	$608.95
18" CMP Drain Pipe	LF	100	$163	75	$217.48
18" RCP Drain Pipe	LF	90	$239	75	$287.08
36" RCP Drain Pipe	LF	440	$478	75	$2,806.98
48" RCP Drain Pipe	LF	80	$638	75	$680.48
Street Gutter	LF	33,920	$10	50	6,967.18
Capital Reserve Subtotal					**$39,567.03**
Total Maintenance, Replacement and Repairs					**$48,567.03**
Emergency Reserve [4]					**$4,856.70**
CSA 17 Storm Drainage Infrastructure Cost					**$53,423.73**
CSA 17 Storm Drainage EDU's					
CSA 17 Parcels Access					**233.00**
CSA 17 Parcels Impervious					**195.56**
Parcels located outside of CSA 17 Access					**13.00**
Parcels located outside of CSA 17 Impervious					**12.10**
CSA Storm Drainage Infrastructure Total EDU's					**453.66**
CSA 17 Storm Drainage Infrastructure Assessment Per EDU					**$117.76**
Benefit to Outside Parcels [5]					**$2,955.82**
CSA 17 Storm Drainage Infrastructure Total Cost to Levy					**$50,467.91**

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

[2] Cost/Unit figures are escalated by 20.8% which is equal to the percentage change in the "San Francisco Construction Cost Index" (SF-CCI) from March 2020 to January 2025 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] The emergency reserve amount equals 10% of other costs except for administration costs.

[5] APN's listed in the table on Page 24 are located outside the CSA Boundary but benefit from the CSA 17 Infrastructure. To ensure that CSA 17 parcels are not assessed for the benefit conferred upon these parcels, EDU's are assigned to these parcels and included in the total EDUs for CSA 17 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.

CSA-17 INFRASTRUCTURE

FY 2024/25 ESTIMATE OF COST

ADMINSTRATIVE EXPENSES

Item	Unit	Quantity	Cost/Unit	Cycle (yrs)	Annual Cost
CSA Administration [1]					**$40,000.00**
CSA 17 Administration Cost					**$40,000.00**
CSA 17 Administration EDU's					
CSA 17 Parcels					**233.00**
CSA Infrastructure total EDU's					**233.00**
CSA 17 Administrative Assessment Per EDU					**$171.67**

[1] Source: County of Monterey Adopted Budget for the Fiscal Year 2023-2024 rounded to nearest thousand.

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 improvements 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 XIIID 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 improvements be assessed, unless CSA can show that parcel has no benefit from the improvements.

Special Benefit Derived from Infrastructure

During analysis of the CSA and the Infrastructure, as shown in Appendix B, 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 of approval 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, roadways and other infrastructure within the CSA.

In reviewing the benefitting parcels, it was determined that thirteen parcels outside the boundaries of CSA-17 receive special benefit from the improvements within the CSA. The special benefits conferred upon these parcels have been removed from the CSA-17 assessments. The CSA-17 Parcels and the thirteen parcels outside the district boundaries are the only properties served by the improvements and the improvements are not part of a larger network that serves parcels not identified in this report.

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 provides 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 from the roadways and from the impervious improvements to parcels away from the developed areas and towards the regional storm drainage system or natural drainage course. 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. 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 improvements and maintenance of roadways within the CSA.

In reviewing the benefitting parcels, it was determined that thirteen parcels outside the boundaries of CSA-17 receive special benefit from the improvements within the CSA. The special benefits conferred upon these parcels have been removed from the CSA-17 assessments. The CSA-17 Parcels and the thirteen parcels outside the district boundaries are the only properties served by the improvements and the improvements are not part of a larger network that serves parcels not identified in this report.

Special Benefit from Roadway Infrastructure

All parcels within the District receive special benefit from Street Maintenance. The on-going maintenance of identified roads is intended to provide reliable all-weather access to all of the properties located within CSA-17. 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 improvements and maintenance of roadways within the CSA.

In reviewing the benefitting parcels, it was determined that thirteen parcels outside the boundaries of CSA-17 receive special benefit from the improvements within the CSA. The special benefits conferred upon these parcels have been removed from the CSA-17 assessments. The CSA-17 Parcels and the thirteen parcels outside the district boundaries are the only properties served by the improvements and the improvements are not part of a larger network that serves parcels not identified in this report.

Benefit to Parcels Outside of the CSA

Analysis of the type and location of CSA Improvements in proximity to parcels that are not within the boundaries of the CSA and the accessibility of such parcels to said Improvements, demonstrated that there is a special benefit received by thirteen parcels that are not within CSA-17 that benefit from CSA Improvements. Four of the parcels in question, are located on Heaven's Way north of the intersection of Heaven's Way and Mercurio Road and they access Carmel Valley Road by way of the segment of Mercurio Road that is south of said intersection. Another parcel is located off Via Cazador Road west of the intersection of Via Cazador Road and Tierra Grande Road and they access Carmel Valley Road by way of Tierra Grande Drive south of said intersection. The remaining eight parcels in question, are located on Los Prados Drive west of the intersection of Tierra Grande Drive and Mercurio Road and they access Carmel

Valley Road by way of the segment of Tierra Grande Drive that is south of said intersection. Therefore, the parcels benefit from the CSA Improvements associated with the street and storm drainage improvements. Therefore, these parcels are included in the total EDUs for both the roadway benefits and storm drainage benefits of the CSA and the special benefit amount determined for the parcels is not assessed to CSA-17 parcels.

The benefit that the parcels receive from the CSA-17 infrastructure are detailed in the Equivalent Dwelling Unit Assessment Methodology section.

Equivalent Dwelling Unit Assessment Methodology

For CSA-17, 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 each type of benefit.

For the purposes of this report, the equivalent dwelling units for Storm Drainage Infrastructure, Roadway Infrastructure and Administration components are calculated independently of each other and a parcel's special benefit is derived by summing the benefit assessment for Storm Drainage Infrastructure, Roadway Infrastructure, and Administrative components.

Roadway Infrastructure Equivalent Dwelling Unit Assessment Methodology

Single Family Residential (SFR). The single-family parcel has been selected as the base unit for calculation of the roadway infrastructure 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). This is based on the Trip Generation rate of 9.44 trips per day for Single Family Residential Units as defined by the Institute of Transportation Engineers Trip Generation Manual 11th Edition.

Vacant Property (VAC). Properties are designated as vacant for assessment purposes if the Monterey County Assessor's land use code is a vacant use code. In converting vacant properties to EDUs, the assigned EDU factor is 0.004 per parcel based on the fact that vacant parcels do not generate regular vehicular trips. For the purposes of this report, it is assumed that vacant parcels generate 1 trip per month which equates to a trip generation rate of 0.033 trips per day. The EDU factor is calculated by dividing the assumed trips per day by the trip generation rate for Single Family Residential Units. If a parcel that is classified as vacant on the County Assessor's property tax roll contains one or more single family home(s), the parcel will be assigned 1.00 EDU per residential unit.

Utility Property (UTL). Properties are designated as utility parcels for assessment purposes if the Monterey County Assessor's land use code is a utility use code. In converting utility properties to EDUs, the assigned EDU factor is 0.007 per parcel based on the fact that utility parcels do not generate regular vehicle trips and only generate trips when the utilities require maintenance. For the purposes of this report, it is anticipated that utility parcels generate 2 trips per month which equates to a trip generation rate of 0.07 trips per day , which is very limited, but may include trips that are carrying a heavy load. The EDU factor is calculated by dividing the assumed trips per day by the trip generation rate for Single Family Residential Units.

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, passive public parks, common areas, landlocked parcels and small or irregular-shaped parcels. There are eleven parcels located within CSA-17 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.

Storm Drainage Infrastructure Equivalent Dwelling Unit Assessment Methodology

Storm Drain System Infrastructure provides special benefit by providing flood prevention and direct drainage benefits to parcels in proximity to the Infrastructure. For the purposes of this report, the storm drainage benefit is allocated to parcels within the District based on two unique benefits. The first benefit is related to the storm drainage infrastructure that ensures the roadways that provide access to parcels within the District do not flood. The second benefit is related to the conveyance of storm water that runs off each parcel based on the impervious area for each parcel. Both of these benefits are assigned Equivalent Dwelling Units and then the two benefits are added together to determine the Storm Drainage Infrastructure Assessment.

Single Family Residential (SFR).

Access Benefit

The single-family parcel has been selected as the base unit for calculation of the storm drainage infrastructure 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 parcel (includes single family residential units, accessory dwelling units, and short-term rental units) for the storm drainage improvements that prevent the roadways from flooding and ensure the property can be accessed during inclement weather.

Impervious Benefit

Single family residential units are allocated EDUs for their storm water runoff from the developed impervious area based on their impervious factor which is calculated as follows; Parcel size in acres multiplied by the typical impervious area of 25%, which is the site coverage allowed in low density residential areas pursuant to the Monterey County Municipal Code. Based on an analysis of the District, the impervious factor has been capped as being applicable to only the first acre. For sites whose parcel size exceeds one acre, the exceeding acreage is typically not covered by impervious areas and therefore does not generally generate additional storm water run-off. The impervious factor for each parcel is then converted to EDU's by dividing the impervious factor by the average impervious factor of a single family home. The average impervious factor of a single family home in the District is determined by using the average parcel size of single family homes in the District, which excluding three outlier parcels which exceed seven acres each, was determined to be 0.91 acres multiplied by the typical impervious area of 25%.

Vacant Property (VAC).

Access Benefit

Properties are designated as vacant for assessment purposes if the Monterey County Assessor's land use code is a vacant use code. In converting vacant properties to EDUs, the assigned EDU factor is 1.0 per parcel based on the fact that the storm drainage improvements prevent the roadways from flooding and ensure the property can be accessed during inclement weather.

Impervious Benefit

Vacant parcels are not allocated any EDU's based on their parcel size and typical impervious percentages due to the fact that vacant parcels do not typically have impervious areas.

Utility Property (UTL).

Access Benefit

Properties are designated as utility for assessment purposes if the Monterey County Assessor's land use code is a utility use code. In converting utility properties to EDUs, the assigned EDU factor is 1.0 per parcel based on the fact that the storm drainage improvements prevent the roadways from flooding and ensure the property can be accessed during inclement weather.

Impervious Benefit

Utility parcels are allocated EDU's for their storm water runoff from the developed impervious area based on the following calculation. Parcel size in acres multiplied by the typical impervious area of utility parcels in CSA-17 which is approximately 8.5% to determine the parcels impervious factor. The impervious factor for each parcel is then converted to EDU's by dividing the utility parcel's impervious factor by the average impervious factor of a single family home. The average impervious factor of a single family home in the District is determined by using the average parcel size of single family homes in the District which, excluding three outlier parcels which exceed seven acres each, was determined to be 0.91 acres. This average parcel size is then multiplied by the average impervious area of 25% to determine the average impervious factor of a single family unit.

Public Property: Properties are designated as SFR, VAC, UTL or EXE based on the use of the property and the benefits received.

Exempt Property. (EXE) Parcels which do not receive a special benefit from the maintenance of the storm drainage Infrastructure are exempt from the assessment. Exempt property may include streets, public properties, utility easements, rights-of-way, passive public parks, common areas, landlocked parcels and small or irregular-shaped parcels. There are eleven parcels located within CSA-17 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.

Administrative Equivalent Dwelling Unit Assessment Methodology

Single Family Residential (SFR). The single-family parcel has been selected as the base unit for calculation of the administrative infrastructure 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 parcel as the County's administration of CSA-17 provides an equal benefit to all assessable parcels.

Vacant Property (VAC). Properties are designated as vacant for assessment purposes if the Monterey County Assessor's land use code is a vacant use code. In converting vacant properties to EDUs, the assigned EDU factor is 1.0 per parcel as the County's administration of CSA-17 provides an equal benefit to all assessable parcels.

Utility Property (UTL). Properties are designated as vacant for assessment purposes if the Monterey County Assessor's land use code is a utility use code. In converting utility properties to EDUs, the assigned EDU factor is 1.0 per parcel as the County's administration of CSA-17 provides an equal benefit to all assessable parcels.

Public Property: Properties are designated as SFR, VAC, UTL or EXE based on the use of the property and the benefits received.

Exempt Property. (EXE) Parcels which do not receive a special benefit from the maintenance of the storm drainage Infrastructure are exempt from the assessment. Exempt property may include streets, public properties, utility easements, rights-of-way, passive public parks, common areas, landlocked parcels and small or irregular-shaped parcels. There are eleven parcels located within CSA-17 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.

Roadway EDU Factors by Land Use

The following table summarizes the factors used to determine a parcels roadways EDUs based on land use.

Land Use Category	Basic Unit X EDU Factor	Roadway EDU Rates
Single Family Residential (SFR)	1 Dwelling Unit X 1.00	1.00 EDU per Dwelling Unit
Vacant Property (VAC) *(With residential Unit)*	1 Parcel X 0.004 1 Dwelling Unit x 1.00	0.004 EDU per Parcel 1.00 EDU per Dwelling Unit
Utility Property (UTL)	1 Parcel X 0.007	0.007 EDU per Parcel
Exempt Property (EXE)	1 Parcel X 0.00	0.00 EDU per Parcel

Storm Drainage EDU Factors by Land Use

The following table summarizes the factors used to determine each parcels EDUs based on storm drainage access and typical impervious area.

Land Use Category	Storm Drainage Access EDUs		Storm Drainage Impervious EDUs	
	Basic Unit X EDU Factor	Storm Drainge Access EDU Rates	Basic Unit X EDU Factor	Storm Drainge Impervious EDU Rates
Single Family Residential (SFR)	1 Parcel X 1.00	1.00 EDU per Parcel	Parcel Size (Capped at 1 Acre) X 0.25/(0.91 x 0.25)	0.879 EDU per Acre
Vacant Property (VAC)	1 Parcel X 1.00	1.00 EDU per Parcel	1 Acre X 0.00	0.00 EDU per Acre
Vacant Property (VAC) *(With residential Unit)*	1 Parcel X 1.00	1.00 EDU per Parcel	Parcel Size (Capped at 1 Acre) X 0.25/(0.91 x 0.25)	0.879 EDU per Acre
Utility Property (UTL)	1 Parcel X 1.00	1.00 EDU per Parcel	1 Acre X 0.085/(0.91 x 0.25)	0.374 EDU per Acre
Exempt Property (EXE)	1 Parcel X 0.00	0.00 EDU per Parcel	1 Acre X 0.00	0.00 EDU per Acre

Administration EDU Factors by Land Use

The following table summarizes the factors used to determine each parcels EDUs for CSA-17's administration.

Land Use Category	Basic Unit X EDU Factor	Administration EDU Rates
Single Family Residential (SFR)	1 Parcel X 1.00	1.00 EDU per Parcel
Vacant Property (VAC)	1 Parcel X 1.00	1.00 EDU per Parcel
Utility Property (UTL)	1 Parcel X 1.00	1.00 EDU per Parcel
Exempt Property (EXE)	1 Parcel X 0.00	0.00 EDU per Parcel

CSA-17 Inventory of Parcels

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

CSA-17 INVENTORY OF PARCELS BY LAND USE

Land Use Category	No. of Parcels	Units	Acres	Transportation EDUs	Storm Drainage Access EDUs	Storm Drainage Impervious EDUs	Administration EDUs
Single Family Residential (SFR)	*224.00*	*224*	*N/A*	*224.0000*	*224.00*	*193.86*	*224.00*
Vacant Property (VAC)	*4.00*	*N/A*	*6.41*	*0.01600*	*4.00*	*0.00*	*4.00*
Vacant Property (VAC) (With residential Unit)	*1.00*	*1*	*N/A*	*1.00000*	*1.00*	*1.10*	*1.00*
Utility Property (UTL)	*4.00*	*N/A*	*1.59*	*0.02800*	*4.00*	*0.60*	*4.00*
Exempt Property (EXE)	*11.00*	*N/A*	*N/A*	*0.00000*	*0.00*	*0.00*	*0.00*
CSA 17 Totals:	***244***	***225***	***8.01***	***225.0440***	***233.00***	***195.56***	***233.00***

Benefit to Parcels Outside of the CSA EDU Allocation

Parcels outside CSA-17 previously described in Part C are allocated EDU's utilizing the same method of apportionment as the parcels located within CSA-17 with the exception of the eight parcels located along Los Prados Drive. The parcels along Los Prados Drive receive a reduced roadway benefit from the CSA-17 improvements due to the fact that the parcels receive access from Los Prados Drive which is not maintained by CSA-17 and access only a very small segment of the roads in the district. This roadway benefit reduction is calculated based on the proportional length of Los Prados Drive in relation to the CSA-17 roadway improvements. The following table details the calculation of the benefit reduction for the parcels located outside CSA-17 along Los Prados Drive. Based on this table, the parcels benefit 0.0408 that of a single family home receiving full benefit from the CSA-17 roadway infrastructure.

LOS PRADOS DRIVE ROADWAY INFRASTRUCTURE BENEFIT REDUCTION

Roadway Name	Length in Miles
Total CSA-17 Roadway Length in Miles	4.23
Los Prados Drive	0.18
Total Length in Miles	4.41
Proportional Roadway Improvements Benefit to Parcels along Los Prados	**4.08%**

The following table provides the calculated special benefit EDU's to the parcels outside CSA-17 incorporating the Roadway Improvements Benefit Reduction for the parcels along Los Prados:

PARCELS OUTSIDE CSA-17 BENEFITING FROM CSA-17 INFRASTRUCTURE

APN	Land Use	Units	Acres	Transportation EDUs	Storm Drainage Access Parcels	Storm Drainage Impervious EDUs
169-081-027-000	SFR	1	11.17	1.0000	1.00	1.10
169-081-028-000	VAC	0	12.56	0.0040	1.00	0.00
169-081-029-000	SFR	1	11.17	1.0000	1.00	1.10
169-081-030-000	VAC	0	10.47	0.0040	1.00	0.00
169-071-060-000	SFR	1	1.08	0.0408	1.00	1.10
169-071-059-000	SFR	1	1.11	0.0408	1.00	1.10
169-071-061-000	SFR	1	1.01	0.0408	1.00	1.10
169-071-062-000	SFR	1	1.04	0.0408	1.00	1.10
169-071-055-000	SFR	1	1.29	0.0408	1.00	1.10
169-071-056-000	SFR	1	1.58	0.0408	1.00	1.10
169-071-058-000	SFR	1	1.29	0.0408	1.00	1.10
169-071-057-000	SFR	1	1.25	0.0408	1.00	1.10
169-321-003-000	SFR	1	30.90	1.0000	1.00	1.10
				3.3344	**13.00**	**12.10**

Allocation of Costs to Benefitting Parcels

ALLOCATION OF CSA-17 ESTIMATED COSTS

CSA-17 Benefitting Parcels	CSA-17 Road EDU's	Share of CSA-17 Roadway Benefits	$ Share of CSA-17 Roadway Costs	CSA-17 Storm Drainage EDU's	Share of CSA-17 Storm Drainage Benefits	$ Share of CSA-17 Storm Drainage Costs	CSA-17 Admin EDU's	Share of CSA-17 Admin Benefits	$ Share of CSA-17 Admin Costs	Total
CSA-17 Parcels	225.044	98.54%	$64,854.34	428.56	94.47%	$50,467.91	233.00	100.00%	$40,000.00	$155,322.25
Parcels located outside CSA-17	3.3344	1.46%	$960.92	25.10	5.53%	$2,955.82	0.00	0.00%	$0.00	$3,916.74
Totals	**228.38**	**100.00%**	**$65,815.26**	**453.66**	**100.00%**	**$53,423.73**	**233.00**	**100.00%**	**$40,000.00**	**$159,238.99**

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 property owner approval. In the event the SF-CCI is no longer published, the CSA shall use a similar index, as approved by the County Board of Supervisors.

Change of Use

The assessments identified in this Report may need to be modified if parcels change land use, if additional units are constructed on existing single family parcels or vacant parcels are developed. 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 property owner approval.

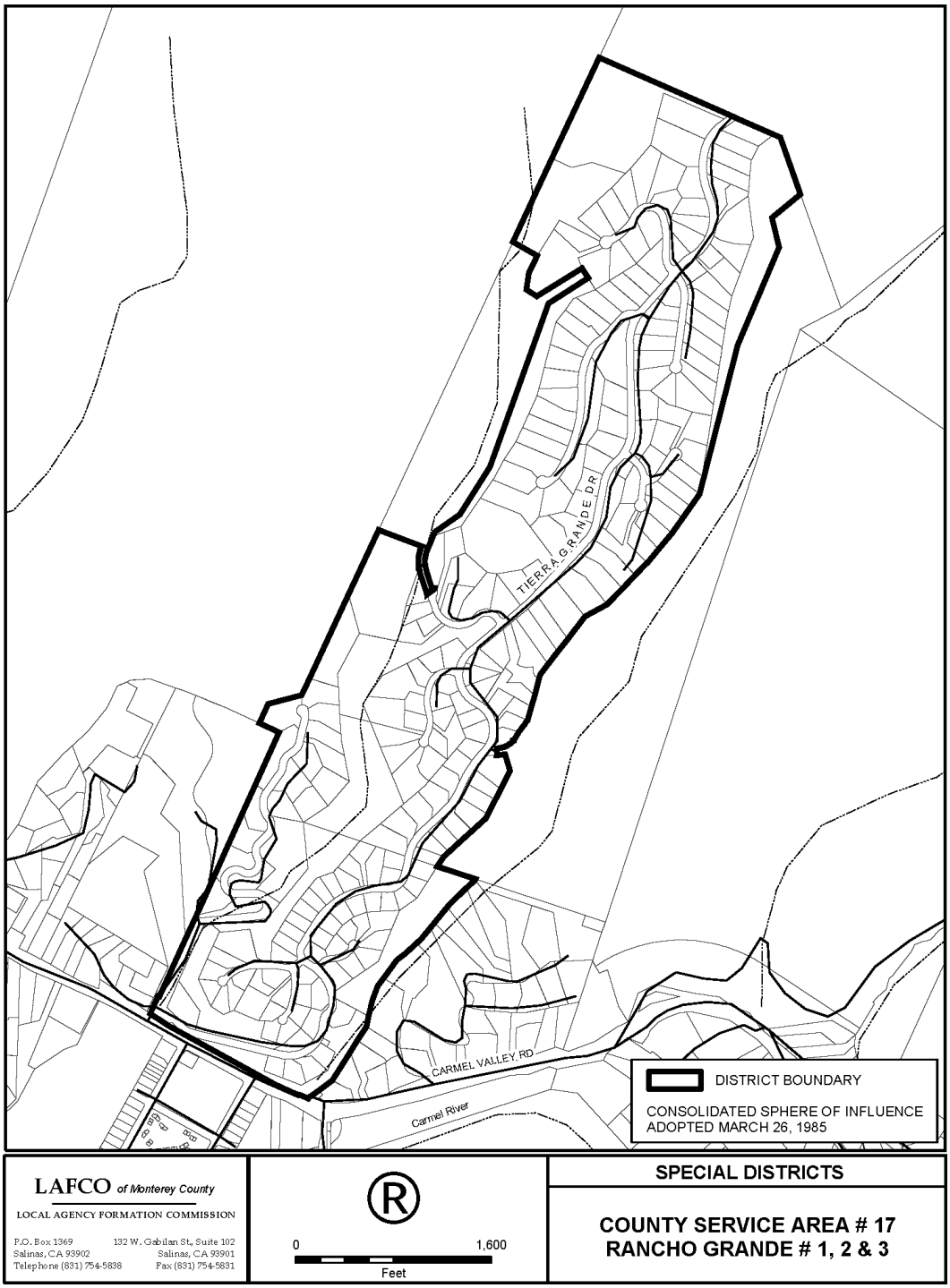
PART D - ASSESSMENT DIAGRAM

The LAFCO CSA-17 Boundary Map is shown in Appendix A of this Report.

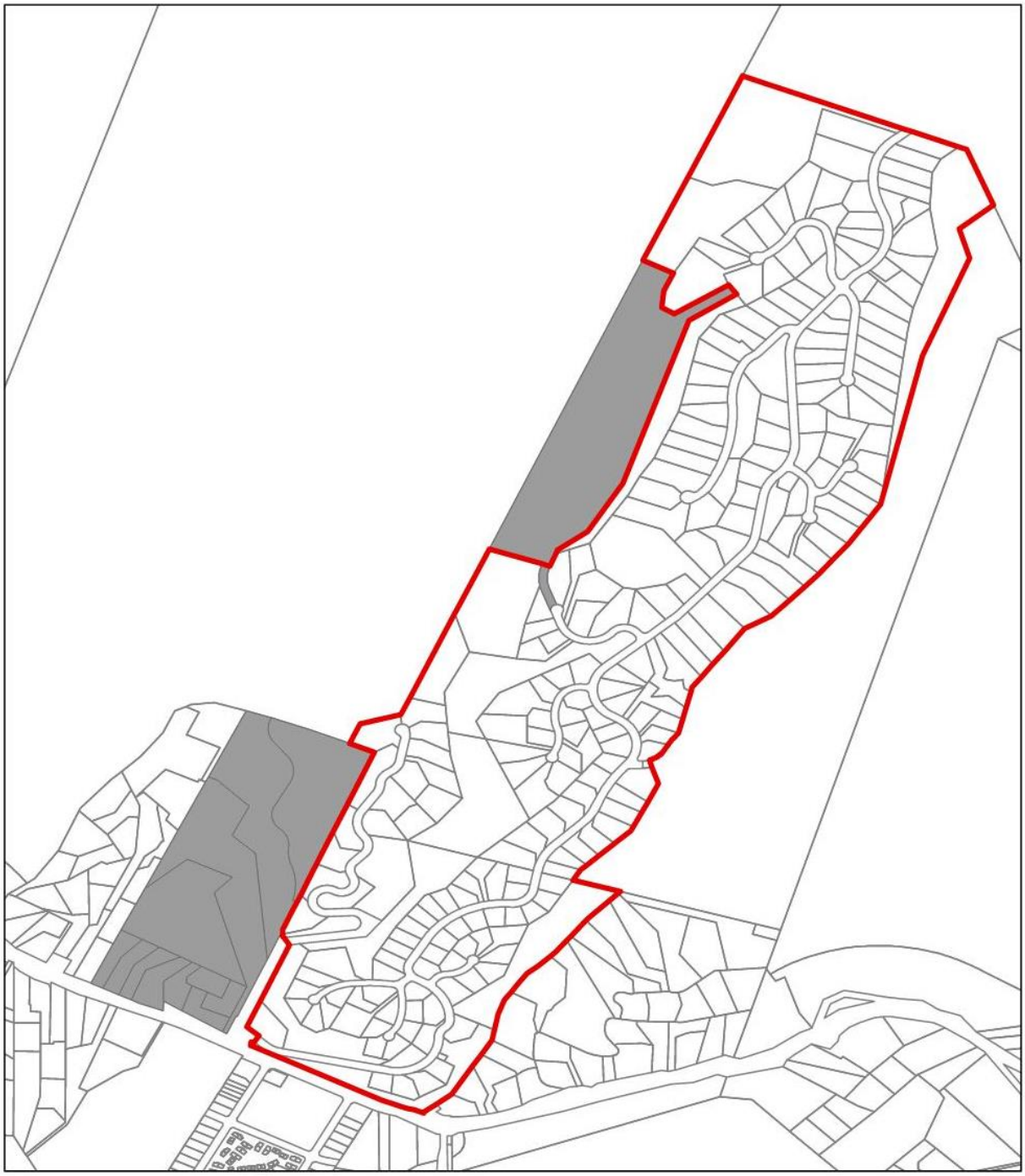
PART E - ASSESSMENT ROLL

The assessments set forth for each parcel is shown on the Assessment Roll for the CSA-17 , which is provided in Appendix E of this Report.

APPENDIX A:LAFCO CSA-17 BOUNDARY MAP

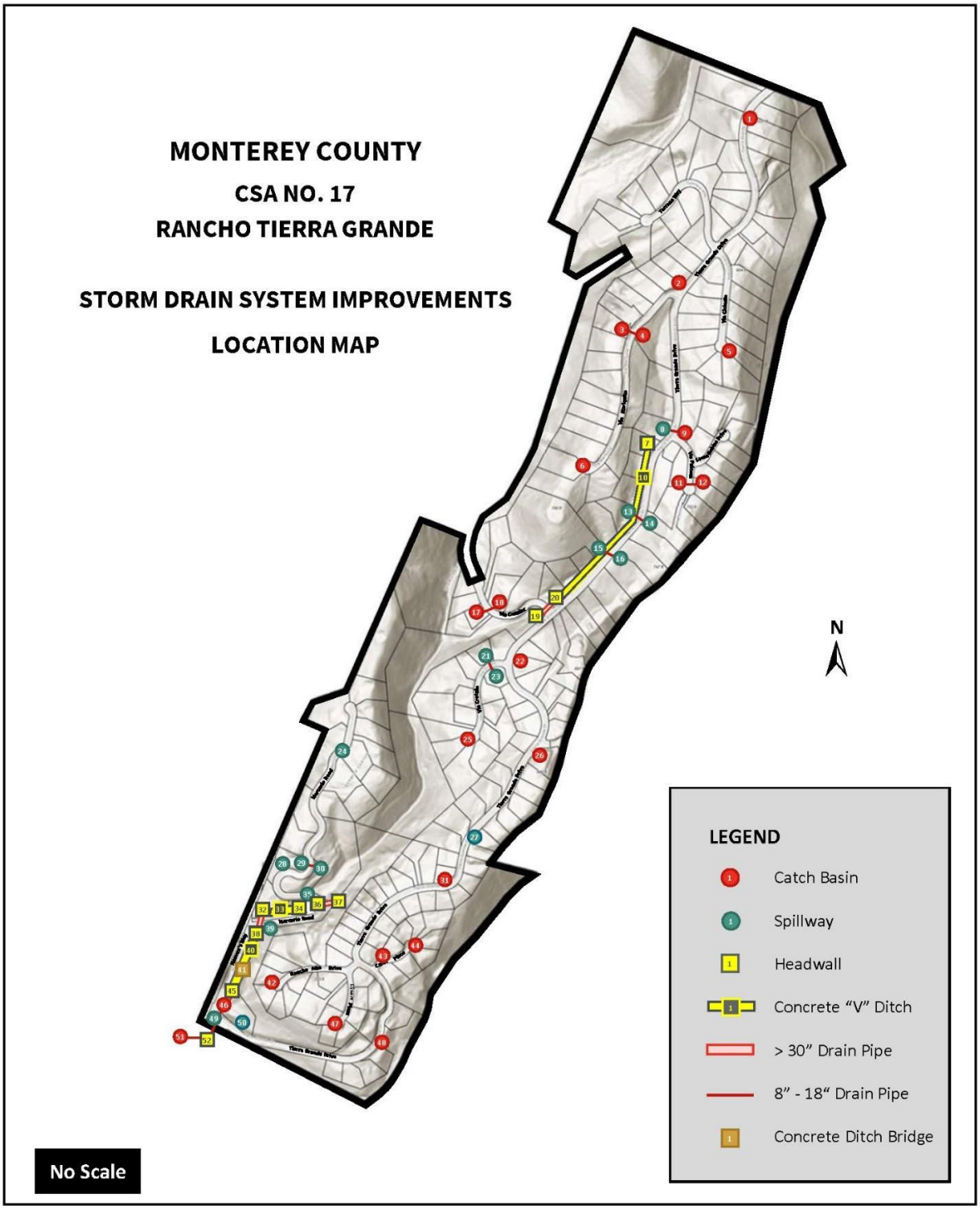


APPENDIX B: PARCELS OUTSIDE CSA-17 WITH SPECIAL BENEFIT



APPENDIX C: STORM DRAIN SYSTEM IMPROVEMENTS

The following pages provide a list of the Storm Drain System Improvements, a map showing the location of the Improvements except for street gutters, and a map showing the location of the street gutters.



Harris & Associates

Location Map
CSA 17 Rancho Tierra Grande
Storm Drain System Improvements

County of Monterey
County Service Area of No.17

Inventory of Strom Drain System Improvements

Item No.	Primary and Appurtenant Facilities	Unit Type	Quantity	Approximate Location
1	Type II Catch Basin	EA	1	North Side of Tierra Grande Drive approximately 20' east of Heaven's Way.
2	Type II Catch Basin	EA	1	Northwest corner of Tierra Grande Drive and Via Marquita.
3	Type II Catch Basin	EA	1	Westside of Via Marquita approximately 340' from road entrance at Tierra Grande Drive.
	18" CP Drain Pipe	EA	40	One pipe connecting items 3 and 4
4	Type II Catch Basin	EA	1	Eastside of Via Marquita approximately 340' from road entrance at Tierra Grande Drive
5	Type II Catch Basin	EA	1	End of cul-de-sac on Via Ciminella
6	Type II Catch Basin	EA	1	End of cul-de-sac on Via Marquita
7	Headwall	EA	1	Westside of Tierra Grande Drive approximately 300' south of Via Paloma.
8	Concrete Spillway	EA	1	Westside of Tierra Grande at Via Paloma.
9	Type II Catch Basin	EA	1	Eastside of Tierra Grande at Via Paloma.
10	Concrete "V" Ditch (1,400')	EA	1,400	West Side of Tierra Grande Drive beginning at Item 7 and ending at item 20
11	Type II Catch Basin	EA	1	West Side of Via Paloma approximately 125' from end of cul-de-sac.
	18' CP Drain Pipe	LF	40	One pipe connecting items 11 and 12
12	Type II Catch Basin	EA	1	East side of Via Paloma approximately 125' from end of cul-de-sac.
13	Concrete Spillway	EA	1	West side of Tierra Grande Drive approximately 500' south of Via Paloma
	18" CP Drain Pipe	LF	40	One pipe connecting items 13 and 14
14	Concrete Spillway	EA	1	East Side of Tierra Grande Drive approximately 500' South of Via Paloma
15	Concrete Spillway	EA	1	West side of Tierra Grande Drive approximately 1,000' south of Via Paloma.
	18" CP Drain Pipe	LF	40	One pipe connecting items 15 and 16
16	Concrete Spillway	EA	1	East Side of Tierra Grande drive approximately 1,000' south of Via Paloma.
17	Type II Catch Basin	EA	1	South Side of Via Cazador approximately 185' from end of cul-de-sac
	18" CP Drain Pipe	LF	40	One pipe connecting items 17 & 18
18	Type II Catch Basin	EA	1	North side of Via Cazador approximately 185' from end of cul-de-sac.
19	Headwall	EA	1	Southwest corner of Via Cazador and Tierra Grande Drive
20	36" RCP Drain Pipe	LF	140	One pipe, 140' connecting items 19 and 20
21	Concrete Spillway	EA	1	North side of Via Crotalo approximately
	18" CP Drain Pipe	LF	40	One pipe connecting items 21 and 23
22	Type II Catch Basin	EA	1	West Side of Tierra Grande Drive approximately 25' North of Via Crotalo.
23	Concrete Spillway	EA	1	South Side pf Via Crotalo approximately 90' road entrance at Tierra Grande Drive
24	Concrete Spillway	EA	1	East side Mercurio Road approximately 530' from end of cul-de-sac
25	Type II Catch Basin	EA	1	End of cul-de-sac on Via Crotalo
26	Type II Catch Basin	EA	1	West Side of Tierra Grande Drive approximately 45' north of Venado Drive
27	Concrete Spillway	EA	1	West side of Tierra Grande Drive approximately 225' south of Venado Drive
28	Asphalt Spillway	EA	1	West side of Mercurio Road approximately 1,710' from end of cul-de-sac
29	Concrete Spillway	EA	1	West side of Mercurio Road approximately 1,430' from end of cul-de-sac
	18" CP Drain Pipe	LF	40	One pipe connecting items 29 and 30
30	Concrete Spillway	EA	1	East side of Mercurio Road approximately 1,430' from end of cul-de-sac
	18" CMP Drain Pipe	LF	40	

County of Monterey
County Service Area of No.17

Inventory of Strom Drain System Improvements

Item No.	Primary and Appurtenant Facilities	Unit Type	Quantity	Approximate Location
31	Type II Catch Basin	EA	1	East Side of Tierra Grande Drive approximately 515' south of Venado Drive
32	Headwall	EA	1	North Side of Mercurio Road approximately 515' south of Venado Drive
33	Concrete "V" Ditch (400')	LF	400	West Side of Tierra Grande Drive beginning at item 32 and ending at item 34
34	Headwall	EA	1	North Side of Mercurio Road approximately 450' east of Heaven's Way
	36" RCP Drain Pipe	LF	20	One pipe, 20' northeast to natural drainage basin"
35	Concrete Spillway	EA	1	Mercurio Road approximately 775' from Heaven's Way
	18" CMP Drain Pipe	LF	50	
36	Headwall	EA	1	North Side of Mercurio Road Approximately 450' east of Heaven's Way
	36" RCP Drain Pipe	EA	80	One pipe, 80' connecting items 36 and 37
37	Concrete Intake Structure	EA	1	Approximately 35' east of Mercurio Road at first U-shaped curve
	8" RCP Drain Pipe	LF	10	
38	Headwall	EA	1	South Side of Mercurio Road approximately 55' east of Heaven's Way
	48" RCP Drain Pipe	LF	80	Two pipes, 40' each connecting items 32 and 38
39	Concrete Spillway	EA	1	South side of Mercurio Road approximately 60' east of Heaven's Way
40	Concrete "V" Ditch (750')	EA	1	East side of Heaven's Way between Tierra Grande Drive and Mercurio Road
41	Concrete Ditch Bridge (20x18)	EA	1	East side of Heaven's Way between Tierra Grande and Mercurio Road
42	Type II Catch Basin	LF	1	End of Cul-de-sac on Rancho Alto Drive
43	Type II Catch Basin	EA	1	North side of carol Place approximately 120' east of Tierra Grande Drive
44	Type II Catch Basin	EA	1	End of Cul-de-sac on Carol Place
45	Headwall	EA	1	East side of Heaven's Way approximately 200' North of Tierra Grande Drive
	36" RCP Drain Pipe	LF	200	One pipe, 200 linear feet connecting item 45 and item 46
46	Type II Catch Basin	EA	1	North Side of Tierra Grande approximately 20' East of Heaven's Way
47	Type II Catch Basin	EA	1	End of cul-de-sac on Elinore Place
48	Catch Basin	EA	1	East side of Tierra Grande Drive approximately 1525' east of Heaven's Way
49	Concrete Spillway	EA	1	North Side of Tierra Grande approximately 20' East of Heaven's Way
50	Concrete Spillway	EA	1	North Side of Tierra Grande approximately 165' East of Heaven's Way
51	Type II Catch Basin	LF	1	Northwest corner of Mercurio Road and Carmel Valley Road
52	Concrete Spillway	EA	1	South Side of Tierra Grande Drive approximately 20' east of Heaven's Way
	Manhole	EA	1	South Side of Tierra Grande Drive approximately 20' east of Heaven's Way
	18" RCP Drain Pipe	LF	90	Multiple pipes, connecting item 49,51 and 52

APPENDIX D:
EXISTING PAVEMENT CONDITION ASSESSMENT

Pavement Condition Assessment

From November 2019 to January 2020, Harris performed the Existing Pavement Condition Assessment ("PCA") by inspecting approximately four (4) centerline miles of the roadways within CSA-17 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 nineteen (19) street segments representing all the CSA-17 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-17 STREET SEGMENTS

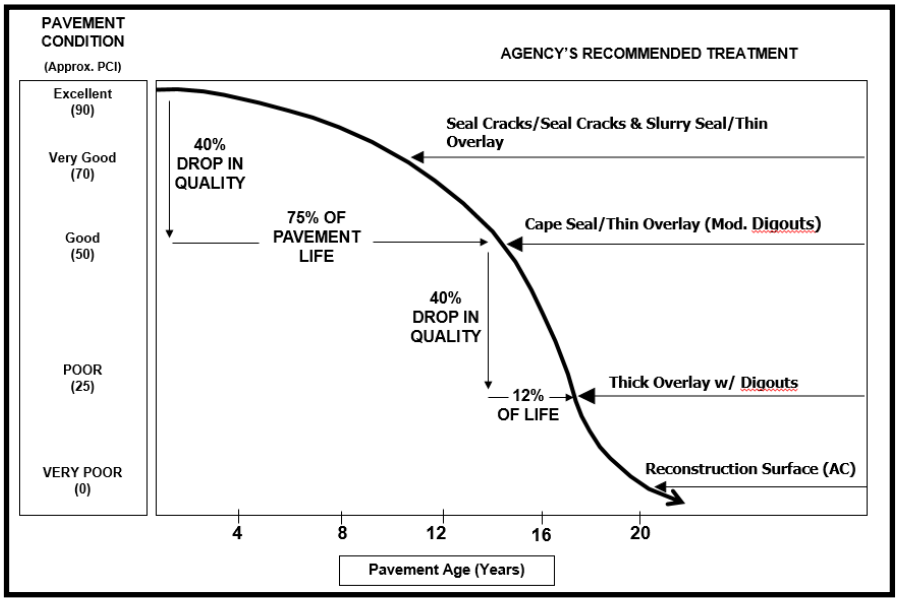
Segment Number / Street Name	Beginning Location	Ending Location	Pavement Condition Index
1. TELARANA WAY	WEST END	TIERRA GRANDE DR	100
2. VIA CAZADOR	VIA CAZADOR	WEST END	100
3. VIA CROTALO	WEST END	TIERRA GRANDE DR	100
4. VIA MARIQUITA	WEST END	TIERRA GRANDE DR	100
5. CAROL PLACE	TIERRA GRANDE DR	EAST END	58
6. ELINORE PLACE	SOUTH END	RANCHO ALTO DR	53
7. LOMA ROBLES DRIVE	VIA PALOMA	EAST END	55
8. MERCURIO ROAD	HEAVENS WY	NORTH END	54
9. RANCHO ALTO DRIVE	WEST END	TIERRA GRANDE DR	55
10. TIERRA GRANDE DRIVE	CARMEL VALLEY RD	CAROL PL	54
11. TIERRA GRANDE DRIVE	CAROL PL	VENADO DR	61
12. TIERRA GRANDE DRIVE	VENADO DR	VIA CROTALO	56
13. TIERRA GRANDE DRIVE	VIA CROTALO	VIA CAZADOR	60
14. TIERRA GRANDE DRIVE	VIA CAZADOR	VIA PALOMA	57
15. TIERRA GRANDE DRIVE	VIA PALOMA	VIA CICINDELA	56
16. TIERRA GRANDE DRIVE	VIA CICINDELA	EAST END	56
17. VIA CICINDELA	TIERRA GRANDE DR	EAST END	53
18. VIA PALOMA	SOUTH END	TIERRA GRANDE DR	61
19. MERCURIO ROAD	TIERRA GRANDE DR	HEAVENS WY	84

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:

PAVEMENT LIFE CYCLE



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 $6.50/SY to crack seal and slurry seal may become rehabilitation activities that might cost $64.25/SY to overlay or $182/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 range from excellent to good condition. At this level of deterioration, maintenance activities will restore the roadways to a higher-level PCI. The pavement management strategy for CSA-17 is to implement one of the following options:

Strategy #1: Implement 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: Do nothing and allow streets to continue to deteriorate. This is not a desirable option.

Pavement Maintenance Strategy #1

This strategy provides an ongoing street maintenance plan:

- CSA-17 Street Maintenance Plan

This is the most desirable approach as it allows streets to be improved to a minimum of very good condition. The strategy calls for pavement rehabilitation for all fourteen (14) CSA-17 street segments below a PCI of 70 in Fiscal Year 2025. Afterwards, the CSA-17 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-17 Street Rehabilitation Funding

Funding for street rehabilitation is expected to come from the Local Roads Rehabilitation Program. This program is expected to improve CSA-17 streets to 100 PCI in 2025. The CSA-17 Street Maintenance Program will provide slurry seal treatment on CSA-17 streets every eight years thereafter, with first treatment planned for 2033. The cost of the Street Rehabilitation Program is not included in the proposed assessments. The cost of the CSA-17 Street Maintenance Program is included in the proposed assessments.

CSA-17 Street Maintenance Plan

The CSA-17 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-17 street segments. The estimated annual cost of the first slurry seal treatment is as follows:

ESTIMATED ANNUAL COST OF CSA-17 SLURRY SEAL TREATMENTS

Segment Number / Street Name	Estimated Slurry Seal Cost
1. Carol Place	**$1,285**
2. Elinore Place	**$1,262**
3. Loma Robles Drive	**$970**
4. Mercurio Road	**$2,710**
5. Mercurio Road	**$8,199**
6. Rancho Alto Drive	**$2,069**
7. Telarana Way	**$3,301**
8. Tierra Grande Drive	**$6,138**
9. Tierra Grande Drive	**$7,224**
10. Tierra Grande Drive	**$2,052**
11. Tierra Grande Drive	**$1,490**
12. Tierra Grande Drive	**$4,904**
13. Tierra Grande Drive	**$4,449**
14. Tierra Grande Drive	**$4,210**
15. Via Cicindela	**$2,399**
16. Via Crotalo	**$2,102**
17. Via Mariquita	**$5,148**
18. Via Paloma	**$1,405**
Total Estimated Annual Cost	**$61,317**

The estimated annual costs are based on the CSA-17 Street Maintenance Plan and associated 30-year cash flow analysis for illustrative purposes, which are provided on the following pages.

CSA-17 STREET MAINTENANCE PLAN

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fiscal Year	**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**	**2038-39**	**2039-40**
Starting Fund Balance	**$0**	**$52,832**	**$107,640**	**$164,890**	**$224,668**	**$287,061**	**$352,161**	**$420,062**	**$317**	**$66,754**	**$136,181**	**$208,701**	**$284,424**	**$363,461**	**$445,926**
Street Maintenance Assessment	$52,051	$53,613	$55,221	$56,878	$58,584	$60,342	$62,152	$64,017	$65,938	$67,916	$69,953	$72,052	$74,214	$76,440	$78,733
Interest Earnings	$781	$1,195	$2,029	$2,900	$3,809	$4,758	$5,749	$6,781	$499	$1,511	$2,567	$3,671	$4,823	$6,025	$7,279
Total Revenue	**$52,832**	**$54,808**	**$57,250**	**$59,778**	**$62,393**	**$65,100**	**$67,901**	**$70,798**	**$66,437**	**$69,427**	**$72,520**	**$75,723**	**$79,037**	**$82,465**	**$86,012**
CSA Street Maintenance Program								$490,543							
Total Expenditures	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$490,543**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Year End Fund Balance	**$52,832**	**$107,640**	**$164,890**	**$224,668**	**$287,061**	**$352,161**	**$420,062**	**$317**	**$66,754**	**$136,181**	**$208,701**	**$284,424**	**$363,461**	**$445,926**	**$531,938**
Total Street EDU in CSA-17	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**
Proposed CSA-17 Street Assessment per EDU	**$231.29**	**$238.23**	**$245.38**	**$252.74**	**$260.32**	**$268.13**	**$276.18**	**$284.46**	**$293.00**	**$301.79**	**$310.84**	**$320.17**	**$329.78**	**$339.67**	**$349.86**

Plan Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Fiscal Year	**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**	**2053-54**	**2054-55**
Starting Fund Balance	**$531,938**	**$214**	**$84,372**	**$172,317**	**$264,181**	**$360,101**	**$460,219**	**$564,680**	**$673,634**	**$59**	**$106,663**	**$218,064**	**$334,431**	**$455,937**	**$582,760**
Street Maintenance Assessment	$81,095	$83,528	$86,034	$88,615	$91,273	$94,011	$96,831	$99,736	$102,728	$105,810	$108,984	$112,254	$115,622	$119,091	$122,664
Interest Earnings	$8,587	$630	$1,911	$3,249	$4,647	$6,107	$7,630	$9,218	$10,875	$794	$2,417	$4,113	$5,884	$7,732	$9,661
Total Revenue	**$89,682**	**$84,158**	**$87,945**	**$91,864**	**$95,920**	**$100,118**	**$104,461**	**$108,954**	**$113,603**	**$106,604**	**$111,401**	**$116,367**	**$121,506**	**$126,823**	**$132,325**
CSA Street Maintenance Program	$621,405								$787,178						
Total Expenditures	**$621,405**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$787,178**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Year End Fund Balance	**$214**	**$84,372**	**$172,317**	**$264,181**	**$360,101**	**$460,219**	**$564,680**	**$673,634**	**$59**	**$106,663**	**$218,064**	**$334,431**	**$455,937**	**$582,760**	**$715,085**
Total Street EDU in CSA-17	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**	**225**
Proposed CSA-17 Street Assessment per EDU	**$360.35**	**$371.16**	**$382.30**	**$393.77**	**$405.58**	**$417.74**	**$430.28**	**$443.18**	**$456.48**	**$470.17**	**$484.28**	**$498.81**	**$513.78**	**$529.19**	**$545.07**

[1] Figures in tables may not foot due to rounding.

APPENDIX E:
FISCAL YEAR 2025/26 ASSESSSSMENT ROLL

The following pages provide the Fiscal Year 2025/26 Assessment Roll for CSA-17.

County of Monterey
County Service Area No. 17

FY 2025/26 Assessment Roll

Assessor's Parcel Number	Parcel Acres	Land Use	Transportation EDUs	Transportation Assessment Rate	Storm Drainage Access EDU's	Storm Drainage Impervious EDU's	Total Storm Drainage EDUs	Storm Drainage Assessment Rate	Administration EDUs	Administration Assessment Rate	Fiscal Year 2025/26 Assessment
											Total
169-081-007-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.17	1.00	$ 171.67	$ 707.03
169-081-008-000	1.00	VAC	0.0040	$ 1.15	1.00	0.00	1.00	$ 117.76	1.00	$ 171.67	$ 290.59
169-081-009-000	1.01	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-010-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-011-000	1.01	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-012-000	1.49	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-013-000	1.54	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-014-000	1.22	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-015-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-016-000	1.06	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-017-000	1.11	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-018-000	1.07	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-019-000	1.21	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-020-000	1.03	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-021-000	1.24	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-022-000	1.03	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-081-023-000	0.98	SFR	1.0000	$ 288.19	1.00	1.08	2.08	$ 244.94	1.00	$ 171.67	$ 704.80
169-081-024-000	4.27	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-081-025-000	2.99	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-241-001-000	0.53	SFR	1.0000	$ 288.19	1.00	0.58	1.58	$ 186.06	1.00	$ 171.67	$ 645.92
169-241-002-000	0.47	SFR	1.0000	$ 288.19	1.00	0.52	1.52	$ 179.00	1.00	$ 171.67	$ 638.86
169-241-003-000	0.43	SFR	1.0000	$ 288.19	1.00	0.47	1.47	$ 173.11	1.00	$ 171.67	$ 632.97
169-241-004-000	0.45	SFR	1.0000	$ 288.19	1.00	0.50	1.50	$ 176.64	1.00	$ 171.67	$ 636.50
169-241-005-000	0.44	SFR	1.0000	$ 288.19	1.00	0.48	1.48	$ 174.29	1.00	$ 171.67	$ 634.15
169-241-006-000	0.47	SFR	1.0000	$ 288.19	1.00	0.52	1.52	$ 179.00	1.00	$ 171.67	$ 638.86
169-241-007-000	0.44	SFR	1.0000	$ 288.19	1.00	0.48	1.48	$ 174.29	1.00	$ 171.67	$ 634.15
169-241-008-000	0.42	SFR	1.0000	$ 288.19	1.00	0.46	1.46	$ 171.93	1.00	$ 171.67	$ 631.79
169-241-009-000	0.46	SFR	1.0000	$ 288.19	1.00	0.51	1.51	$ 177.82	1.00	$ 171.67	$ 637.68
169-241-010-000	0.54	SFR	1.0000	$ 288.19	1.00	0.59	1.59	$ 187.24	1.00	$ 171.67	$ 647.10
169-241-011-000	0.47	SFR	1.0000	$ 288.19	1.00	0.52	1.52	$ 179.00	1.00	$ 171.67	$ 638.86
169-241-012-000	0.40	SFR	1.0000	$ 288.19	1.00	0.43	1.43	$ 168.40	1.00	$ 171.67	$ 628.26
169-241-013-000	0.39	SFR	1.0000	$ 288.19	1.00	0.43	1.43	$ 168.40	1.00	$ 171.67	$ 628.26
169-241-014-000	0.88	SFR	1.0000	$ 288.19	1.00	0.97	1.97	$ 231.99	1.00	$ 171.67	$ 691.85
169-241-015-000	0.65	SFR	1.0000	$ 288.19	1.00	0.71	1.71	$ 201.37	1.00	$ 171.67	$ 661.23
169-241-016-000	0.57	SFR	1.0000	$ 288.19	1.00	0.63	1.63	$ 191.95	1.00	$ 171.67	$ 651.81
169-241-017-000	0.62	SFR	1.0000	$ 288.19	1.00	0.68	1.68	$ 197.84	1.00	$ 171.67	$ 657.70
169-241-018-000	0.77	SFR	1.0000	$ 288.19	1.00	0.85	1.85	$ 217.86	1.00	$ 171.67	$ 677.72
169-241-019-000	7.37	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-251-001-000	0.44	SFR	1.0000	$ 288.19	1.00	0.48	1.48	$ 174.29	1.00	$ 171.67	$ 634.15
169-251-002-000	0.49	SFR	1.0000	$ 288.19	1.00	0.54	1.54	$ 181.35	1.00	$ 171.67	$ 641.21
169-251-005-000	0.47	SFR	1.0000	$ 288.19	1.00	0.52	1.52	$ 179.00	1.00	$ 171.67	$ 638.86
169-251-006-000	0.54	SFR	1.0000	$ 288.19	1.00	0.59	1.59	$ 187.24	1.00	$ 171.67	$ 647.10
169-251-007-000	0.49	SFR	1.0000	$ 288.19	1.00	0.54	1.54	$ 181.35	1.00	$ 171.67	$ 641.21
169-251-008-000	0.48	SFR	1.0000	$ 288.19	1.00	0.53	1.53	$ 180.18	1.00	$ 171.67	$ 640.03
169-251-009-000	0.47	SFR	1.0000	$ 288.19	1.00	0.52	1.52	$ 179.00	1.00	$ 171.67	$ 638.86
169-251-010-000	0.44	SFR	1.0000	$ 288.19	1.00	0.48	1.48	$ 174.29	1.00	$ 171.67	$ 634.15
169-251-011-000	0.45	SFR	1.0000	$ 288.19	1.00	0.49	1.49	$ 175.47	1.00	$ 171.67	$ 635.32
169-251-012-000	0.46	SFR	1.0000	$ 288.19	1.00	0.51	1.51	$ 177.82	1.00	$ 171.67	$ 637.68
169-251-013-000	0.48	SFR	1.0000	$ 288.19	1.00	0.53	1.53	$ 180.18	1.00	$ 171.67	$ 640.03
169-251-014-000	0.49	SFR	1.0000	$ 288.19	1.00	0.54	1.54	$ 181.35	1.00	$ 171.67	$ 641.21

County of Monterey
County Service Area No. 17

FY 2025/26 Assessment Roll

Assessor's Parcel Number	Parcel Acres	Land Use	Transportation EDUs	Transportation Assessment Rate	Storm Drainage Access EDU's	Storm Drainage Impervious EDU's	Total Storm Drainage EDUs	Storm Drainage Assessment Rate	Administration EDUs	Administration Assessment Rate	Fiscal Year 2025/26 Assessment
											Total
169-251-015-000	5.84	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-251-017-000	0.62	SFR	1.0000	$ 288.19	1.00	0.68	1.68	$ 197.84	1.00	$ 171.67	$ 657.70
169-251-018-000	0.44	SFR	1.0000	$ 288.19	1.00	0.48	1.48	$ 174.29	1.00	$ 171.67	$ 634.15
169-261-001-000	1.55	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-261-002-000	0.45	SFR	1.0000	$ 288.19	1.00	0.49	1.49	$ 175.47	1.00	$ 171.67	$ 635.32
169-261-003-000	0.62	SFR	1.0000	$ 288.19	1.00	0.68	1.68	$ 197.84	1.00	$ 171.67	$ 657.70
169-261-004-000	0.48	SFR	1.0000	$ 288.19	1.00	0.53	1.53	$ 180.18	1.00	$ 171.67	$ 640.03
169-261-005-000	1.28	VAC	0.0040	$ 1.15	1.00	0.00	1.00	$ 117.76	1.00	$ 171.67	$ 290.59
169-261-006-000	0.43	SFR	1.0000	$ 288.19	1.00	0.47	1.47	$ 173.11	1.00	$ 171.67	$ 632.97
169-261-007-000	0.40	SFR	1.0000	$ 288.19	1.00	0.44	1.44	$ 169.58	1.00	$ 171.67	$ 629.44
169-261-008-000	0.38	SFR	1.0000	$ 288.19	1.00	0.42	1.42	$ 167.22	1.00	$ 171.67	$ 627.08
169-261-009-000	0.55	SFR	1.0000	$ 288.19	1.00	0.60	1.60	$ 188.42	1.00	$ 171.67	$ 648.28
169-261-010-000	0.41	SFR	1.0000	$ 288.19	1.00	0.45	1.45	$ 170.75	1.00	$ 171.67	$ 630.61
169-261-011-000	1.16	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-261-012-000	0.42	SFR	1.0000	$ 288.19	1.00	0.46	1.46	$ 171.93	1.00	$ 171.67	$ 631.79
169-261-013-000	0.49	SFR	1.0000	$ 288.19	1.00	0.54	1.54	$ 181.35	1.00	$ 171.67	$ 641.21
169-261-014-000	5.00	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-261-015-000	0.48	SFR	1.0000	$ 288.19	1.00	0.53	1.53	$ 180.18	1.00	$ 171.67	$ 640.03
169-261-016-000	0.51	SFR	1.0000	$ 288.19	1.00	0.56	1.56	$ 183.71	1.00	$ 171.67	$ 643.57
169-261-017-000	0.43	SFR	1.0000	$ 288.19	1.00	0.47	1.47	$ 173.11	1.00	$ 171.67	$ 632.97
169-261-018-000	0.49	SFR	1.0000	$ 288.19	1.00	0.53	1.53	$ 180.18	1.00	$ 171.67	$ 640.03
169-261-019-000	0.35	SFR	1.0000	$ 288.19	1.00	0.38	1.38	$ 162.51	1.00	$ 171.67	$ 622.37
169-261-020-000	0.65	SFR	1.0000	$ 288.19	1.00	0.71	1.71	$ 201.37	1.00	$ 171.67	$ 661.23
169-261-021-000	0.62	SFR	1.0000	$ 288.19	1.00	0.68	1.68	$ 197.84	1.00	$ 171.67	$ 657.70
169-261-022-000	0.60	SFR	1.0000	$ 288.19	1.00	0.66	1.66	$ 195.48	1.00	$ 171.67	$ 655.34
169-262-001-000	0.73	SFR	1.0000	$ 288.19	1.00	0.80	1.80	$ 211.97	1.00	$ 171.67	$ 671.83
169-262-002-000	0.06	UTL	0.0070	$ 2.02	1.00	0.02	1.02	$ 120.12	1.00	$ 171.67	$ 293.81
169-262-003-000	0.57	SFR	1.0000	$ 288.19	1.00	0.00	1.00	$ 117.76	1.00	$ 171.67	$ 577.62
169-262-004-000	0.85	SFR	1.0000	$ 288.19	1.00	0.00	1.00	$ 117.76	1.00	$ 171.67	$ 577.62
169-262-005-000	0.48	SFR	1.0000	$ 288.19	1.00	0.00	1.00	$ 117.76	1.00	$ 171.67	$ 577.62
169-262-006-000	0.48	SFR	1.0000	$ 288.19	1.00	0.00	1.00	$ 117.76	1.00	$ 171.67	$ 577.62
169-262-007-000	4.83	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-271-001-000	0.74	SFR	1.0000	$ 288.19	1.00	0.81	1.81	$ 213.15	1.00	$ 171.67	$ 673.01
169-271-002-000	0.69	SFR	1.0000	$ 288.19	1.00	0.76	1.76	$ 207.26	1.00	$ 171.67	$ 667.12
169-271-003-000	0.88	SFR	1.0000	$ 288.19	1.00	0.97	1.97	$ 231.99	1.00	$ 171.67	$ 691.85
169-271-004-000	0.74	SFR	1.0000	$ 288.19	1.00	0.81	1.81	$ 213.15	1.00	$ 171.67	$ 673.01
169-271-005-000	0.71	SFR	1.0000	$ 288.19	1.00	0.78	1.78	$ 209.62	1.00	$ 171.67	$ 669.48
169-271-006-000	0.59	SFR	1.0000	$ 288.19	1.00	0.65	1.65	$ 194.31	1.00	$ 171.67	$ 654.17
169-271-007-000	0.53	UTL	0.0070	$ 2.02	1.00	0.20	1.20	$ 141.31	1.00	$ 171.67	$ 315.01
169-272-001-000	1.19	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-272-002-000	0.89	SFR	1.0000	$ 288.19	1.00	0.98	1.98	$ 233.17	1.00	$ 171.67	$ 693.03
169-272-003-000	0.99	SFR	1.0000	$ 288.19	1.00	1.09	2.09	$ 246.12	1.00	$ 171.67	$ 705.98
169-272-004-000	0.90	SFR	1.0000	$ 288.19	1.00	0.99	1.99	$ 234.35	1.00	$ 171.67	$ 694.21
169-272-005-000	0.73	SFR	1.0000	$ 288.19	1.00	0.80	1.80	$ 211.97	1.00	$ 171.67	$ 671.83
169-272-006-000	0.60	SFR	1.0000	$ 288.19	1.00	0.66	1.66	$ 195.48	1.00	$ 171.67	$ 655.34
169-272-009-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-272-010-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-272-011-000	9.04	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-272-012-000	0.93	SFR	1.0000	$ 288.19	1.00	1.02	2.02	$ 237.88	1.00	$ 171.67	$ 697.74
169-272-013-000	1.54	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16

County of Monterey
County Service Area No. 17

FY 2025/26 Assessment Roll

Assessor's Parcel Number	Parcel Acres	Land Use	Transportation EDUs	Transportation Assessment Rate	Storm Drainage Access EDU's	Storm Drainage Impervious EDU's	Total Storm Drainage EDUs	Storm Drainage Assessment Rate	Administration EDUs	Administration Assessment Rate	Fiscal Year 2025/26 Assessment
											Total
169-281-001-000	0.64	SFR	1.0000	$ 288.19	1.00	0.70	1.70	$ 200.20	1.00	$ 171.67	$ 660.05
169-281-002-000	0.60	SFR	1.0000	$ 288.19	1.00	0.66	1.66	$ 195.48	1.00	$ 171.67	$ 655.34
169-281-003-000	0.59	SFR	1.0000	$ 288.19	1.00	0.65	1.65	$ 194.31	1.00	$ 171.67	$ 654.17
169-281-004-000	0.46	SFR	1.0000	$ 288.19	1.00	0.51	1.51	$ 177.82	1.00	$ 171.67	$ 637.68
169-282-001-000	1.13	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-283-001-000	0.50	SFR	1.0000	$ 288.19	1.00	0.55	1.55	$ 182.53	1.00	$ 171.67	$ 642.39
169-283-002-000	0.59	SFR	1.0000	$ 288.19	1.00	0.65	1.65	$ 194.31	1.00	$ 171.67	$ 654.17
169-283-003-000	0.55	SFR	1.0000	$ 288.19	1.00	0.60	1.60	$ 188.42	1.00	$ 171.67	$ 648.28
169-283-004-000	0.52	SFR	1.0000	$ 288.19	1.00	0.57	1.57	$ 184.89	1.00	$ 171.67	$ 644.75
169-283-005-000	0.53	SFR	1.0000	$ 288.19	1.00	0.58	1.58	$ 186.06	1.00	$ 171.67	$ 645.92
169-283-006-000	0.56	SFR	1.0000	$ 288.19	1.00	0.62	1.62	$ 190.77	1.00	$ 171.67	$ 650.63
169-283-007-000	0.50	SFR	1.0000	$ 288.19	1.00	0.55	1.55	$ 182.53	1.00	$ 171.67	$ 642.39
169-283-008-000	0.88	SFR	1.0000	$ 288.19	1.00	0.97	1.97	$ 231.99	1.00	$ 171.67	$ 691.85
169-283-009-000	0.51	SFR	1.0000	$ 288.19	1.00	0.56	1.56	$ 183.71	1.00	$ 171.67	$ 643.57
169-284-001-000	1.50	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-284-002-000	0.57	SFR	1.0000	$ 288.19	1.00	0.63	1.63	$ 191.95	1.00	$ 171.67	$ 651.81
169-284-003-000	0.56	SFR	1.0000	$ 288.19	1.00	0.62	1.62	$ 190.77	1.00	$ 171.67	$ 650.63
169-284-004-000	1.93	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-284-005-000	0.53	SFR	1.0000	$ 288.19	1.00	0.58	1.58	$ 186.06	1.00	$ 171.67	$ 645.92
169-284-006-000	0.65	SFR	1.0000	$ 288.19	1.00	0.71	1.71	$ 201.37	1.00	$ 171.67	$ 661.23
169-284-007-000	0.69	SFR	1.0000	$ 288.19	1.00	0.76	1.76	$ 207.26	1.00	$ 171.67	$ 667.12
169-291-001-000	1.90	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-291-002-000	1.19	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-291-003-000	1.30	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-291-007-000	0.90	SFR	1.0000	$ 288.19	1.00	0.99	1.99	$ 234.35	1.00	$ 171.67	$ 694.21
169-291-008-000	0.60	SFR	1.0000	$ 288.19	1.00	0.66	1.66	$ 195.48	1.00	$ 171.67	$ 655.34
169-291-009-000	0.67	SFR	1.0000	$ 288.19	1.00	0.73	1.73	$ 203.73	1.00	$ 171.67	$ 663.59
169-291-010-000	0.67	SFR	1.0000	$ 288.19	1.00	0.74	1.74	$ 204.91	1.00	$ 171.67	$ 664.76
169-291-013-000	1.12	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-291-015-000	1.43	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-291-016-000	1.39	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-301-001-000	0.63	SFR	1.0000	$ 288.19	1.00	0.69	1.69	$ 199.02	1.00	$ 171.67	$ 658.88
169-301-002-000	0.68	SFR	1.0000	$ 288.19	1.00	0.75	1.75	$ 206.08	1.00	$ 171.67	$ 665.94
169-301-003-000	0.77	SFR	1.0000	$ 288.19	1.00	0.85	1.85	$ 217.86	1.00	$ 171.67	$ 677.72
169-301-004-000	0.51	SFR	1.0000	$ 288.19	1.00	0.56	1.56	$ 183.71	1.00	$ 171.67	$ 643.57
169-301-005-000	8.11	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-302-001-000	0.45	SFR	1.0000	$ 288.19	1.00	0.49	1.49	$ 175.47	1.00	$ 171.67	$ 635.32
169-302-002-000	1.14	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-302-003-000	1.57	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-302-004-000	1.08	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-302-005-000	1.46	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-302-006-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-302-007-000	1.10	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-302-008-000	0.70	SFR	1.0000	$ 288.19	1.00	0.77	1.77	$ 208.44	1.00	$ 171.67	$ 668.30
169-311-001-000	7.47	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-321-001-000	11.13	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-321-002-000	6.31	EXE	0.0000	$ -	0.00	0.00	0.00	$ -	0.00	$ -	$ -
169-331-001-000	1.07	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-331-002-000	1.16	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-331-003-000	1.64	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16

County of Monterey
County Service Area No. 17

FY 2025/26 Assessment Roll

Assessor's Parcel Number	Parcel Acres	Land Use	Transportation EDUs	Transportation Assessment Rate	Storm Drainage Access EDU's	Storm Drainage Impervious EDU's	Total Storm Drainage EDUs	Storm Drainage Assessment Rate	Administration EDUs	Administration Assessment Rate	Fiscal Year 2025/26 Assessment
											Total
169-331-004-000	7.01	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-331-005-000	2.18	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-331-006-000	1.34	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-331-007-000	1.26	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-332-001-000	1.53	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-332-002-000	1.68	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-332-003-000	1.79	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-341-001-000	0.98	SFR	1.0000	$ 288.19	1.00	1.08	2.08	$ 244.94	1.00	$ 171.67	$ 704.80
169-341-002-000	0.79	SFR	1.0000	$ 288.19	1.00	0.87	1.87	$ 220.21	1.00	$ 171.67	$ 680.07
169-341-003-000	0.75	SFR	1.0000	$ 288.19	1.00	0.82	1.82	$ 214.33	1.00	$ 171.67	$ 674.19
169-341-004-000	1.11	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-341-005-000	1.63	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-341-006-000	1.19	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-341-007-000	1.13	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-341-008-000	1.24	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-342-001-000	0.76	SFR	1.0000	$ 288.19	1.00	0.83	1.83	$ 215.50	1.00	$ 171.67	$ 675.36
169-342-002-000	0.89	SFR	1.0000	$ 288.19	1.00	0.98	1.98	$ 233.17	1.00	$ 171.67	$ 693.03
169-342-003-000	0.98	SFR	1.0000	$ 288.19	1.00	1.08	2.08	$ 244.94	1.00	$ 171.67	$ 704.80
169-342-004-000	1.01	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-342-005-000	0.99	SFR	1.0000	$ 288.19	1.00	1.09	2.09	$ 246.12	1.00	$ 171.67	$ 705.98
169-342-006-000	1.09	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-342-007-000	0.99	SFR	1.0000	$ 288.19	1.00	1.09	2.09	$ 246.12	1.00	$ 171.67	$ 705.98
169-342-008-000	1.63	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-342-009-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-342-010-000	0.75	SFR	1.0000	$ 288.19	1.00	0.82	1.82	$ 214.33	1.00	$ 171.67	$ 674.19
169-342-011-000	0.35	UTL	0.0070	$ 2.02	1.00	0.13	1.13	$ 133.07	1.00	$ 171.67	$ 306.76
169-342-012-000	1.18	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-351-002-000	0.98	SFR	1.0000	$ 288.19	1.00	1.08	2.08	$ 244.94	1.00	$ 171.67	$ 704.80
169-351-003-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-351-004-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-351-005-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-351-006-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-352-001-000	2.27	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-352-002-000	0.98	SFR	1.0000	$ 288.19	1.00	1.08	2.08	$ 244.94	1.00	$ 171.67	$ 704.80
169-352-003-000	1.08	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-352-004-000	1.99	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-353-001-000	1.05	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-353-002-000	0.94	SFR	1.0000	$ 288.19	1.00	1.03	2.03	$ 239.06	1.00	$ 171.67	$ 698.92
169-353-003-000	1.47	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-353-004-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-353-005-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-353-006-000	1.00	SFR	1.0000	$ 288.19	1.00	1.09	2.09	$ 246.12	1.00	$ 171.67	$ 705.98
169-353-007-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-353-008-000	1.07	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-353-009-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-353-010-000	0.76	SFR	1.0000	$ 288.19	1.00	0.84	1.84	$ 216.68	1.00	$ 171.67	$ 676.54
169-353-011-000	1.02	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-353-012-000	1.03	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-353-013-000	0.99	SFR	1.0000	$ 288.19	1.00	1.09	2.09	$ 246.12	1.00	$ 171.67	$ 705.98
169-361-001-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16

County of Monterey
County Service Area No. 17

FY 2025/26 Assessment Roll

Assessor's Parcel Number	Parcel Acres	Land Use	Transportation EDUs	Transportation Assessment Rate	Storm Drainage Access EDU's	Storm Drainage Impervious EDU's	Total Storm Drainage EDUs	Storm Drainage Assessment Rate	Administration EDUs	Administration Assessment Rate	Fiscal Year 2025/26 Assessment
											Total
169-361-002-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-361-003-000	0.97	SFR	1.0000	$ 288.19	1.00	1.07	2.07	$ 243.77	1.00	$ 171.67	$ 703.63
169-361-004-000	1.37	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-361-006-000	1.03	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-361-007-000	0.92	SFR	1.0000	$ 288.19	1.00	1.01	2.01	$ 236.70	1.00	$ 171.67	$ 696.56
169-361-008-000	0.89	SFR	1.0000	$ 288.19	1.00	0.97	1.97	$ 231.99	1.00	$ 171.67	$ 691.85
169-361-009-000	0.79	SFR	1.0000	$ 288.19	1.00	0.87	1.87	$ 220.21	1.00	$ 171.67	$ 680.07
169-361-010-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-361-011-000	1.01	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-362-001-000	0.83	SFR	1.0000	$ 288.19	1.00	0.91	1.91	$ 224.93	1.00	$ 171.67	$ 684.78
169-362-002-000	0.62	SFR	1.0000	$ 288.19	1.00	0.68	1.68	$ 197.84	1.00	$ 171.67	$ 657.70
169-363-002-000	0.50	SFR	1.0000	$ 288.19	1.00	0.55	1.55	$ 182.53	1.00	$ 171.67	$ 642.39
169-363-003-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-363-006-000	1.16	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-363-007-000	1.12	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-363-008-000	1.14	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-363-009-000	1.03	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-363-010-000	0.56	SFR	1.0000	$ 288.19	1.00	0.62	1.62	$ 190.77	1.00	$ 171.67	$ 650.63
169-363-011-000	1.18	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-364-001-000	0.61	SFR	1.0000	$ 288.19	1.00	0.67	1.67	$ 196.66	1.00	$ 171.67	$ 656.52
169-364-002-000	0.74	SFR	1.0000	$ 288.19	1.00	0.81	1.81	$ 213.15	1.00	$ 171.67	$ 673.01
169-364-003-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-371-001-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-371-002-000	1.13	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-371-003-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-371-004-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-371-005-000	3.31	VAC	0.0040	$ 1.15	1.00	0.00	1.00	$ 117.76	1.00	$ 171.67	$ 290.59
169-371-006-000	7.71	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-381-001-000	1.01	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-381-002-000	1.02	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-381-003-000	1.04	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-381-004-000	1.08	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-381-005-000	0.76	SFR	1.0000	$ 288.19	1.00	0.84	1.84	$ 216.68	1.00	$ 171.67	$ 676.54
169-381-007-000	0.66	UTL	0.0070	$ 2.02	1.00	0.25	1.25	$ 147.20	1.00	$ 171.67	$ 320.89
169-381-008-000	1.88	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-391-001-000	12.85	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-391-002-000	2.24	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-391-003-000	2.45	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-391-004-000	1.00	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-391-005-000	0.82	VAC	0.0040	$ 1.15	1.00	0.00	1.00	$ 117.76	1.00	$ 171.67	$ 290.59
169-391-006-000	0.79	SFR	1.0000	$ 288.19	1.00	0.87	1.87	$ 220.21	1.00	$ 171.67	$ 680.07
169-391-007-000	0.78	SFR	1.0000	$ 288.19	1.00	0.86	1.86	$ 219.04	1.00	$ 171.67	$ 678.90
169-391-008-000	1.44	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
169-391-009-000	1.66	SFR	1.0000	$ 288.19	1.00	1.10	2.10	$ 247.30	1.00	$ 171.67	$ 707.16
CSA-17 Totals			**225.0440**	**$ 64,854.34**	**233.00**	**195.56**	**428.56**	**$ 50,467.91**	**233.00**	**$ 40,000.00**	**$ 155,322.24**