

Attachment A

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No. 26-0 _____

- Board of Supervisors, acting on behalf of County Service Area)
17 – Rancho Tierra Grande (CSA 17):)
- a. Conduct a Public Hearing to hear protest or objections)
against the proposed annual assessment by CSA 17 parcel)
owners pursuant to Proposition 218 requirements. Said annual)
assessments as provided in Appendix E of the April 2026)
Engineer’s Report for the CSA 17, per Equivalent Dwelling)
Unit (EDU) methodology to take effect in Fiscal Year 2026-27,)
with subsequent annual increases corresponding with)
Engineering News-Record’s San Francisco Construction Cost)
Index; and)
- b. Direct the Clerk of the Board, or designee, to tabulate and)
certify protests received before the conclusion of the public)
hearing;)
- c. Determine if a majority protest exists, or if no majority)
protest exists;)
- d. If a majority protest exists, no annual assessment shall be)
imposed for the Fiscal Year 2026-27 annual property tax bill;)
and)
- e. If no majority protest exists, adopt a Resolution (Attachment)
A) approving the annual assessment proposed for CSA 17.)

WHEREAS, County Service Area 17 – Rancho Tierra Grande (CSA 17) manages and provides services to the parcels located within CSA 17; and

WHEREAS, an annual assessment has not previously been established, and aging infrastructure and inflationary cost impacts have resulted in the CSA’s current financial condition being insufficient to fund appropriate levels of annual routine maintenance, administrative cost and adequate reserves;

WHEREAS, the CSA 17 Engineer’s Report, completed in April 2026, analyzed annual maintenance, future capital costs and emergency reserve collections and administrative cost, and recommended an annual assessment using the Equivalent Dwelling Unit (EDU) methodology. Said annual assessments are provided in Appendix E of the April 2026 Engineer’s Report for each benefiting parcel within CSA 17, for a total assessment amount of \$157,924, to take effect in Fiscal Year 2026-27, with subsequent annual increases corresponding with the Engineering News-Record’s San Francisco Construction Cost Index; and

WHEREAS, one community outreach event was held in September 2025 to inform CSA 17 parcel owners of the proposed annual assessment to provide appropriate levels of annual maintenance while establishing reserves for future capital and emergency repairs and replacement cost; and

WHEREAS, on April 28, 2026, the Board of Supervisors approved the Engineer's Report for CSA 17, declared intent to set CSA 17 annual assessments for each parcel with subsequent annual increases, and set a public hearing for June 23, 2026, at 1:30 p.m., to hear protests against the proposed annual assessment pursuant to Proposition 218 requirements; and

WHEREAS, the Board of Supervisors also directed staff to mail a Notice of Public Hearing regarding the proposed assessment to all parcel owners in CSA 17 not less than 45 (forty-five) days prior to the date of this public hearing; and

WHEREAS, each notice mailed to all parcel owners within CSA 17 also included a ballot with a pre-paid return envelope addressed to the agency for receipt of the ballot once completed; and

WHEREAS, the Notice of Public Hearing and ballot were mailed to all parcel owners within CSA 17 on May 7, 2026; and

WHEREAS, a public hearing was held on June 23, 2026, and the Board of Supervisors, acting on behalf of CSA 17, received and considered all protests related to the proposed annual assessment; and

WHEREAS, following the close of the public hearing, all valid ballot received were tabulated and certified in accordance with the weighted assessment value applicable to each parcel.

DECISION

NOW, THEREFORE BE IT RESOLVED THAT the Monterey County Board of Supervisors, acting on behalf of CSA 17, does hereby find and determine as follows:

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

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

- a. Reviewed the submittal, notice, and information submitted herewith regarding the proposed annual assessment and the reasons and basis for the annual assessment;
- b. Provided notice of the proposed annual assessment to the record owners of all parcels to which the proposed annual assessment would apply in accordance with Article XIII D of the California Constitution;
- c. Heard and received all objections, protests, or other written communications from any owners of real property subject to the annual assessment;
- d. Taken and received oral and documentary evidence pertaining to the proposed annual assessment; and
- e. Been fully informed of this matter.

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

Section 4. The Board of Supervisors, acting on behalf of CSA 17 determines to initiate the annual assessment beginning in Fiscal Year 2026-27.

Section 5. That based on these facts and circumstances presented and the information received during the public hearing, the Board of Supervisors, acting on behalf of CSA 17, finds that the annual assessment is necessary and hereby adopted. Individual assessments shall be included on the property tax bill prepared by the County for each parcel of real property within CSA 17. Said annual assessment shall be collected annually by the Tax Collector in the same manner as real property taxes.

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

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Supervisors of the County of Monterey, acting on behalf of CSA 17, that the Board:

- a. Conducted a Public Hearing to hear protest or opposition against the proposed annual assessment by CSA 17 parcels owners pursuant to Proposition 218 requirements. Said annual assessments as provided in Appendix E of the April 2026 Engineer's Report for the CSA_17, per Equivalent Dwelling Unit (EDU) methodology to take effect in Fiscal Year 2026-27, with subsequent annual increases corresponding with Engineering News-Record's San Francisco Construction Cost Index;
- b. Directed the Clerk of the Board, or designee, to tabulate and certify protests received before the conclusion of the public hearing;
- c. Determined that (___) majority protest exists; (___) no majority protest exists;
- e. If a majority protest exists, no annual assessment shall be imposed for Fiscal Year 2026-27 annual property tax bill; and
- f. If no majority protest exists, approved the annual assessment as set forth herein and incorporated by this reference.

PASSED AND ADOPTED on this 23th day of June 2026, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

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

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

By _____,
Deputy