

County Service Area 17

Rancho Tierra Grande

Community Meeting
September 25, 2025



Meeting Objectives

- Discuss the difference between the County and CSA
- Discuss CSA 17 Background
 - Fiscal Year 2025-26 Financial Summary
- Discuss the Engineer's Report and Proposition 218 Process

County Vs. County Service Area

➤ Legal Status

- County Service Area: A legally separate distinct entity from the County.
- County Service Areas are created for the limited purpose of providing extended services.

➤ Finances

- Property owners within the CSA pay for the extended services to be provided.
- A CSA has its own budget, revenues, and accounts separate from the county's general fund.

CSA 17 Background

- Established by the Board of Supervisors Jan. 21, 1963 at the request of the RTG No. 1 subdivider.
- Active Services
 - Open Space Maintenance
 - Storm Drain Maintenance and Surface Water Disposition
- Proposed Active Service
 - Street Maintenance

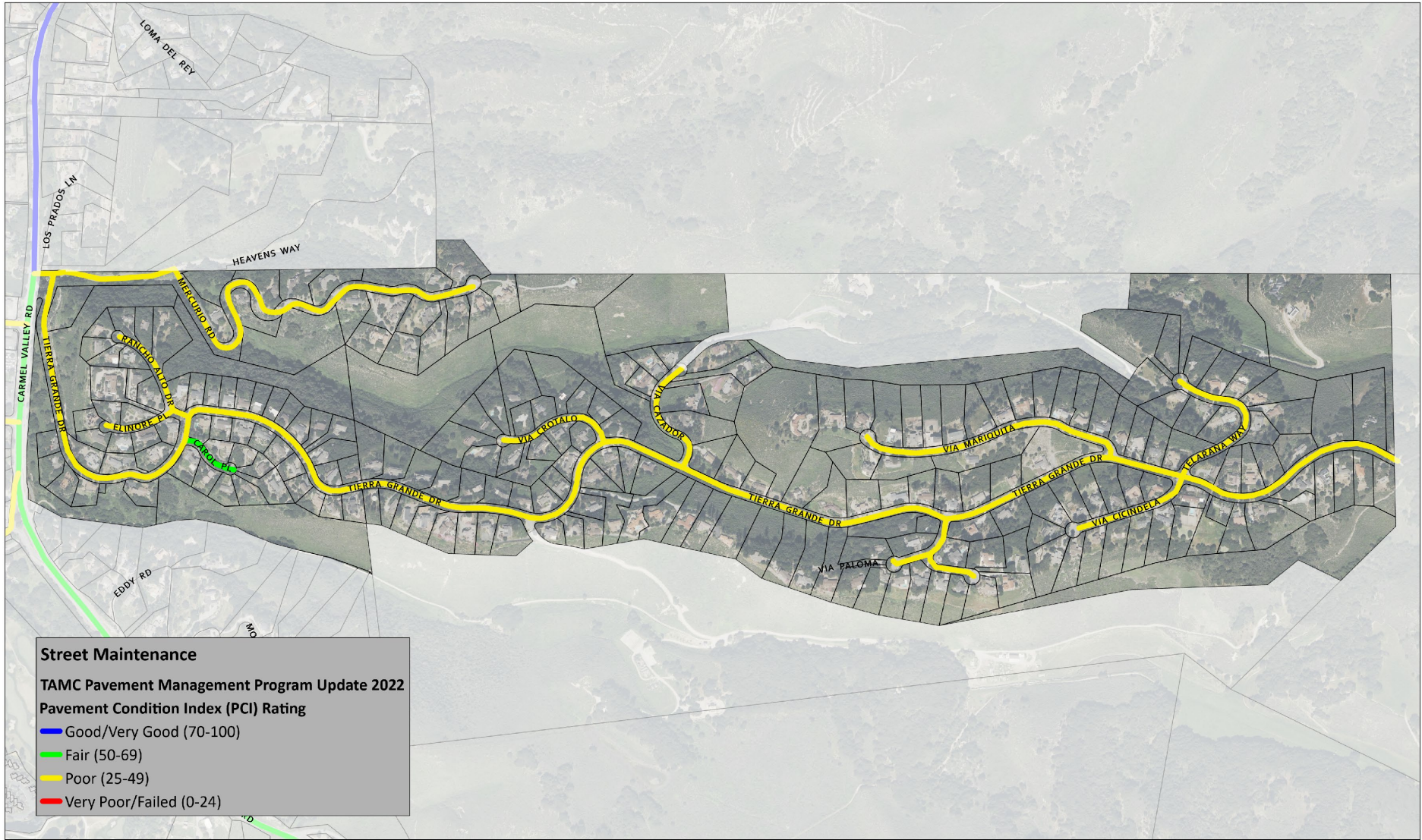
CSA 17 Financial Summary

➤ Fiscal Year 2025/26

- Beginning Fund Balance = \$15,785
- Estimated Revenue
 - Benefit Assessment Revenue = None
 - Assembly Bill 8 Revenue ~ \$19,700
 - Total Revenue = \$19,934
- Estimated Expenditures
 - Total Appropriations = \$13,162
- Estimated Year End Fund Balance = \$22,557
- BOS Loan to complete the Engineer's Report = \$17,334 (Apr. 18, 2023)
- BOS authorized General Fund transfer = \$9,435 (Jun. 11, 2024)

Engineer's Report and Proposition 218 Process



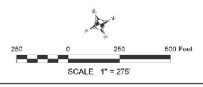


Street Maintenance
TAMC Pavement Management Program Update 2022
Pavement Condition Index (PCI) Rating

- Good/Very Good (70-100)
- Fair (50-69)
- Poor (25-49)
- Very Poor/Failed (0-24)

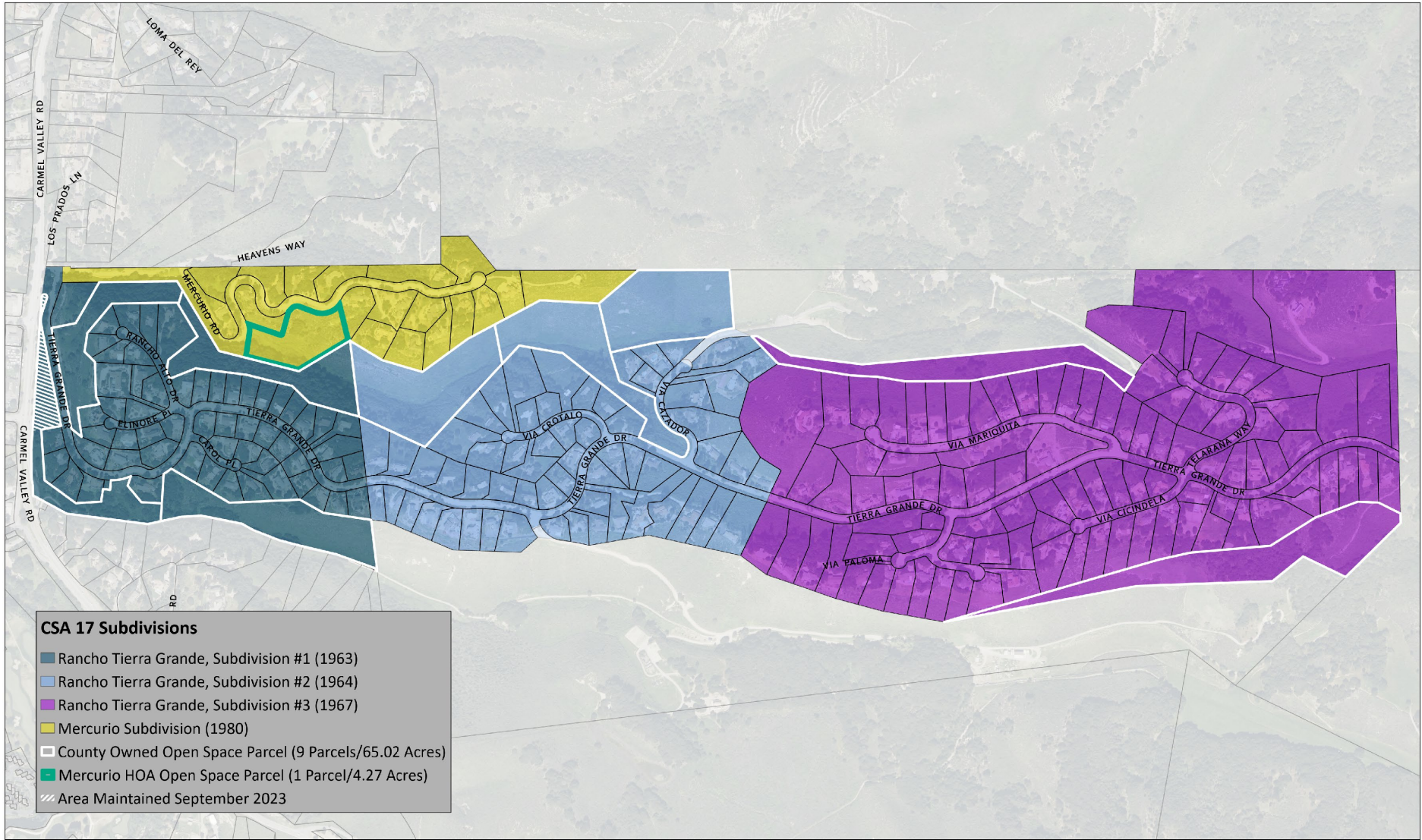
1 of 1 County Service Area No. 17 Street Maintenance
RANCHO TIERRA GRANDE

DATE	BY
3-12-2025	J.S.B
4-10-2025	J.S.B
5-8-2025	J.S.B
9-22-2025	E.A.F



County of Monterey
PUBLIC WORKS, FACILITIES AND PARKS
SPECIAL DISTRICTS

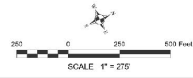
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- CSA 17 Subdivisions**
- Rancho Tierra Grande, Subdivision #1 (1963)
 - Rancho Tierra Grande, Subdivision #2 (1964)
 - Rancho Tierra Grande, Subdivision #3 (1967)
 - Mercurio Subdivision (1980)
 - County Owned Open Space Parcel (9 Parcels/65.02 Acres)
 - Mercurio HOA Open Space Parcel (1 Parcel/4.27 Acres)
 - Area Maintained September 2023

1 of 1 County Service Area No. 17 Open Space Maintenance
 RANCHO TIERRA GRANDE

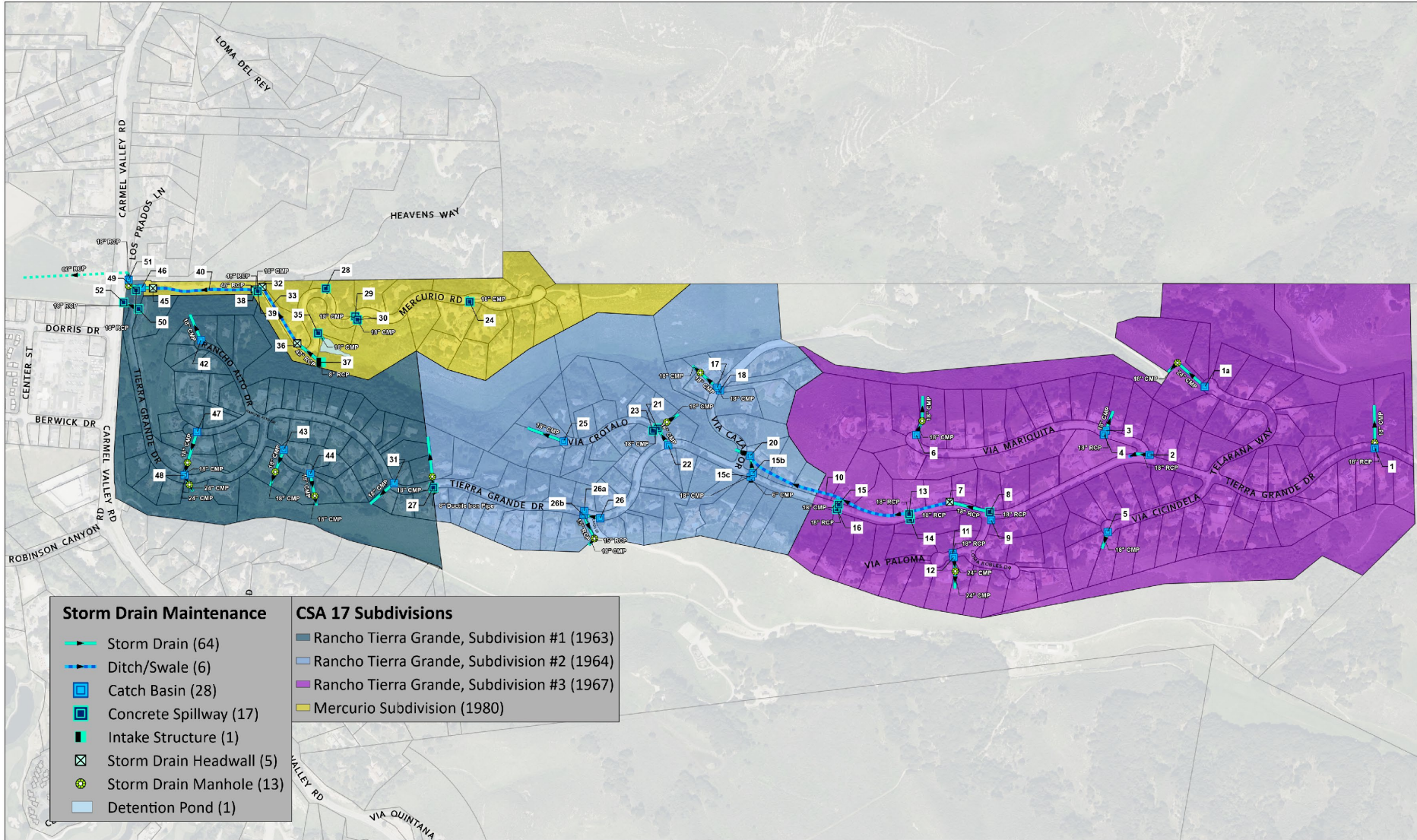
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County of Monterey
 PUBLIC WORKS, FACILITIES AND PARKS
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NOTE: THE EXISTENCE OF THIS MAP IS FOR INFORMATIONAL USE ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORD PURPOSES. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THIS MAP.

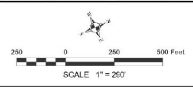
Map date: 9/23/2025. Monterey County Public Works, Facilities and Parks



Storm Drain Maintenance	CSA 17 Subdivisions
Storm Drain (64)	Rancho Tierra Grande, Subdivision #1 (1963)
Ditch/Swale (6)	Rancho Tierra Grande, Subdivision #2 (1964)
Catch Basin (28)	Rancho Tierra Grande, Subdivision #3 (1967)
Concrete Spillway (17)	Mercurio Subdivision (1980)
Intake Structure (1)	
Storm Drain Headwall (5)	
Storm Drain Manhole (13)	
Detention Pond (1)	

1 of 1 **County Service Area No. 17 Storm Drain Maintenance**
 RANCHO TIERRA GRANDE

DATE	BY
3-12-2025	J.S.E
4-10-2025	J.S.E
5-8-2025	J.S.E
9-20-2025	E.A.F



County of Monterey
 PUBLIC WORKS, FACILITIES AND PARKS
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CSA 17 Funding History

- Pre-Proposition 13 (1963-1978)
 - The County was authorized to levy a property tax to finance extended services.
- Proposition 13 (Passed by voters June 6, 1978)
 - Required the State, rather than local communities, to determine the allocation of property tax revenue among the local governments within the County.
 - Property tax receipts fell by more than 60 percent.
- SB 154 (July 6, 1978)
 - A local government's share of the 1% property tax rate in 1978-79 was based on the share of the countywide property tax revenue going to that local government before Prop 13.
- Assembly Bill 8 (July 16, 1979)
 - Provides each local government with the same amount of property tax revenue it received in the prior year (the base), plus its share of any growth or decline in property tax revenue that occurred in its jurisdiction in the current year.

Proposition 218 Process

1. Prepare Engineer's Report
2. Public Outreach
3. BOS Budget Committee (Optional)
4. BOS Hearing No. 1
 - Approve the Engineer's Report
 - Declare intent to set the annual assessments
 - Set a date to hold a majority protest hearing.
 - Direct PWWP to give notice of BOS Hearing No. 2, by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753 of the California Government Code. The notice shall be mailed not less than 45 days prior to BOS Hearing No. 2.
5. BOS Hearing No. 2
 - Conduct a public hearing to hear objections
 - Direct the Clerk of the Board to tabulate and certify protests
 - Determine if a majority protest exists
 - If no majority protest exists, adopt a resolution approving the annual assessments
6. Levy Assessment (if approved)