



County of Monterey

Item No.29

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: RES 25-123

August 19, 2025

Introduced: 7/24/2025

Current Status: Public Works, Facilities &
Parks - Consent

Version: 1

Matter Type: BoS Resolution

Adopt a Resolution directing the Department of Public Works, Facilities and Parks (PWFP) to proceed with the preparation of an Engineer's Report and complete a Proposition 218 election for County Service Areas (CSAs) 1 - Carmel Point (CSA 1) for street lighting and street maintenance, 15 - Serra Village/Toro Park (CSA 15) for street lighting, storm drain maintenance, street and sidewalk maintenance and open space maintenance, 23 - Carmel Rancho (CSA 23) for street lighting, storm drain maintenance, street and sidewalk maintenance, and 50 Rioway Tract No. 2 (CSA 50) for storm drain maintenance and levee maintenance, to increase direct benefit assessment rates to place annual revenue in line with annual costs for the active services.

RECOMMENDATION:

Adopt a Resolution directing the Department of Public Works, Facilities and Parks (PWFP) to proceed with the preparation of an Engineer's Report and complete a Proposition 218 election for County Service Areas (CSAs) 1 - Carmel Point (CSA 1) for street lighting and street maintenance, 15 - Serra Village/Toro Park (CSA 15) for street lighting, storm drain maintenance, street and sidewalk maintenance and open space maintenance, 23 - Carmel Rancho (CSA 23) for street lighting, storm drain maintenance, street and sidewalk maintenance, and 50 Rioway Tract No. 2 (CSA 50) for storm drain maintenance and levee maintenance, to increase direct benefit assessment rates to place annual revenue in line with annual costs for the active services.

SUMMARY

The special assessment rates for CSA 1, CSA 15, CSA 23 and CSA 50 have not increased since Proposition 218 was passed by voters in November 1996. Today, annual revenue in these special districts is insufficient to provide for the current/proposed active services. To increase assessment rates, a Proposition 218 election is required. Prior to the election, an Engineer's Report must be prepared and approved by the Board of Supervisors.

DISCUSSION:

CSA 1 has one active service, street lighting. The CSA 1 Advisory Committee recommended the Board of Supervisors expand the active services to include street maintenance and storm drain maintenance. There are 355 parcels on the property tax roll that are currently assessed \$0.59 a month per single family dwelling or \$7.08 a year per single family dwelling. The annual special assessment revenue totaled \$2,479 in Fiscal Year (FY) 2023-24. CSA 1 also receives a small portion of the property tax revenue, known as Assembly Bill 8 (AB8) revenue, totaling \$45,403 in FY 2023-24. The combined revenue is sufficient to provide for street lighting. However, an Engineer's Report and Proposition 218 election is required to expand active services and increase the special assessments to

fund the proposed expanded services to include street maintenance and storm drain maintenance.

CSA 15 active services include street lighting, storm drain maintenance, street and sidewalk maintenance, and open space maintenance. There are 813 parcels on the property tax roll that are currently assessed \$2.88/month/single family dwelling, or \$34.64 a year per single family dwelling resulting in annual special assessment revenue of \$27,993 in FY 2023-24. CSA 15 also receives AB8 revenue totaling \$197,304 in FY 2023-24. The special assessment revenue combined with AB8 revenue is insufficient to provide for the active services.

CSA 23 active services include street lighting, storm drain maintenance, and street and sidewalk maintenance. A large portion of CSA 23 is located within the boundary of CSA 50, and both include storm drain maintenance as an active service. There are 247 parcels on the property tax roll. Most are assessed \$36.92 per year resulting in annual special assessment revenue of \$11,742 in FY 2023-24. CSA 23 also receives AB8 revenue totaling \$3,216 in FY 2023-24. The special assessment revenue combined with AB8 revenue is insufficient to provide for the active services.

CSA 50 active services include storm drain maintenance and levee maintenance. There are 460 parcels on the tax roll. Most parcels are assessed \$48.18/year or \$222.22/year resulting in annual special assessment revenue of \$119,075 in FY 2023-24. CSA 50 also receives AB8 revenue totaling \$2,418 in FY 2023-24. The special assessment revenue combined with AB8 revenue is insufficient to provide for the active services.

OTHER AGENCY INVOLVEMENT:

The CSA 1 Advisory Committee unanimously passed a motion May 19, 2025 recommending the Board of Supervisors direct PWFP to proceed with the preparation of an Engineer's Report and complete a Proposition 218 election that would expand CSA 1 active services to include street maintenance and storm drain maintenance.

The CSA 15 Advisory Committee unanimously passed a motion June 3, 2025 recommending the Board of Supervisors direct PWFP to proceed with the preparation of an Engineer's Report and complete a Proposition 218 election to increase direct benefit assessment rates to place annual revenue in line with annual costs.

The CSA 50 Advisory Committee unanimously passed a motion April 24, 2025 recommending the Board of Supervisors direct PWFP to proceed with the preparation of an Engineer's Report and complete a Proposition 218 election to increase direct benefit assessment rates to place annual revenue in line with annual costs.

FINANCING:

The FY 2025-26 adopted budgets for CSA 1 (051-8566-PFP007), CSA 15 (056-8566-PFP010), CSA 23 (060-8566-PFP014) and CSA 50 (077-8566-PFP031) include sufficient funds to complete an Engineer's Report and Proposition 218 election.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The recommended action complies with the Board of Supervisors' Strategic Initiatives related to Administration, Health & Human Services, Infrastructure, and Public Safety.

CSA Advisory Committees create a forum for open communication between County staff and property owners to ensure needs of the CSA community are met. Engineers' Reports and subsequent Proposition 218 elections will establish assessments that allow for effective administration of the CSAs; fund operations and maintenance of storm drains, open space, streets, sidewalks and streetlights; and provide enhanced public safety benefits to property owners and the public.

☐ Economic Development

☒ Administration

☒ Health & Human Services

☒ Infrastructure

☒ Public Safety

Prepared by: Tom Moss, PG, Senior Water Resources Hydrologist

Reviewed by: Enrique Saavedra, PE, Chief of Public Works

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

The following attachments are on file with the Clerk of the Board:

Attachment A - FY 2023-24 Financial Summary Sheets

Attachment B - LAFCO Maps

Attachment C - Resolution