



**REGULAR MEETING AGENDA  
PAJARO DUNES GEOLOGIC HAZARD ABATEMENT DISTRICT  
HYBRID MEETING in person at**

**Board Room  
2661 Beach Rd.  
Watsonville, CA 95076**

**Saturday, October 7<sup>th</sup>, 2023 9:00 a.m.**

**And via ZOOM**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/82232811149?pwd=WWlvcUkwQlBpb1hULzIEUEV4UXV5UT09>**

**Meeting ID: 822 3281 1149  
Passcode: 608360  
Phone in: +1 669 900 9128 US**

**If you have any questions please contact the District Clerk at [pdghad@gmail.com](mailto:pdghad@gmail.com)**

**A. OPEN SESSION CALL TO ORDER – PLEDGE OF ALLEGIANCE**

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**Roll Call**

**John Cullen, President  
David Ferrari, Vice-President  
Raphael Kraw, Treasurer**

**Michael Butner, Director  
Patrick Dobbins, Director  
Sarah Mansergh, Clerk**

**B. MEMBER COMMENTS**

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Matters under the jurisdiction of the Board and not on the posted agenda, may be addressed by members of the public before the Board for consideration. However, California law prohibits the Board from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Board of PDGHAD. Any person wishing to address the Board during the Member Comment period shall be permitted to be heard for up to 3 minutes, A) individuals may speak only once and B) the Board is unable to address any owner comments in depth but may choose to direct the Clerk to follow-up on the matter for a future meeting.

## **C. PRESIDENT’S REMARKS**

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The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

### **2023 Meeting Dates**

December 9<sup>th</sup>, 2023

### **2024 Proposed Dates**

March 9<sup>th</sup>, 2024

May 18<sup>th</sup>, 2024

June 1<sup>st</sup>, 2024

August 3<sup>rd</sup>, 2024

October 5<sup>th</sup>, 2024

December 14<sup>th</sup>, 2024

## **D. CONSENT CALENDAR**

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All matters listed on the Consent Calendar are considered to be routine by the Board of Directors and will be enacted by one motion at the appropriate time. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

1. Approval of meeting minutes from August 5<sup>th</sup>, 2023

## **E. TREASURER’S REPORT**

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### 2. Financial Reports

- Financial Report through August 2023
- Warrant listing

## **F. MEETING reports**

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3. Meetings attended by Directors at District expense since the last meeting of the Board (per AB1234 requirements). Such reports may be made orally or in writing.

## **G. NEW BUSINESS**

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4. ITEM- Consider approving payment for preliminary grading approval application 231411
  - a. Board report
  - b. Public comment
  - c. Board discussion
  - d. Board action /direction

5. ITEM-Review procedures for a 218 assessment election and communication timeline
  - a. Board report
  - b. Public comment
  - c. Board discussion
  - d. Board action /direction

6. ITEM-Seawall inspection timing for FY23/24
  - a. Board report
  - b. Public comment
  - c. Board discussion
  - d. Board action /direction

## **H. DIRECTORS COMMENTS AND CONCERNS**

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Members of the Board of Directors may address items of concern at this time and may request that items be placed on future agendas in accordance with the By-laws of the Board.

## **I. ADJOURNMENT**

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The next Meeting of the Board of Directors is scheduled for December 9<sup>th</sup>, 2023, at 9:00 a.m. online via Zoom and at the offices of the Pajaro Dunes Geologic Hazard Abatement District, Board Room, Pajaro Dunes, 2661 Beach Road, Watsonville, CA 95076. Individuals who require special accommodations are requested to contact the District Clerk by calling (831) 818-9253, no less than 72 hours prior to the meeting or in the case of a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to the meeting and may be obtained by contacting the District at (831) 761-7744. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act.

# PDGHAD

**REGULAR MEETING MINUTES  
PAJARO DUNES GEOLOGIC HAZARD ABATEMENT DISTRICT  
HYBRID MEETING in person at**

**Board Room  
2661 Beach Rd.  
Watsonville, CA 95076**

**Saturday, August 5<sup>th</sup>, 2023 9:00 a.m.**

**And via ZOOM**

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## **A. OPEN SESSION CALL TO ORDER – PLEDGE OF ALLEGIANCE**

### **Roll Call**

**John Cullen, President-present  
David Ferrari, Vice-President-present  
Raphael Kraw, Treasurer-present**

**Michael Butner, Director-present  
Patrick Dobbins, Director-present  
Sarah Mansergh, Clerk-present**

**Michael Rodriguez (attorney), Wendy Cumming (accountant), Carol Turley (PDA Manager)**

## **B. MEMBER COMMENTS**

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1. Approval of meeting minutes from June 3<sup>rd</sup>, 2023

**Patrick Dobbins moves to approve the meeting minutes from June 3rd. David Ferrari seconds. All approve. 5-0**

## E. TREASURER'S REPORT

---

2. Financial Reports

- Financial Report through June 2023
- Warrant listing

## F. MEETING reports

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3. Meetings attended by Directors at District expense since the last meeting of the Board (per AB1234 requirements). Such reports may be made orally or in writing.

## G. NEW BUSINESS

---

4. ITEM- Update on County application for grading permit including Long Term O&M plan document.
  - a. Board report
  - b. Public comment
  - c. Board discussion
  - d. Board action /direction

**A brief update was provided on the progress of the grading permit application with the County. Preliminary documentation has been submitted including the 100% plans.**

5. ITEM-Review timeline and procedures for a 218 assessment election
  - a. Board report
  - b. Public comment
  - c. Board discussion
  - d. Board action /direction

**A tentative timeline was presented for completing a 218 assessment election in 2024. A brief discussion was held about the timing of community meetings and the deadline for submission of any updated assessments to the County.**

6. ITEM-Consider Clerk's attendance at the CSDA Conference November 6-8.
  - a. Board report
  - b. Public comment
  - c. Board discussion
  - d. Board action /direction

**Michael Butner moves to approve the expenditure for the registration for the Clerk to attend the CSDA conference in Monterey. Raphael Kraw seconds. All approve 5-0.**

## **H. DIRECTORS COMMENTS AND CONCERNS**

---

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## **I. ADJOURNMENT**

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**Pajaro Dunes Geologic Hazard Abatement District**

**Balance Sheet**

As of August 31, 2023

Aug 31, 23

**ASSETS**

**Current Assets**

**Checking/Savings**

100000 · SCCB Z1 - Checking 3957	280,674
100001 · SCCB Z2 - Checking 3965	83,919
100002 · SCCB Z1 Emerg - MM 1877	674,878
100003 · SCCB LTD - MM 0208	50,037
100004 · SCCB Bond Holding - MM 1232	224,694

**Total Checking/Savings** 1,314,202

**Accounts Receivable**

120000 · Assessments Receivable	70,850
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**Total Accounts Receivable** 70,850

**Other Current Assets**

121500 · Prepaid Insurance	10,024
121600 · Prepaid Expenses	1,000

**Total Other Current Assets** 11,024

**Total Current Assets** 1,396,076

**Fixed Assets**

150000 · Riverwall	3,000,000
160000 · Accumulated Depreciation	-1,866,666

**Total Fixed Assets** 1,133,334

**Other Assets**

182000 · Def. Outflow of Resource (Rock)	16,203
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**Total Other Assets** 16,203

**TOTAL ASSETS** 2,545,613

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Accounts Payable**

200000 · Accounts Payable	-91,839
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**Total Accounts Payable** -91,839

**Other Current Liabilities**

210000 · Other Accrued Liability	79
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220000 · Accrued Interest	24,000
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**Total Other Current Liabilities** 24,079

**Total Current Liabilities** -67,760

**Long Term Liabilities**

285000 · Bonds Payable Z2	910,000
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286000 · Bonds Payable Discount Z2	-52,250
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286500 · Amort. Bond Discount Z2	38,473
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**Total Long Term Liabilities** 896,223

**Total Liabilities** 828,463

**Equity**

30000 · Opening Balance Equity	608,448
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32000 · Retained Earnings	1,092,674
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Net Income	16,028
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**Total Equity** 1,717,150

**TOTAL LIABILITIES & EQUITY** 2,545,613

**Pajaro Dunes Geologic Hazard Abatement District**  
**Profit & Loss Budget vs. Actual**  
 July through August 2023

	Zone 1			
	Jul - Aug 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
410000 · Assessment Income	24,515	24,515	0	100%
410050 · Assess. Income PDA Stairs				
<b>Total Income</b>	24,515	24,515	0	100%
<b>Expense</b>				
61518 · Clerk		1,613	-1,613	
615415 · Accounting	1,619	3,456	-1,837	47%
615416 · Assessment Admin. Expense	1,986	3,000	-1,014	66%
615655 · Dues	600	576	24	104%
616500 · Legal Fees	220	3,456	-3,236	6%
619010 · Technical Consulting Costs	5,458	22,590	-17,132	24%
628500 · Insurance Expense	2,880	2,880	0	100%
629030 · SBA Repayment to PHA Z2				
650000 · Bank Service Charges				
750000 · Depreciation Expense Z2				
<b>Total Expense</b>	12,763	37,571	-24,808	34%
<b>Net Ordinary Income</b>	11,752	-13,056	24,808	-90%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
410070 · Interest & Penalty Income	3,685	500	3,185	737%
<b>Total Other Income</b>	3,685	500	3,185	737%
<b>Other Expense</b>				
855000 · Interest Expense				
955500 · Interest Bond Discount				
<b>Total Other Expense</b>				
<b>Net Other Income</b>	3,685	500	3,185	737%
<b>Net Income</b>	15,437	-12,556	27,993	-123%



**Pajaro Dunes Geologic Hazard Abatement District**  
**Profit & Loss Budget vs. Actual**  
 July through August 2023

	Zone 2			
	<u>Jul - Aug 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
410000 · Assessment Income	39,705	39,705	0	100%
410050 · Assess. Income PDA Stairs				
<b>Total Income</b>	<u>39,705</u>	<u>39,705</u>	<u>0</u>	<u>100%</u>
<b>Expense</b>				
61518 · Clerk		499	-499	
615415 · Accounting				
615416 · Assessment Admin. Expense	245	1,000	-755	25%
615655 · Dues				
616500 · Legal Fees				
619010 · Technical Consulting Costs				
628500 · Insurance Expense				
629030 · SBA Repayment to PHA Z2	15,476	15,476		100%
650000 · Bank Service Charges		50	-50	
750000 · Depreciation Expense Z2	16,666	16,666		100%
<b>Total Expense</b>	<u>32,387</u>	<u>33,691</u>	<u>-1,304</u>	<u>96%</u>
<b>Net Ordinary Income</b>	<u>7,318</u>	<u>6,014</u>	<u>1,304</u>	<u>122%</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
410070 · Interest & Penalty Income	1,342	25	1,317	5,368%
<b>Total Other Income</b>	<u>1,342</u>	<u>25</u>	<u>1,317</u>	<u>5,368%</u>
<b>Other Expense</b>				
855000 · Interest Expense	7,720	7,720	0	100%
955500 · Interest Bond Discount	348		348	100%
<b>Total Other Expense</b>	<u>8,068</u>	<u>7,720</u>	<u>348</u>	<u>105%</u>
<b>Net Other Income</b>	<u>-6,726</u>	<u>-7,695</u>	<u>969</u>	<u>87%</u>
<b>Net Income</b>	<u><u>592</u></u>	<u><u>-1,681</u></u>	<u><u>2,273</u></u>	<u><u>-35%</u></u>

**Pajaro Dunes Geologic Hazard Abatement District**

**Profit & Loss Budget vs. Actual**

July through August 2023

	TOTAL			
	Jul - Aug 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
410000 · Assessment Income	64,220	64,220	0	100%
410050 · Assess. Income PDA Stairs				
<b>Total Income</b>	<u>64,220</u>	<u>64,220</u>	<u>0</u>	<u>100%</u>
<b>Expense</b>				
61518 · Clerk		2,112	-2,112	
615415 · Accounting	1,619	3,456	-1,837	47%
615416 · Assessment Admin. Expense	2,231	4,000	-1,769	56%
615655 · Dues	600	576	24	104%
616500 · Legal Fees	220	3,456	-3,236	6%
619010 · Technical Consulting Costs	5,458	22,590	-17,132	24%
628500 · Insurance Expense	2,880	2,880	0	100%
629030 · SBA Repayment to PHA Z2	15,476	15,476		100%
650000 · Bank Service Charges		50	-50	
750000 · Depreciation Expense Z2	16,666	16,666		100%
<b>Total Expense</b>	<u>45,150</u>	<u>71,262</u>	<u>-26,112</u>	<u>63%</u>
<b>Net Ordinary Income</b>	19,070	-7,042	26,112	-271%
<b>Other Income/Expense</b>				
<b>Other Income</b>				
410070 · Interest & Penalty Income	5,027	525	4,502	958%
<b>Total Other Income</b>	<u>5,027</u>	<u>525</u>	<u>4,502</u>	<u>958%</u>
<b>Other Expense</b>				
855000 · Interest Expense	7,720	7,720	0	100%
955500 · Interest Bond Discount	348		348	100%
<b>Total Other Expense</b>	<u>8,068</u>	<u>7,720</u>	<u>348</u>	<u>105%</u>
<b>Net Other Income</b>	<u>-3,041</u>	<u>-7,195</u>	<u>4,154</u>	<u>42%</u>
<b>Net Income</b>	<u><u>16,029</u></u>	<u><u>-14,237</u></u>	<u><u>30,266</u></u>	<u><u>-113%</u></u>

**Pajaro Dunes Geologic Hazard Abatement District**  
**Bank Account Activity**  
**As of August 31, 2023**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<b>100000 - SCCB Z1 - Checking 3957</b>						<b>244,099.40</b>
Bill Pmt -Check	07/03/2023	1469	Cal Engineering & Geology		4,066.25	240,033.15
Bill Pmt -Check	07/03/2023	1470	Jarvis Fay LLP		540.00	239,493.15
Bill Pmt -Check	07/03/2023	1471	Santa Cruz County Clerk		75.00	239,418.15
Bill Pmt -Check	07/03/2023	1472	Wendy L. Cumming, CPA		2,071.56	237,346.59
Bill Pmt -Check	07/11/2023	1473	Cal Engineering & Geology		4,590.00	232,756.59
Bill Pmt -Check	07/11/2023	1474	Wendy L. Cumming, CPA		1,401.31	231,355.28
Bill Pmt -Check	08/09/2023	1475	Jarvis Fay LLP		420.00	230,935.28
Bill Pmt -Check	08/09/2023	1476	Sarah Mansergh		1,974.45	228,960.83
Bill Pmt -Check	08/09/2023	1477	Wendy L. Cumming, CPA		2,203.25	226,757.58
Deposit	08/28/2023			76.29		226,833.87
Deposit	08/28/2023			53,840.55		280,674.42
Total 100000 - SCCB Z1 - Checking 3957				53,916.84	17,341.82	280,674.42
<b>100001 - SCCB Z2 - Checking 3965</b>						<b>71,189.42</b>
Bill Pmt -Check	07/03/2023	1385	Pelican Home Owner's Association		15,476.00	55,713.42
Bill Pmt -Check	07/03/2023	1386	Wendy L. Cumming, CPA		72.19	55,641.23
Bill Pmt -Check	07/11/2023	1387	Wendy L. Cumming, CPA		129.94	55,511.29
Bill Pmt -Check	08/09/2023	1388	Pelican Home Owner's Association		7,738.00	47,773.29
Bill Pmt -Check	08/09/2023	1389	Sarah Mansergh		410.55	47,362.74
Bill Pmt -Check	08/09/2023	1390	U.S. Bank		570.00	46,792.74
Bill Pmt -Check	08/09/2023	1391	U.S. Bank St. Paul		119,420.00	-72,627.26
Bill Pmt -Check	08/09/2023	1392	Wendy L. Cumming, CPA		115.00	-72,742.26
Transfer	08/10/2023			119,420.00		46,677.74
Deposit	08/28/2023			109.92		46,787.66
Deposit	08/28/2023			37,131.39		83,919.05
Total 100001 - SCCB Z2 - Checking 3965				156,661.31	143,931.68	83,919.05
<b>100002 - SCCB Z1 Emerg - MM 1877</b>						<b>671,447.87</b>
Deposit	07/31/2023			1,712.92		673,160.79
Deposit	08/31/2023			1,717.29		674,878.08
Total 100002 - SCCB Z1 Emerg - MM 1877				3,430.21	0.00	674,878.08
<b>100003 - SCCB LTD - MM 0208</b>						<b>49,782.47</b>
Deposit	07/31/2023			127.00		49,909.47
Deposit	08/31/2023			127.32		50,036.79
Total 100003 - SCCB LTD - MM 0208				254.32	0.00	50,036.79
<b>100004 - SCCB Bond Holding - MM 1232</b>						<b>302,333.61</b>
Deposit	07/31/2023			771.28		303,104.89
Transfer	08/10/2023				119,420.00	183,684.89
Deposit	08/28/2023			40,438.84		224,123.73
Deposit	08/31/2023			570.42		224,694.15
Total 100004 - SCCB Bond Holding - MM 1232				41,780.54	119,420.00	224,694.15
<b>TOTAL</b>				<b>256,043.22</b>	<b>280,693.50</b>	<b>1,314,202.49</b>

Job No. \_\_\_\_\_  
Application No. \_\_\_\_\_  
Assessor's Parcel No. \_\_\_\_\_

**CONTRACT FOR PROCESSING OF PROJECTS AT COST**

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_, by and between \_\_\_\_\_ Applicant and/or Owner hereinafter referred to as collectively as Applicant, and the County of Santa Cruz Planning Department, hereinafter referred to as Department.

**RECITALS**

WHEREAS Applicant has filed with the Department an application for \_\_\_\_\_ (hereinafter referred to as "Project"), and;

WHEREAS the scope of said project requires processing as follows, including but not limited to: review of project for compliance with applicable development standards and policies, analysis of potential issues and potential environmental impacts of the Applicant's proposal; preparation of recommendations thereon; communication and meeting(s) with the applicant and with decision maker(s) (including presentation before the Zoning Administrator, Planning Commission and Board of Supervisors; if applicable) and issuance of findings, decisions, and permits if approved, and;

WHEREAS County resolution requires that the Applicant bear the actual cost of all work necessary for the processing of said Project as set forth in this Agreement.

**AGREEMENT**

NOW, THEREFORE, the parties hereto mutually agree to the following. Upon execution of this Agreement, pursuant to applicable statutes and ordinances, the Department shall initiate all necessary action for processing of said Project.

**1. Estimated Cost**

It is estimated that the cost of such work necessary for the processing of said Project is \$ \_\_\_\_\_, exclusive of costs for review by other departments, building permits, service and capital improvement fees and code enforcement costs; which are to be paid separately. This is an estimate only and the cost may change due to changes in the application, the adequacy and completeness of materials submitted in support of the application, the scope of review, appeals, or other reasons. In any event, Applicant shall be liable for reimbursement of all costs incurred if this estimated cost is exceeded. Similarly, if the estimate exceeds the actual costs incurred to process the Project, the remainder will be refunded to Applicant.

**2. Payment for Costs**

Applicant shall pay a deposit in the amount of \$ \_\_\_\_\_ concurrent with filing of the application for such Project. Thereafter Department shall mail to the Applicant at the billing address given below periodic statements of costs incurred in the processing of said Project (through completion as determined by the Planning Director) based on staff, contract, material and indirect costs. The deposit will be used to pay the cost of processing said application. Department will suspend work on any application if there are inadequate funds on deposit to cover the costs of the past and anticipated staff, contract, material and indirect costs and Applicant will be deemed to waive any processing deadlines under the California Permit Streamlining Act codified under Government Code Section 65924 *et seq.*. In the event that any additional amounts that may be required are not paid by Applicant within 45 days of the first mailing of the notice for additional deposit, the Department may initiate abandonment proceedings. If the applicant does not pay any amounts due within 45 days of first being notified of such amounts due they may be referred to the County Collections Department for action and any amounts due may increase to include Attorney's fees. In addition, future applications from the applicant for development or building permits or other approvals shall not be accepted while amounts are due, at the discretion of the Planning Director. Should costs not exceed the amount of the deposit, Department shall refund Applicant the remaining balance of the deposit after all amounts due to the County are paid; including costs for building permits and code enforcement costs.

**3. Termination of Agreement**

Either the Department or Applicant may terminate this Agreement by presentation of written notice to the other party hereto at least ten regular County working days prior to the effective date of said termination. Such termination shall constitute withdrawal of said Project application and shall cause Department to cease all work on said application. In the event of termination, Department shall be entitled to payment for all costs and obligations incurred by it prior to and including the effective date of termination. Department shall, in accordance with County procedures, refund Applicant for any portion of deposit paid by

Job No. \_\_\_\_\_  
Application No. \_\_\_\_\_  
Assessor's Parcel No. \_\_\_\_\_

Applicant which is in excess of such costs after all amounts due to the County are paid; including costs for building permits and code enforcement costs.

**4. Amendment of Agreement**

No amendment to the terms of this agreement shall be valid unless in writing and signed by all parties hereto.

IN WITNESS WHEREOF, the Department and the Applicant have executed this Agreement effective the date first above written.

KATHLEEN MOLLOY, PLANNING DIRECTOR

APPLICANT

By \_\_\_\_\_ Date \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

Name: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

APPROVED AS TO FORM:

By Christopher Cheleden  
County Counsel

Bill to: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Lead Planner \_\_\_\_\_

Phone \_\_\_\_\_

Owner: \_\_\_\_\_ Date \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Distribution: Original - Accounting; Copy - Project File; Copy – Applicant; Copy - Owner

## Overview of a 218 Assessment Election:

**Reverse Timeline, based on current meeting schedules:**

**July 20<sup>th</sup>-Aug 1<sup>st</sup>:** Assessments are submitted to the County

**June 1<sup>st</sup>-July 20<sup>th</sup>:** Post results of election. Compile assessments for submission to the County.

**June 1<sup>st</sup>:** Regular PDGHAD meeting scheduled and Ballot Hearing

- Tabulation of ballots
- Resolution for 2023/2024 budget and assessment

**May 18<sup>th</sup>:** Homeowners Meeting and proposed Information session.

**March 15<sup>th</sup>:** Mailing of the Notice of an assessment election (77 days prior) and posted on Frontsteps as "ballots will be arriving in the mail". Requirements include:

- Must be mailed at least 45 days prior to a scheduled hearing.
- Amount of the assessment on the property
- Amount of the total assessment for all properties
- Duration of the assessment
- Reason for the assessment
- Basis for the cost estimates
- Date, time and location of the hearing
- A ballot
- Summary of the procedures for balloting: completion, return, tabulation and procedures if a majority protest is lodged. Ballots must be weighted to the proportion of the assessment being imposed.

**March 9<sup>th</sup>:** Regular PDGHAD Meeting to pass Resolutions by the Board and approve final documents.

**January/February-**may want to schedule additional meeting(s) for review of documents.

**December 9<sup>th</sup> 2023:** PDGHAD regular meeting and Homeowner's meeting

- Draft assessments, resolutions and mailing documents reviewed at regular PDGHAD meeting.
- Presentation at Homeowners meeting about upcoming assessment election.
- Create subcommittee to review documents and budgets.

**October 7<sup>th</sup>, 2023:** Estimates of costs reviewed, Discuss financing options

Requirements for a 218 election:

**Table 2**

<b>Special Benefit Assessments</b>		
<b>Purpose</b>	<b>Procedural Requirements<sup>(1)</sup></b>	<b>Approval</b>
Fund facilities and services, e.g., water and sewer facilities, landscape and lighting facilities and services, park facilities and services	<p>(1) Hold noticed public hearing.</p> <p>(2) Written notice of public hearing and ballots must be mailed to property owners at least 45 days prior to protest hearing.</p> <p>(3) Notice must provide: (a) the total amount chargeable to the entire district; (b) the amount chargeable to the owner’s parcel; (c) the duration of the payments; (d) the reason for the assessment and the basis upon which it was calculated; (e) the date, time, location of the public hearing; (f) a ballot; (g) a summary of the procedures for returning and tabulating the ballots; (h) a statement that if a majority protest exists the assessment will not be imposed.</p> <p>(4) The resolution authorizing the special benefit assessment may (a) state a range of rates or amounts; or (b) provide that rate may be adjusted for inflation pursuant to defined formula.</p>	If a majority of the property owners protest the levy of the assessment, the assessment may not be imposed. Ballots are weighted based on the financial obligation of each property owner.

(1) Additional procedures may be required depending on the statutory authority for adopting the specific assessment.

Included in:

[https://www.waterboards.ca.gov/drought/pricing/docs/csda\\_guide\\_proposition\\_218.pdf](https://www.waterboards.ca.gov/drought/pricing/docs/csda_guide_proposition_218.pdf)

This section presents the assessments for costs to each benefited parcel of land within assessment district Zones 1 and 2 for Fiscal Year 2018/2019. A list of the Assessor's Parcel Numbers for the individual lots and condominiums at the development is shown in Table 3. If approved, the lien date for the described assessments will be that prescribed by the law. This table apportions the proposed assessment for Fiscal Year 2018/2019.

**Table 3 Summary of Annual Assessments – Fiscal Year 2018/2019**

Assessment Roll (Fiscal Year 2018/19)					
Unit	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Annual Payment	Zone 2 Annual Payment	Total Annual Payment <sup>(1)</sup>
<b>Houses</b>					
H 1	052-281-05	0.00968	\$2,962.63	N/A	\$2,962.63
H 2	052-281-06	0.00991	\$3,032.95	N/A	\$3,032.95
H 3	052-281-07	0.00991	\$3,032.95	N/A	\$3,032.95
H 4	052-281-08	0.01198	\$3,665.83	N/A	\$3,665.83
H 5	052-281-09	0.00998	\$3,054.35	N/A	\$3,054.35
H 6	052-281-10	0.00991	\$3,032.95	N/A	\$3,032.95
H 7	052-281-11	0.01062	\$3,250.02	N/A	\$3,250.02
H 8	052-281-12	0.00921	\$2,818.93	N/A	\$2,818.93
H 9	052-281-13	0.00921	\$2,818.93	N/A	\$2,818.93
H 10	052-281-14	0.00991	\$3,032.95	N/A	\$3,032.95
H 11	052-281-15	0.01062	\$3,250.02	N/A	\$3,250.02
H 12	052-281-16	0.01133	\$3,467.10	N/A	\$3,467.10
H 13	052-281-17	0.01091	\$3,338.69	N/A	\$3,338.69
H 14	052-281-18	0.01247	\$3,815.65	N/A	\$3,815.65
H 15	052-281-19	0.01416	\$4,335.40	N/A	\$4,335.40
H 16	052-281-20	0.00172	\$525.87	N/A	\$525.87
H 17	052-281-21	0.00094	\$287.40	N/A	\$287.40
H 18	052-281-22	0.00072	\$525.87	N/A	\$525.87
H 19	052-281-24	0.00172	\$525.87	N/A	\$525.87
H 20	052-281-25	0.00172	\$525.87	N/A	\$525.87
H 21	052-281-26	0.00094	\$287.40	N/A	\$287.40
H 22	052-281-27	0.00094	\$287.40	N/A	\$287.40
H 23	052-281-28	0.00094	\$287.40	N/A	\$287.40
H 24	052-281-29	0.00094	\$287.40	N/A	\$287.40
H 25	052-281-30	0.00094	\$287.40	N/A	\$287.40
H 26	052-281-32	0.00094	\$287.40	N/A	\$287.40
H 27	052-281-33	0.00094	\$287.40	N/A	\$287.40
H 28	052-281-34	0.00172	\$525.87	N/A	\$525.87
H 29	052-281-39	0.00094	\$287.40	N/A	\$287.40
H 30	052-281-38	0.00094	\$287.40	N/A	\$287.40
H 31	052-281-37	0.00094	\$287.40	N/A	\$287.40



Assessment Roll (Fiscal Year 2018/19)					
Unit	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Annual Payment	Zone 2 Annual Payment	Total Annual Payment <sup>(1)</sup>
H 32	052-281-36	0.00172	\$525.87	N/A	\$525.87
H 33	052-281-35	0.00172	\$525.87	N/A	\$525.87
H 34	052-281-02	0.00094	\$287.40	N/A	\$287.40
H 35	052-281-03	0.00094	\$287.40	N/A	\$287.40
H 36	052-281-04	0.00172	\$525.87	N/A	\$525.87
H 37	052-291-17	0.00172	\$525.87	N/A	\$525.87
H 38	052-291-01	0.00172	\$525.87	N/A	\$525.87
H 39	052-291-02	0.00172	\$525.87	N/A	\$525.87
H 40	052-291-03	0.00850	\$2,601.85	N/A	\$2,601.85
H 41	052-291-04	0.00850	\$2,601.85	N/A	\$2,601.85
H 42	052-291-05	0.00850	\$2,601.85	N/A	\$2,601.85
H 43	052-291-06	0.00850	\$2,601.85	N/A	\$2,601.85
H 44	052-291-07	0.00850	\$2,601.85	N/A	\$2,601.85
H 45	052-291-08	0.00850	\$2,601.85	N/A	\$2,601.85
H 46	052-291-09	0.00850	\$2,601.85	N/A	\$2,601.85
H 47	052-291-10	0.00850	\$2,601.85	N/A	\$2,601.85
H 48	052-291-11	0.00850	\$2,601.85	N/A	\$2,601.85
H 49	052-291-12	0.00172	\$525.87	N/A	\$525.87
H 50	052-291-13	0.00172	\$525.87	N/A	\$525.87
H 51	052-291-14	0.00172	\$525.87	N/A	\$525.87
H 52	052-291-16	0.00172	\$525.87	N/A	\$525.87
H 53	052-291-15	0.00094	\$287.40	N/A	\$287.40
H 54	052-601-11	0.00949	\$2,904.54	N/A	\$2,904.54
H 55	052-601-10	0.00850	\$2,601.85	N/A	\$2,601.85
H 56	052-601-09	0.00949	\$2,818.93	N/A	\$2,818.93
H 57	052-601-08	0.01006	\$3,078.81	N/A	\$3,078.81
H 58	052-601-07	0.00989	\$3,026.83	N/A	\$3,026.83
H 59	052-601-15	0.00992	\$3,036.01	N/A	\$3,036.01
H 60	052-601-16	0.00992	\$3,036.01	N/A	\$3,036.01
H 61	052-601-02	0.00172	\$525.87	N/A	\$525.87
H 62	052-601-03	0.00172	\$525.87	N/A	\$525.87
H 63	052-601-02	0.00172	\$525.87	N/A	\$525.87
H 64	052-601-03	0.00172	\$525.87	N/A	\$525.87
H 65	052-601-04	0.00094	\$287.40	N/A	\$287.40
H 66	052-601-05	0.00094	\$287.40	N/A	\$287.40
H 67	052-601-06	0.00172	\$525.87	N/A	\$525.87
H 68	052-291-20	0.00850	\$2,601.85	N/A	\$2,601.85
H 69	052-291-21	0.00850	\$2,601.85	N/A	\$2,601.85
H 70	052-291-22	0.00850	\$2,601.85	N/A	\$2,601.85
H 71	052-291-24	0.00850	\$2,601.85	N/A	\$2,601.85
H 72	052-291-25	0.00850	\$2,601.85	N/A	\$2,601.85
H 73	052-291-26	0.00850	\$2,601.85	N/A	\$2,601.85
H 74	052-291-27	0.00850	\$2,601.85	N/A	\$2,601.85

Assessment Roll (Fiscal Year 2018/19)					
Unit	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Annual Payment	Zone 2 Annual Payment	Total Annual Payment <sup>(1)</sup>
H 75	052-291-29	0.00850	\$2,601.85	N/A	\$2,601.85
H 76	052-291-30	0.00850	\$2,601.85	N/A	\$2,601.85
H 77	052-291-31	0.00850	\$2,601.85	N/A	\$2,601.85
H 78	052-291-32	0.00850	\$2,601.85	N/A	\$2,601.85
H 79	052-291-34	0.00850	\$2,601.85	N/A	\$2,601.85
H 80	052-291-35	0.00850	\$2,601.85	N/A	\$2,601.85
H 81	052-292-01	0.00172	\$525.87	N/A	\$525.87
H 82	052-292-02	0.00172	\$525.87	N/A	\$525.87
H 83	052-292-03	0.00172	\$525.87	N/A	\$525.87
H 84	052-292-04	0.00172	\$525.87	N/A	\$525.87
H 85	052-292-05	0.00172	\$525.87	N/A	\$525.87
H 86	052-292-06	0.00172	\$525.87	N/A	\$525.87
H 87	052-292-07	0.00172	\$525.87	N/A	\$525.87
H 88	052-292-08	0.00172	\$525.87	N/A	\$525.87
H 89	052-292-09	0.00172	\$525.87	N/A	\$525.87
H 90	052-321-01	0.01034	\$3,164.42	N/A	\$3,164.42
H 91	052-321-02	0.00906	\$2,773.07	N/A	\$2,773.07
H 92	052-321-03	0.01048	\$3,207.22	N/A	\$3,207.22
H 93	052-321-04	0.00878	\$2,687.46	N/A	\$2,687.46
H 94	052-321-05	0.01034	\$3,164.42	N/A	\$3,164.42
H 95	052-321-06	0.00977	\$2,990.15	N/A	\$2,990.15
H 96	052-321-07	0.00991	\$3,032.95	N/A	\$3,032.95
H 97	052-321-08	0.00991	\$3,032.95	N/A	\$3,032.95
H 98	052-321-09	0.00906	\$2,714.98	N/A	\$2,714.98
H 99	052-321-10	0.00906	\$2,773.07	N/A	\$2,773.07
H 100	052-321-11	0.00991	\$3,032.95	N/A	\$3,032.95
H 101	052-321-12	0.00999	\$3,057.41	N/A	\$3,057.41
H 102	052-321-13	0.00917	\$2,806.70	N/A	\$2,806.70
H 103	052-321-14	0.00935	\$2,861.73	N/A	\$2,861.73
H 104	052-321-15	0.00991	\$3,032.95	N/A	\$3,032.95
H 105	052-321-16	0.01020	\$3,121.61	N/A	\$3,121.61
H 106	052-321-17	0.00935	\$2,861.73	N/A	\$2,861.73
H 107	052-321-18	0.00878	\$2,687.46	N/A	\$2,687.46
H 108	052-321-19	0.00172	\$525.87	N/A	\$525.87
H 109	052-321-20	0.00172	\$525.87	N/A	\$525.87
H 110	052-321-21	0.00172	\$525.87	N/A	\$525.87
H 111	052-321-22	0.00172	\$525.87	N/A	\$525.87
H 112	052-321-23	0.00172	\$525.87	N/A	\$525.87
H 113	052-321-24	0.00094	\$287.40	N/A	\$287.40
H 114	052-321-25	0.00172	\$525.87	N/A	\$525.87
H 115	052-321-26	0.00172	\$525.87	N/A	\$525.87
H 116	052-321-27	0.00172	\$525.87	N/A	\$525.87
H 117	052-321-28	0.00172	\$525.87	N/A	\$525.87

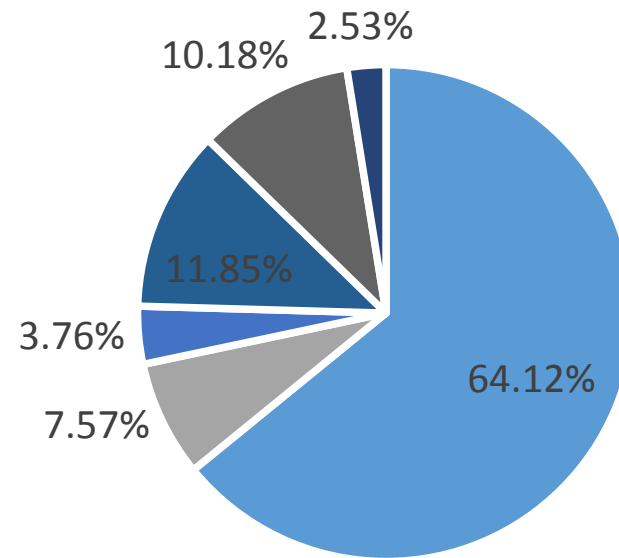
Assessment Roll (Fiscal Year 2018/19)					
Unit	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Annual Payment	Zone 2 Annual Payment	Total Annual Payment <sup>(1)</sup>
H 118	052-321-29	0.00172	\$525.87	N/A	\$525.87
H 119	052-321-30	0.00172	\$525.87	N/A	\$525.87
H 120	052-321-31	0.00172	\$525.87	N/A	\$525.87
H 121	052-321-32	0.00172	\$525.87	N/A	\$525.87
H 122	052-321-33	0.00094	\$287.40	N/A	\$287.40
H 123	052-321-34	0.00094	\$287.40	N/A	\$287.40
H 124	052-321-35	0.00094	\$287.40	N/A	\$287.40
H 125	052-321-36	0.00094	\$287.40	N/A	\$287.40
H 126	052-321-37	0.00094	\$287.40	N/A	\$287.40
H 127	052-321-38	0.00094	\$287.40	N/A	\$287.40
H 128	052-321-39	0.00094	\$287.40	N/A	\$287.40
H 129	052-321-40	0.00094	\$287.40	N/A	\$287.40
H 33	052-321-41	0.00094	\$287.40	N/A	\$287.40
H 131	052-321-42	0.00094	\$287.40	N/A	\$287.40
H 132	052-321-43	0.00094	\$287.40	N/A	\$287.40
H 133	052-321-50	0.00094	\$287.40	N/A	\$287.40
H 134	052-321-49	0.00094	\$287.40	N/A	\$287.40
H 135	052-321-48	0.00094	\$287.40	N/A	\$287.40
H 136	052-321-47	0.00094	\$287.40	N/A	\$287.40
H 137	052-321-46	0.00094	\$287.40	N/A	\$287.40
H 138	052-321-45	0.00094	\$287.40	N/A	\$287.40
H 139	052-321-44	0.00094	\$287.40	N/A	\$287.40
H 140	052-591-07	0.00850	\$2,601.85	N/A	\$2,601.85
H 141	052-591-08	0.00850	\$2,763.90	N/A	\$2,763.90
H 142	052-591-06	0.00172	\$525.87	N/A	\$525.87
H 143	052-591-05	0.00172	\$525.87	N/A	\$525.87
H 144	052-301-70	0.01712	\$5,240.40	N/A	\$5,240.40
H 145	052-301-69	0.00993	\$3,039.06	N/A	\$3,039.06
H 146	052-301-68	0.00977	\$2,990.15	N/A	\$2,990.15
H 147	Common area pay direct to PDGHAD	0.00094	\$287.40	N/A	\$287.40
H 148	Common area pay direct to PDGHAD	0.00094	\$287.40	N/A	\$287.40
H 149	Common area pay direct to PDGHAD	0.00094	\$287.40	N/A	\$287.40
H 150	Common area pay direct to PDGHAD	0.00094	\$287.40	N/A	\$287.40
H 151	Common area pay direct to PDGHAD	0.00094	\$287.40	N/A	\$287.40
H	Stairs	0.012653	\$3,872.64	N/A	\$3,872.64

Assessment Roll (Fiscal Year 2018/19)					
Unit	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Annual Payment	Zone 2 Annual Payment	Total Annual Payment <sup>(1)</sup>
<b>Cypress Grove Townhomes</b>					
CY 1	052-301-49	0.005148	\$1,575.62	N/A	\$1,575.62
CY 2	052-301-48	0.005148	\$1,575.62	N/A	\$1,575.62
CY 3	052-301-47	0.005148	\$1,575.62	N/A	\$1,575.62
CY 4	052-301-46	0.005148	\$1,575.62	N/A	\$1,575.62
CY 5	052-301-45	0.005148	\$1,575.62	N/A	\$1,575.62
CY 6	052-301-44	0.005148	\$1,575.62	N/A	\$1,575.62
CY 7	052-301-43	0.005148	\$1,575.62	N/A	\$1,575.62
CY 8	052-301-42	0.005148	\$1,575.62	N/A	\$1,575.62
CY 9	052-301-41	0.005148	\$1,575.62	N/A	\$1,575.62
CY 10	052-301-40	0.005148	\$1,575.62	N/A	\$1,575.62
CY 11	052-301-38	0.005148	\$1,575.62	N/A	\$1,575.62
CY 12	052-301-37	0.005148	\$1,575.62	N/A	\$1,575.62
CY 13	052-301-36	0.005148	\$1,575.62	N/A	\$1,575.62
CY 14	052-301-31	0.005148	\$1,575.62	N/A	\$1,575.62
CY 15	052-301-30	0.005148	\$1,575.62	N/A	\$1,575.62
CY 16	052-301-29	0.005148	\$1,575.62	N/A	\$1,575.62
CY 17	052-301-28	0.005148	\$1,575.62	N/A	\$1,575.62
CY 18	052-301-34	0.005148	\$1,575.62	N/A	\$1,575.62
CY 19	052-301-33	0.005148	\$1,575.62	N/A	\$1,575.62
CY 20	052-301-26	0.005148	\$1,575.62	N/A	\$1,575.62
CY 21	052-301-25	0.005148	\$1,575.62	N/A	\$1,575.62
CY 22	052-301-24	0.005148	\$1,575.62	N/A	\$1,575.62
CY 23	052-301-23	0.005148	\$1,575.62	N/A	\$1,575.62
<b>Pelican Point Condominiums</b>					
P 1	052-341-01	0.001170	\$358.10	\$46.31	\$404.40
P 2	052-341-02	0.001170	\$358.10	\$46.31	\$404.40
P 3	052-341-03	0.001170	\$358.10	\$46.31	\$404.40
P 4	052-341-04	0.001170	\$358.10	\$46.31	\$404.40
P 5	052-341-05	0.001170	\$358.10	\$46.31	\$404.40
P 6	052-341-06	0.001170	\$358.10	\$46.31	\$404.40
P 7	052-341-07	0.001170	\$358.10	\$46.31	\$404.40
P 8	052-341-08	0.001170	\$358.10	\$46.31	\$404.40
P 9	052-341-09	0.001170	\$358.10	\$46.31	\$404.40
P 10	052-352-01	0.001170	\$358.10	\$46.31	\$404.40
P 11	052-352-02	0.001170	\$358.10	\$46.31	\$404.40
P 12	052-352-03	0.001170	\$358.10	\$46.31	\$404.40
P 13	052-352-04	0.001170	\$358.10	\$46.31	\$404.40
P 14	052-362-01	0.001170	\$358.10	\$46.31	\$404.40
P 15	052-362-02	0.001170	\$358.10	\$46.31	\$404.40
P 16	052-362-03	0.001170	\$358.10	\$46.31	\$404.40
P 17	052-362-04	0.001170	\$358.10	\$46.31	\$404.40
P 18	052-362-05	0.001170	\$358.10	\$46.31	\$404.40

Assessment Roll (Fiscal Year 2018/19)					
Unit	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Annual Payment	Zone 2 Annual Payment	Total Annual Payment <sup>(1)</sup>
P 19	052-362-06	0.001170	\$358.10	\$46.31	\$404.40
P 20	052-362-07	0.001170	\$358.10	\$46.31	\$404.40
P 21	052-342-01	0.001170	\$358.10	\$46.31	\$404.40
P 22	052-342-02	0.001170	\$358.10	\$46.31	\$404.40
P 23	052-342-03	0.001170	\$358.10	\$46.31	\$404.40
P 24	052-342-04	0.001170	\$358.10	\$46.31	\$404.40
P 25	052-343-01	0.001170	\$358.10	\$46.31	\$404.40
P 26	052-343-02	0.001170	\$358.10	\$46.31	\$404.40
P 27	052-343-03	0.001170	\$358.10	\$46.31	\$404.40
P 28	052-343-05	0.001170	\$358.10	\$46.31	\$404.40
P 29	052-343-06	0.001170	\$358.10	\$46.31	\$404.40
P 30	052-343-07	0.001170	\$358.10	\$46.31	\$404.40
P 31	052-343-08	0.001170	\$358.10	\$46.31	\$404.40
P 32	052-343-09	0.001170	\$358.10	\$46.31	\$404.40
P 33	052-351-26	0.001170	\$358.10	\$46.31	\$404.40
P 34	052-351-11	0.001170	\$358.10	\$46.31	\$404.40
P 35	052-343-04	0.001170	\$358.10	\$46.31	\$404.40
P 36	052-351-22	0.001170	\$358.10	\$46.31	\$404.40
P 37	052-351-25	0.001170	\$358.10	\$46.31	\$404.40
P 38	052-351-24	0.001170	\$358.10	\$46.31	\$404.40
P 39	052-351-12	0.001170	\$358.10	\$46.31	\$404.40
P 40	052-351-13	0.001170	\$358.10	\$46.31	\$404.40
P 41	052-363-01	0.001170	\$358.10	\$46.31	\$404.40
P 42	052-363-02	0.001170	\$358.10	\$46.31	\$404.40
P 43	052-363-03	0.001170	\$358.10	\$46.31	\$404.40
P 44	052-363-04	0.001170	\$358.10	\$46.31	\$404.40
P 45	052-363-05	0.001170	\$358.10	\$46.31	\$404.40
P 46	052-363-06	0.001170	\$358.10	\$46.31	\$404.40
P 47	052-363-07	0.001170	\$358.10	\$46.31	\$404.40
P 48	052-363-08	0.001170	\$358.10	\$46.31	\$404.40
P 49	052-344-01	0.001170	\$358.10	\$46.31	\$404.40
P 50	052-344-02	0.001170	\$358.10	\$46.31	\$404.40
P 51	052-344-03	0.001170	\$358.10	\$46.31	\$404.40
P 52	052-344-05	0.001170	\$358.10	\$46.31	\$404.40
P 53	052-344-06	0.001170	\$358.10	\$46.31	\$404.40
P 54	052-344-07	0.001170	\$358.10	\$46.31	\$404.40
P 55	052-344-08	0.001170	\$358.10	\$46.31	\$404.40
P 56	052-344-09	0.001170	\$358.10	\$46.31	\$404.40
P 57	052-353-01	0.001170	\$358.10	\$46.31	\$404.40
P 58	052-353-02	0.001170	\$358.10	\$46.31	\$404.40
P 59	052-344-04	0.001170	\$358.10	\$46.31	\$404.40
P 60	052-353-03	0.001170	\$358.10	\$46.31	\$404.40
P 61	052-353-04	0.001170	\$358.10	\$46.31	\$404.40

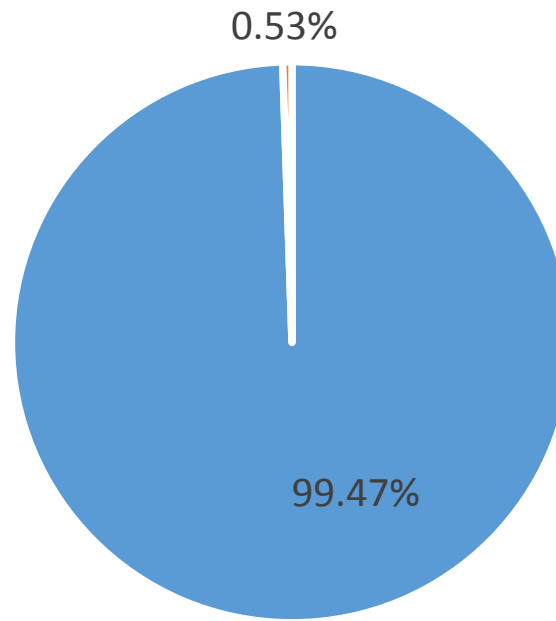
Assessment Roll (Fiscal Year 2018/19)					
Unit	Assessor's Parcel Number	Zone 1 Allocation Factor	Zone 1 Annual Payment	Zone 2 Annual Payment	Total Annual Payment <sup>(1)</sup>
P 62	052-353-05	0.001170	\$358.10	\$46.31	\$404.40
P 63	052-535-06	0.001170	\$358.10	\$46.31	\$404.40
P 64	052-353-07	0.001170	\$358.10	\$46.31	\$404.40
P 65	052-361-27	0.001170	\$358.10	\$46.31	\$404.40
P 66	052-361-28	0.001170	\$358.10	\$46.31	\$404.40
P 67	052-361-15	0.001170	\$358.10	\$46.31	\$404.40
P 68	052-361-16	0.001170	\$358.10	\$46.31	\$404.40
P 69	052-361-17	0.001170	\$358.10	\$46.31	\$404.40
P 70	052-361-18	0.001170	\$358.10	\$46.31	\$404.40
P 71	052-361-19	0.001170	\$358.10	\$46.31	\$404.40
P 72	052-361-20	0.001170	\$358.10	\$46.31	\$404.40
P 73	052-345-01	0.001170	\$358.10	\$46.31	\$404.40
P 74	052-345-02	0.001170	\$358.10	\$46.31	\$404.40
P 75	052-345-03	0.001170	\$358.10	\$46.31	\$404.40
P 76	052-345-04	0.001170	\$358.10	\$46.31	\$404.40
P 77	052-354-01	0.001170	\$358.10	\$46.31	\$404.40
P 78	052-354-02	0.001170	\$358.10	\$46.31	\$404.40
P 79	052-354-03	0.001170	\$358.10	\$46.31	\$404.40
P 80	052-354-04	0.001170	\$358.10	\$46.31	\$404.40
P 81	052-364-01	0.001170	\$358.10	\$46.31	\$404.40
P 82	052-364-02	0.001170	\$358.10	\$46.31	\$404.40
P 83	052-364-03	0.001170	\$358.10	\$46.31	\$404.40
P 84	052-332-04	0.001170	\$358.10	\$46.31	\$404.40
P 85	052-332-01	0.001170	\$358.10	\$46.31	\$404.40
P 86	052-332-02	0.001170	\$358.10	\$46.31	\$404.40
P 87	052-332-03	0.001170	\$358.10	\$46.31	\$404.40
P	Stairs	0.012653	\$3,872.64	\$21.47	\$3,894.11
<b>Totals<sup>(2)</sup>:</b>			<b>\$306,065.00</b>	<b>\$4,050.00</b>	<b>\$310,115.00</b>
<sup>(1)</sup> Assessments subject to 1% County Collection Fee in addition to listed amounts <sup>(2)</sup> Spreadsheet rounding causes the total Zone 1 collection to be \$306,065.14, and Zone 2 collection to be \$4,050.44.					

## Proportional Allocation Chart ~ Zone 1



- Row 1 Houses
- Row 2 Houses
- Row 3,4 & 5 Houses
- Cypress Townhomes
- Pelican Condominiums
- PDA Stairs

## Proportional Allocation Chart ~ Zone 2



■ Pelican Condominiums    ■ PDA Stairs



NOTICE OF ASSESSMENT BALLOTING AND PUBLIC HEARING  
FOR THE 2018 ASSESSMENT ELECTION  
For Zone 2 of the  
Pajaro Dunes Geologic Hazard Abatement District

**Introduction**

Zone 2\* of the Pajaro Dunes Geologic Hazard Abatement District (GHAD) was formed in October 1998 to maintain the river wall. The river wall was designed to reduce damage to the Pelican Condominiums due to a 30-year storm event. The affairs of the GHAD are managed by a five-person Board of Directors, which currently includes Robert Moore, Robert Allen, John Cullen, David Ferrari and Jim Griffin.

On March 10, 2018, the GHAD Board adopted a Resolution of Intention to approve and levy a new assessment for the District's Administrative and Operating Budget for Zone 2, subject to an annual Cost of Living Increase. The proposed Zone 2 budget for 2018-2019, which represents the Pelican Owners' share of the annual District administrative and operating expenses, including but not limited to cost for professional services, legal fees and annual river wall inspections is \$ 4,050. (The total Administrative and Operating Budget for Zones 1 and 2 is \$310,115.)

As a Pelican Owner with membership in Zone 1 (seawall) and Zone 2 (river wall) of the GHAD, in addition to voting on the proposed assessment for the District's Administrative and Operating Cost Budget for Zone 1, you are entitled to vote on the portion of the District's Administrative and Operating Cost budget attributable to Zone 2.

This notice has been developed as a result of Public Resources Code requirements and as a consequence of the passage of Proposition 218, a statewide Constitutional initiative, which was approved by the voters at the November 5, 1996 general election. Proposition 218 added Article XIII D to the California Constitution, and that Article requires that all new or increased assessments in any special district must be approved by a weighted majority vote of the property owners within the district. The votes are weighted in proportion to the size of the assessment.

**Assessment Ballot**

Enclosed with this public notice is an assessment ballot for Zone 2, which you, as the property owner, can complete and return to the District Clerk at the address provided in this notice. The balloting procedures are discussed below.

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\* The GHAD consists of two zones, Zone 1, which is responsible for maintenance of the seawall and consists of all members of the District, and Zone 2, which consists of all Pelican Condominium owners and is responsible for maintenance and repair of the river wall.

**Background Information**

The current assessments to cover the administrative and operating costs of Zone 2 were approved in the Fiscal Year 2000 assessment election and have been increased by an annual Cost-of-Living Adjustment (COLA), based on the Bay Area, All Urban Consumers, Consumer Price Index, as approved in that earlier election. The maximum assessment for the budget for administrative and operating costs, subject to the COLA, was set at \$56,000 for both Zone 1 and Zone 2. The new maximum assessment for the budget for administrative and operating costs for Zone 2, is \$4,050. The maximum assessment would be subject to an annual 2.6% COLA.

**Purpose of Fiscal Year 2018-2019 Assessment Election**

The District is seeking approval of a new assessment in Zone 2 to cover Zone 2’s share of the District’s annual administrative and operating expenses, including costs for professional services (accounting, clerk, engineering and legal) and annual river wall inspections fees. The Administrative and Operating Budget attributed to Zone 2 does not include any assessment for the proposed “Capital Repair Expense and Reserve Fund” that will be used to pay for the unanticipated and/or emergency maintenance and repair of the rock revetment seawall.

**Amount and Duration of the Increased Assessments**

The increase in assessments to cover the District’s Administrative and Operating Cost Budget would be initiated by submitting an amended assessment roll to the County prior to August 2018 and would show up on your property tax bill in the following December. The increased tax revenues would be available to the District the following March.

The new assessments, as calculated by the District’s consulting engineer Martin Walker (as detailed below) are set forth in the Table attached hereto as Exhibit A. Assessments would be subject to collection on an annual basis. The assessment will continue until the Board takes action to either cease collecting assessments or until the assessment is replaced with a modified assessment.

Zone 2’s proportionate share of the Fiscal Year 2018-2019 Administrative and Operating Budget has been preliminarily approved at \$4,050.

**How the Assessments are Calculated**

The District has obtained an Engineer’s Report from Martin Walker of Arup North America, Ltd., a civil engineer certified by the State of California, which allocates the increased costs to all properties in the District in proportion to the benefit received. Similar information concerning the proposed assessment contained in the “President’s Report” was adopted by the Board on February 10, 2018. A copy of the Engineer’s Report and/or the President’s Report may be obtained from our website at [pdghad.org](http://pdghad.org) or from the District’s Clerk, Sarah Mansergh, at 831-818-9253 or [semmansergh@hotmail.com](mailto:semmansergh@hotmail.com). The schedule for allocating costs was adopted by the Board for the initial assessment election in 1999 and is described below.

For Zone 2, all costs associated with river wall expenses are allocated equally between the owners, at \$46.31 in Fiscal Year 2018-2019.

### **Summary of Majority Protest/Assessment Balloting Procedures**

Under the terms of Article XIII D of the California Constitution, every owner of a parcel of real property proposed to be assessed is entitled to cast an assessment ballot either in favor of or protesting the assessment. Enclosed with this notice is a Zone 2 assessment ballot, which contains information obtained from the Santa Cruz County Assessor's Office regarding the parcel of property you own.

As noted above, the District is seeking your approval of a new assessment with an annual cost of living adjustment to fund the Administrative and Operation Budget for Zone 2. Assessed funds will be used to support District Operations, including costs associated with legal, accounting and engineering services, and river wall inspections. If checked "yes," the enclosed Zone 2 ballot will authorize the Board to levy a new assessment to cover the costs of Zone 2's share of these administrative and operational matters.

Completed assessment ballots should be mailed or delivered to Sarah Mansergh, District Clerk at 2661 Beach Road Building #1, Watsonville, California 95076. At a public hearing of protests scheduled for 8:00 a.m. on June 9th, 2018, the assessment ballots will be tabulated, with ballots being weighted in proportion to the amount of the proposed assessment relative to the total of all assessments, and the results will be announced; provided that, if the Board needs more time to count assessment ballots, it may delay the announcement to a later meeting at a specified date. Ballots may also be delivered at the meeting on June 9th, 2018, but must be received prior to the close of the public hearing. If the weighted assessment ballots in opposition to the proposed assessment exceed weighted assessment ballots in support, there will be a "majority protest," and the Board may not impose the proposed assessment.

### **Public Meetings**

The District Board held a public hearing on March 10, 2018 to take action on the proposed assessment election. The District will hold an information session to answer questions on April 14<sup>th</sup>, 2018 at 9am in the Meadow Room. The District will also hold a noticed public hearing at a GHAD Board meeting on June 9th, 2018 at 8:00 a.m. at the Meadow Room, Pajaro Dunes, 2661 Beach Road, Watsonville, California 95076. The Board will hear assessment protests and accept assessment ballots at that hearing. All interested persons are encouraged to attend the hearing and to speak or submit written comments about the proposed assessments.

### **Questions or Further Information**

If you have any questions about the assessment election, please go to our website [pdghad.org](http://pdghad.org) or contact Robert Moore, the District Board President, at Pajaro Dunes, 2661 Beach Road Building #1, Watsonville, CA 95076, or contact the District Clerk, Sarah Mansergh, at 831-818-9253 or [semmansergh@hotmail.com](mailto:semmansergh@hotmail.com)

# EXAMPLE

NOTICE OF ASSESSMENT BALLOTING AND PUBLIC HEARING  
FOR THE 2018 ASSESSMENT ELECTION  
For Zone 1 of the  
Pajaro Dunes Geologic Hazard Abatement District

## Introduction

Zone 1\* of the Pajaro Dunes Geologic Hazard Abatement District (“GHAD”) was formed in October 1998 to maintain the rock revetment seawall. The seawall was designed to reduce damage due to coastal erosion and coastal flooding from a 30-year storm event. While the initial construction costs for the seawall were paid by the front-row lot owners, the Pelican Condominium owners and Cypress Townhouse owners, Zone 1 of the GHAD has assumed responsibility for maintaining and repairing the seawall, to the extent that District property owners approve funding for such maintenance and repair activities. The affairs of the GHAD are managed by a five-person Board of Directors, which currently includes Robert Moore, Robert Allen, John Cullen, David Ferrari, and Jim Griffin.

On March 10, 2018, the GHAD Board adopted a Resolution of Intention to approve and levy a new assessment for the District’s Administrative and Operating Budget for Zone 1, subject to an annual Cost of Living Increase. The proposed Zone 1 budget for 2018-2019, which covers annual District administrative and operating expenses, including but not limited to office expenses, insurance, cost for professional services, legal fees and annual seawall inspections, as well as the establishment of a “Capital Repair Expense and Reserve Fund” for the purpose of maintaining a stable source of funding to pay for the cost of unanticipated and/or emergency maintenance and repair of the seawall, is \$306,065. The Reserve Fund will be capped at \$600,000, so once said amount is collected, annual assessments in Zone 1 should be reduced until such funds are depleted for unanticipated/emergency use and there is a need to replenish Reserve Funds. The maximum amount that can be assessed in any given year for the Reserve Fund is \$175,000, subject to an annual COLA adjustment of 2.6%. The Reserve Funds will be held in a separate bank account.

This notice has been developed as a result of Public Resources Code requirements and as a consequence of the passage of Proposition 218, a statewide Constitutional initiative, which was approved by the voters at the November 5, 1996 general election. Proposition 218 added Article XIII D to the California Constitution, and that Article requires that all new or increased assessments in any special district must be approved by a weighted majority vote of the property owners within the district. The votes are weighted in proportion to the size of the assessment.

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\* The GHAD consists of two zones, Zone 1, which is responsible for maintenance of the seawall and consists of all members of the District, and Zone 2, which consists of all Pelican Condominium owners and is responsible for maintenance and repair of the river wall.

## **Assessment Ballot**

Enclosed with this public notice is an assessment ballot for Zone 1, which you, as the property owner, can complete and return to the District Clerk at the address provided in this notice. The balloting procedures are discussed below.

## **Background Information**

The current assessments to cover the administrative and operating costs of Zone 1 were approved in the Fiscal Year 2000 assessment election and have been periodically increased by an annual Cost-of-Living Adjustment (COLA), based on the Bay Area, All Urban Consumers, Consumer Price Index, as approved in that earlier election. The maximum assessment for the budget for administrative and operating costs, subject to the COLA, was set at \$56,000. The new maximum assessment for the budget for administrative and operating costs for Zone 1, including the previously referenced Reserve Fund, which is also the proposed Fiscal Year 2018-2019 Administrative and Operating Assessment for Zone 1, is \$306,065. The maximum assessment would be subject to an annual 2.6% COLA.

## **Purpose of Fiscal Year 2018-2019 Assessment Election**

The District is seeking approval of a new assessment in Zone 1 to cover the District's annual administrative and operating expenses, including but not limited to office expenses, insurance, costs for professional services (accounting, clerk, engineering and legal) and annual seawall inspection fees. The Administrative and Operations Budget also covers, for the first time, a "Capital Repair and Expense Reserve Fund" that will be used to pay for the unanticipated and/or emergency maintenance and repair of the rock revetment seawall. Such work may need to be performed prior to the time the comprehensive repair work the District is proposing for the seawall is processed, approved and undertaken. As was noted above, the Reserve Fund will be capped at \$600,000, and once this cap is reached, future Reserve Fund related assessment will be deferred until the Fund reserves are used for emergency or unanticipated maintenance or repairs. The Reserve Fund will be kept in a separate bank account from other District funds.

## **Amount and Duration of the Increased Assessments**

The increase in assessments to cover the District's Administrative and Operating Cost Budget would be initiated by submitting an amended assessment roll to the County prior to August 2018 and would show up on your property tax bill in the following December. The increased tax revenues would be available to the District the following March.

The new assessments, as calculated by the District's consulting engineer Martin Walker (as detailed below) are set forth in the Table attached hereto as Exhibit A. Assessments would be subject to collection on an annual basis. The assessment will continue until the Board takes action to either cease collecting assessments or until the assessment is replaced with a modified assessment. As noted above, it is anticipated that the amount of the assessment will be reduced once the District has collected funds necessary to reach the \$600,000 cap on the Capital Repair and Expense Reserve portion of the Administrative and Operations Budget.

The Zone 1 Fiscal Year 2018-2019 Administrative and Operating Budget for Zone 1 has been preliminarily approved at \$306,065.

### **How the Assessments are Calculated**

The District has obtained an Engineer's Report from Martin Walker of Arup North America, Ltd., a civil engineer certified by the State of California, which allocates the increased costs to all properties in the District in proportion to the benefit received. Similar information concerning the proposed assessment contained in the "President's Report" was adopted by the Board on March 10, 2018. A copy of the Engineer's Report and/or the President's Report may be obtained on our website: [pdghad.org](http://pdghad.org) or from the District's Clerk, Sarah Mansergh, at 831-818-9253 or [semmansergh@hotmail.com](mailto:semmansergh@hotmail.com). The schedule for allocating costs was adopted by the Board for the initial assessment election in 1999 and is described below.

For Zone 1, all costs for the seawall are allocated between the house owners, the Cypress Townhouse owners and the Pelican Condominium owners in proportion to the length of the seawall in front of those respective properties. All members of the Cypress Project and the Pelican Project share equally the costs of the seawall in front of their respective project areas. For the house owners, the basis for the allocation is property proximity to the ocean hazard (85% to front-row houses, 10% to second-row houses and 5% to back-row houses) and, for front-row lots, the width of the oceanfront parcels.

### **Summary of Majority Protest/Assessment Balloting Procedures**

Under the terms of Article XIII D of the California Constitution, every owner of a parcel of real property proposed to be assessed is entitled to cast an assessment ballot either in favor of or protesting the assessment. Enclosed with this notice is a Zone 1 assessment ballot, which contains information obtained from the Santa Cruz County Assessor's Office regarding the parcel of property you own.

As noted above, the District is seeking your approval of a new assessment with an annual cost of living adjustment to fund the Administrative and Operation Budget for Zone 1. Assessed funds will be used to support District Operations, including costs associated with legal, accounting and engineering services, increased insurance coverage, state mandated compliance expenses, website maintenance, Board training, mailings, annual seawall and river wall inspections, and a contingency reserve fund for future emergency seawall maintenance and repairs. If checked "yes," the enclosed Zone 1 ballot will authorize the Board to levy a new assessment to cover the costs of these administrative and operational matters.

Completed assessment ballots should be mailed or delivered to Sarah Mansergh, District Clerk, at 2661 Beach Road Building #1, Watsonville, California 95076 or dropped off in the ballot box at the gatehouse. Ballots may also be delivered at the public hearing on June 9th, 2018, in the Meadow Room but must be received prior to the close of the public hearing. At the public hearing of protests scheduled for 8:00 a.m. on June 9th, 2018, the assessment ballots will be tabulated, with ballots being weighted in proportion to the amount of the proposed assessment relative to the total of all assessments, and the results will be announced; provided that, if the

Board needs more time to count assessment ballots, it may delay the announcement to a later meeting at a specified date. If the weighted assessment ballots in opposition to the proposed assessment exceed weighted assessment ballots in support, there will be a “majority protest,” and the Board may not impose the proposed assessment.

### **Public Meetings**

The District Board held a public hearing on March 10, 2018 to take action on the proposed assessment election. The District will hold an information session to answer questions on April 14<sup>th</sup>, 2018 at 9am in the Meadow Room. The District will also hold the final noticed public hearing at a GHAD Board meeting on June 9<sup>th</sup>, 2018 at 8:00 a.m. in the Meadow Room at Pajaro Dunes, 2661 Beach Road, Watsonville, California. The Board will hear assessment protests and accept assessment ballots at that hearing. All interested persons are encouraged to attend the hearing and to speak or submit written comments about the proposed assessments.

### **Questions or Further Information**

If you have any questions about the assessment election, please visit our website [pdghad.org](http://pdghad.org) or contact Robert Moore, the District Board President, at Pajaro Dunes, 2661 Beach Road Building #1, Watsonville, CA, 95076, or contact the District Clerk, Sarah Mansergh, at 831-818-9253 or [semmansergh@hotmail.com](mailto:semmansergh@hotmail.com).

## EXAMPLE

**IMPORTANT - OFFICIAL ASSESSMENT BALLOT FOR ZONE 1****PAJARO DUNES GEOLOGIC HAZARD ABATEMENT DISTRICT**

The Pajaro Dunes Geologic Hazard Abatement District (“GHAD”) is seeking approval of an increased assessment, with an annual cost-of-living adjustment (“COLA”), to fund a new proposed administrative and operation budget for both Zones 1 and 2. Assessed funds will be used to support District Operations, including Zone 1’s pro rata share of costs associated with legal, accounting and engineering services, increased insurance coverage, state mandated compliance expenses, website maintenance, Board training, mailings, and annual seawall and river wall inspections. The Zone 1 assessment will also provide necessary funds to establish a contingency reserve for future emergency seawall maintenance and repair. The proposed COLA is based on a ten-year average for the Bay Area, All Urban Consumers, Consumer Price Index, or 2.6% annually. If approved, the assessment will fund the new annual budget which will replace the annual budget approved for District Operations by property owners in Zone 1 and Zone 2 in 1999. The maximum assessment in Zone 1, subject to the afore-referenced COLA, will be \$306,065 per year, which has been calculated as Zone’s 1’s proportionate share of the new administrative and operations budget. The Fiscal Year 2018-2019 assessment has been preliminarily established for Zone 1 at \$306,065. Assessments will be allocated between major groups based on the length of the seawall in front of their respective areas, Housing (75.45%), Pelican Point Condominiums (10.18%), Cypress Grove Townhouses (11.84%) and Association-Stairways (2.53%). In accordance with standard cost allocation formulas, previously adopted by the GHAD Board and established when the District was created by the Santa Cruz Board of Supervisors on October 27, 1998, the Pelican and Cypress Groups share their portion of the cost equally among their members, while the portion allocated to houses pays its portion as follows: front-row houses- 85%, second-row houses-10%, and back-row houses-5%. Your unit share: See Exhibit A for assessment amount.

This ballot is for the use of the owner or authorized representative of the parcel identified below, which parcel is located within Zone 1 of the Pajaro Dunes Geologic Hazard Abatement District. Property ownership includes tenancies of real property where tenants are directly liable to pay future assessment. Please advise the District Clerk, Sarah Mansergh, at 2661 W. Beach Road Building #1, Watsonville, California, 95076, at 831-818-9253 or semmansergh@hotmail.com if the name below is incorrect or if you are no longer the owner of this parcel.

This ballot may be used to express either support for or opposition to an assessment for the new proposed Administrative and Operating Budget, which includes an annual COLA to the assessment on an annual basis. To be counted, this ballot must be signed below by an owner or, if the owner is not an individual, by the authorized representative of the owner. The ballot must then be delivered to the District office at 2661 W. Beach Road Building #1, Watsonville, California, 95076, either by mail or in person, as follows:

Mail Delivery: If by mail, place the ballot in the prepaid, self-addressed return envelope and place in it the mail not later than June 6th, 2018. Mailing later than this deadline creates the risk that the ballot will not be received in time to be counted.



Personal Delivery: If in person, to the Pajaro Dunes Gatehouse ballot box, to Pajaro Dunes GHAD 2661 Beach Road Building #1, Watsonville, California, 95076 or at the public hearing on June 9th, 2018 at 8:00 a.m in the Meadow Room.

**However delivered, the ballot must be received by the District Board President prior to the close of the public hearing on June 9th, 2018 starting at 8am to be counted.**

**OFFICIAL ASSESSMENT BALLOT**

I declare, under penalty of perjury, that I am the legal owner or authorized representative and am entitled to execute this ballot for the parcel shown below, and I hereby cast my vote

**IN SUPPORT OF**

**OR**

**IN OPPOSITION TO**

a new annual assessment for the Zone 1 proportionate share of the GHAD's Administrative and Operating Budget, which includes an annual COLA based on a ten year average for the Bay Area, All Urban Consumers, Consumer Price Index, and which has been preliminarily established by the GHAD Board at a maximum of \$306,065.

Date \_\_\_\_\_

\_\_\_\_\_  
Name (Please Print)

Unit No. \_ \_

\_\_\_\_\_  
Signature of Property Owner or Authorized Representative

