

44. Accept and approve Engineer's report for proposed Fiscal Year 2025-26 assessment rates for County Service Area (CSA) No. 25, Viewpoint, adopt resolution setting the public hearing for April 8, 2025, at 9:00 a.m., adopt resolution of intention to authorize and levy assessments, and take related actions ()



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Community Development and Infrastructure

Subject: CSA No. 25, Viewpoint, Benefit Assessment Rates for Fiscal Year 2025-26

Meeting Date: February 11, 2025

Formal Title: Accept and approve Engineer's report for proposed Fiscal Year 2025-26 assessment rates for County Service Area (CSA) No. 25, Viewpoint, adopt resolution setting the public hearing for April 8, 2025, at 9:00 a.m., adopt resolution of intention to authorize and levy assessments, and take related actions

Recommended Actions

1. Accept and approve the Engineer's Report for the proposed Fiscal Year 2025-26 assessment rates for County Service Area (CSA) No. 25 Viewpoint;
2. Adopt resolution setting April 8, 2025, at 9:00 a.m. or thereafter as the date and time for public hearing on the proposed benefit assessment rates for the CSA;
3. Adopt resolution of intention to authorize and levy an assessment to provide funding for road maintenance within CSA No. 25 Viewpoint;
4. Direct the Clerk of the Board to publish a summary notice of the public hearing once a week for two weeks prior to the hearing in a newspaper of general circulation;
5. Approve the notice of public hearing, ballot procedure, and sample ballots for the proposed Fiscal Year 2025-26 assessment for the CSA; and
6. Direct Community Development and Infrastructure to mail ballots at least 45 days prior to the public hearing to the record owners of properties that are subject to the proposed assessment within the CSAs.

Executive Summary

County Service Area No. 25 Viewpoint, located in Aptos, wishes to increase their benefit assessment rate by \$100 for Fiscal Year 2025-26 and thereafter to fund road maintenance and operations services to benefit the properties within the CSA. Attached for the Board's approval is the engineer's report, resolution of intention, a resolution setting a public hearing, sample ballots, and a summary notice of public hearing as required by Proposition 218. Board approval will result in mailing of the ballots to the affected parcel owners.

Discussion

A County Service Area (CSA) can be formed by residents who wish to pay for extra services that are not provided by their local government agency. CSA fees are considered benefit assessments, and any new rate or rate increase (except for pre-approved annual Consumer Price Index (CPI) increases) must comply with Proposition 218 procedures. These procedures require that the setting of a new rate is approved by at least half of the votes cast by the property owners, with the votes weighted according to the amount of the proposed assessment of each parcel. Furthermore, a public hearing must be held to consider any protests to the proposed rate.

Community Development and Infrastructure received notification from County Service Area No. 25 Viewpoint that they wish to increase their benefit assessment rate for Fiscal Year 2025-26.

The new rates are identified in summary in the attached engineer's report and in detail in that attached Special Assessments Value Report. The attached sample ballots, notice of public hearing, and resolutions are all per Board established rules for conducting a ballot proceeding for assessments under Article XIID, Section 4 of the California State Constitution.

CSA No. 25 Viewpoint in Aptos consists of 55 parcels, 1 of which is not assessed as it is of token value, owned by a utility water company, or is unbuildable. Assessments are currently levied on the remaining 54 parcels in the amount of \$200 annually. CSA No. 25 proposes to increase the assessment by \$100 annually per parcel to address the increased costs of maintenance and increase available funds for future maintenance needs. If the assessment is increased, the assessment will be:

A. \$300.00 per parcel per year

The Board's approval of this item will allow the Notice of Public Hearing to be released, as well as mailing of the ballots to affected parcel owners. The affected parcel owners may contact their CSA representatives and/or the Department of Public works at (831) 454-2160 if they have questions. Ballots may be delivered in-person or mailed to 701 Ocean Street, Room 410, Santa Cruz, CA 95060. The public may also attend the Public Hearing on April 8, 2025, at 9:00 a.m. at 701 Ocean Street, Room 525.

Financial Impact

The proposed benefit assessment will continue to provide an adequate source of funding for the road maintenance operations of CSA No. 25 Viewpoint. CSAs are self-funded, and Fiscal Year 2025-26 assessment will have no General Fund impact.

The proposed increase affects CSA No. 25 Viewpoint only, Fund 22425, GL Key 622425 GL Object 41582. The increase for the 2025-26 assessment year results in an annual increase of \$5,400 for total parcel assessments of \$16,200 annually. If the election does not pass, the Fiscal Year 2025-26 revenue for the CSA will be the prior year's amount of \$10,800.

Strategic Initiatives

Operational Plan - Comprehensive Health & Safety, Reliable Transportation

Submitted By:

Matt Machado

Recommended By:

Carlos J. Palacios, County Administrative Officer

Artificial Intelligence Acknowledgment:

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.

**ENGINEER'S REPORT REGARDING PROPOSED
INCREASED BENEFIT ASSESSMENT FOR
COUNTY SERVICE AREA NO. 25, VIEWPOINT**

The undersigned submits this written Engineer's Report to the Board of Supervisors of the County of Santa Cruz as follows:

1. Engineer's Report. This Engineer's Report is for an increased benefit assessment set forth below.
2. Authorization. This Engineer's Report is submitted pursuant to Article XIID, Section 4 of the California State Constitution.
3. Purpose of the Assessment. The express purpose for which this benefit assessment is proposed is to provide a source of funding for County Service Area No. 25, Viewpoint road maintenance and operations.
4. Proposed Funding. The services in this County Service Area No. 25, Viewpoint, are currently funded by a benefit assessment levied under County Service Area law and in accordance with Article XIID of the California State Constitution. Since the benefit assessment was last increased, the cost to maintain the services has increased, and increased assessments are necessary to adequately cover the cost of the services.
5. Necessity for Engineer's Report. This Engineer's Report is required for this proposed new or increased assessment by the provisions of Article XIID, Section 4 of the California State Constitution.
6. Limitation upon Expending Assessment Proceeds. Any funds collected from the increased benefit assessment proposed herein shall be expended only for road maintenance and operations services to benefit the properties within County Service Area No. 25, Viewpoint. Any unexpended funds raised by the assessment remaining at the end of the fiscal year shall be carried over for the same purpose in the next fiscal year.
7. Levy. A benefit assessment to increase revenue to fund services is hereby proposed to be levied upon real property within County Service Area No. 25, Viewpoint, excepting any unbuildable parcels, common areas, and parcels with an assessed value of \$5,000.00 or less.
8. Assessment Rate. Since the assessment was levied, the cost of providing road maintenance and operations has increased. Therefore, an increase in the assessment of 50% is necessary. The rate of assessment for the fiscal year 2025/2026 and the rate for each year following is proposed as follows:

A. \$300.00 per parcel per year

Common areas, parcels that have been determined to be unbuildable by the Planning Department or Environmental Health regulations, and parcels with an assessed valuation of \$5,000.00 or less, will not be charged.

B. For each fiscal year after 2025/2026, the assessment rate may be

increased by a percentage which does not exceed the percentage increase in the Consumer Price Index, All Urban Consumers, for the San Francisco-Oakland-Hayward Area, as published by the U.S. Department of Labor, Bureau of Labor Statistics, (or in any price index which replaces that index in the future) for the prior calendar year. The assessment rate will be increased only when necessary to meet approved expenses and would not increase automatically each year. If, in any year, the assessment rate is not increased or is increased by an amount less than the increase in the Consumer Price Index, the difference between the rate of the increase in the assessment rate and the rate of increase in the Consumer Price Index will remain available for use in future years to raise the assessment rate as necessary to meet approved expenses.

C. The lien date shall be that prescribed by law.

D. The foregoing schedule and rate is based upon a flat fee for each parcel. The assessment is proportional to the special benefit derived by each identified parcel in relationship to the entirety of the cost of the property related service being provided. No assessment exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

9. Collection. The collection of the proposed assessment shall be by the County of Santa Cruz on behalf of County Service Area No. 25, Viewpoint, in the same manner, and subject to the same penalties, as other fees, charges, and taxes fixed and collected by or on behalf of all County Service Areas. The County may deduct its reasonable costs incurred for that service before resubmittal of the balance to the account of County Service Area No. 25, Viewpoint.

10. Determinations of Engineer's Report. The determinations of this written Engineer's Report for the proposed assessment pursuant to Article XIID, Section 4 of the California State Constitution are as follows:

A. The attached schedule identifies and describes all parcels which have a special benefit conferred on them and on which the new or increased assessment will be imposed, and sets forth the amount of the assessment for each parcel for the initial fiscal year,

B. The proportionate special benefit derived by each identified parcel in relationship to the entirety of the cost of the road maintenance and operations service to be provided is as set forth on the attached schedule,


C. No assessment is imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel, and

D. The only benefits assessed are special and any general benefits have been separated from the special benefits conferred on each parcel.

11. Ballot Procedure. As required by Section 4 of Article XIID of the California State Constitution, a Property Owner Ballot must be enclosed with the notice of the proposed assessment. This ballot may be used by the owner(s) or by the tenant(s) who are directly liable for payment of the assessment in question of any parcel to express either support for or opposition to the proposed assessment. The ballot instructions will describe the alternative methods for submitting the ballot by mail or by personal delivery, either prior to or at the time of the public hearing of protests.

Upon the close of the public hearing, the returned ballots will be tabulated, both in support of and in opposition to the assessment, with ballots being weighted in accordance with the amount of the proposed assessment, and the results will be announced; provided that, in the event additional time is required to determine whether any ballot has been properly tabulated or to tabulate all the votes, the Board may continue the matter of announcing results to provide such additional time. In the event that ballots in opposition exceed ballots in support, there will be a "majority protest," and the Board will be precluded from proceeding with the proposed increased assessment. Based on the foregoing, the undersigned registered engineer submits this written Engineer's Report and recommends adoption of the proposed assessment.

Dated: 1/2/2025 _____

DocuSigned by:


Matt Machado Director of Community Development & Infrastructure

Certificate Of Completion

Envelope Id: D8D3A8A0-C905-4BD5-AFA8-3B905041CD97

Status: Completed

Subject: Complete with Docusign: CSA 25 FY25 Engineer's Report FINAL.pdf

Source Envelope:

Document Pages: 3

Signatures: 1

Envelope Originator:

Certificate Pages: 5

Initials: 0

Christine Hicks

AutoNav: Enabled

701 Ocean Street

Envelopeld Stamping: Enabled

Santa Cruz, CA 95060

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Christine.Hicks@santacruzcountyca.gov

IP Address: 63.194.190.100

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Matt Machado

Matt.Machado@santacruzcountyca.gov

Director of Community Development & Infrastructure

County of Santa Cruz

Security Level: Email, Account Authentication
(None)

DocuSigned by:

Matt Machado

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Signature Adoption: Pre-selected Style

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Signed: 1/2/2025 1:26:54 PM

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

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Status

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Christine Hicks

christine.hicks@santacruzcountyca.gov

Security Level: Email, Account Authentication
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Electronic Record and Signature Disclosure:

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DPW CSA

dpwcsa@santacruzcountyca.gov

Security Level: Email, Account Authentication
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	1/2/2025 1:26:56 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

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To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at nada.algharib@santacruzcounty.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 18-2025

On the motion of Supervisor Cummings:
Duly seconded by Supervisor Koenig:

The following resolution is adopted:

RESOLUTION SETTING HEARING ON ASSESSMENTS TO FUND
ROAD MAINTENANCE AND OPERATIONS WITHIN
COUNTY SERVICE AREA NO. 25, VIEWPOINT

WHEREAS, the Board of Supervisors has determined the nature, extent and cost of the extended services to be provided in County Service Area No. 25, Viewpoint; and

WHEREAS, Proposition 218 requires a duly noticed public hearing be held as part of the election process.

NOW, THEREFORE, the Board of Supervisors of the County of Santa Cruz resolves and orders that on Tuesday, April 8, 2025, at 9:00 a.m. or thereafter in the Board Chambers, Room 525, County Governmental Center, 701 Ocean Street, Santa Cruz, California, the Board of Supervisors will conduct a public hearing on the proposed benefit assessment/service charge rates for County Service Area No. 25, Viewpoint, for the 2025/2026 fiscal year.

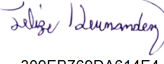
BE IT FURTHER RESOLVED AND ORDERED that at the time, date and place above, the Board of Supervisors shall hear all objections or protests, if any, to the proposed benefit assessments/service charges.

BE IT FURTHER RESOLVED AND ORDERED that the Clerk of the Board of Supervisors shall cause notice of the filing of the reports and time, date, and place of hearing, to be published once a week for two successive weeks prior to the date set for hearing, in a newspaper of general circulation printed and published in Santa Cruz County, pursuant to Government Code Section 6066 and County Code Chapter 4.26.

Resolution 18-2025

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 11th day of February, 2025, by the following vote:


AYES: Supervisors Koenig, De Serpa, Cummings, Martinez and Hernandez
NOES: None
ABSENT: None
ABSTAIN: None

DocuSigned by:

309EB769DA614E4... 2/12/2025
Felipe Hernandez
Chair of the Board of Supervisors

DocuSigned by:

466B074E3141450... 2/12/2025
ATTEST: Juliette Rezzato
Clerk of the Board

Approved as to Form:

Signed by:

D52DC6AA0E74498 1/7/2025
Office of the County Counsel



Certificate Of Completion

Envelope Id: F46545A5-A0AB-480D-A4B1-CEE31A7C4F3C		Status: Completed
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Document Pages: 7	Signatures: 2	Envelope Originator:
Certificate Pages: 5	Initials: 0	Christine Hicks
AutoNav: Enabled		701 Ocean Street
Envelopeld Stamping: Enabled		Santa Cruz, CA 95060
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		Christine.Hicks@santacruzcountyca.gov
		IP Address: 63.194.190.100

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Intermediary Delivery Events	Status	Timestamp
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christine.hicks@santacruzcountyca.gov	<div>COPIED</div>	Sent: 1/7/2025 11:33:39 AM
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Witness Events	Signature	Timestamp
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Signing Complete	Security Checked	1/7/2025 11:33:38 AM
Completed	Security Checked	1/7/2025 11:33:40 AM
Payment Events	Status	Timestamps
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All notices and disclosures will be sent to you electronically

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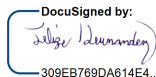
Signer Events

Felipe Hernandez

Felipe.Hernandez@santacruzcountyca.gov

Security Level: Email, Account Authentication (None)

Signature

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Signature Adoption: Uploaded Signature Image

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Juliette Rezzato

Juliette.Rezzato@santacruzcountyca.gov

Chief Deputy Clerk of the Board of Supervisors
County of Santa Cruz

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Freeform Signing

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Rosa Ortiz-Rocha Rosa.Ortiz-Rocha@santacruzcountyca.gov Executive Secretary County of Santa Cruz Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 1/29/2024 10:02:47 AM ID: 506e1866-deb7-4a3a-b9a7-fcd8f3efb23a	<div>COPIED</div>	Sent: 2/13/2025 1:21:58 PM
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Witness Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	2/13/2025 1:21:58 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Santa Cruz:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: nada.algharib@santacruzcounty.us

To advise County of Santa Cruz of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at nada.algharib@santacruzcounty.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from County of Santa Cruz

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with County of Santa Cruz

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

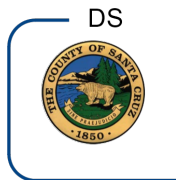
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Acknowledging your access and consent to receive and sign documents electronically

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BEFORE THE BOARD OF SUPERVISORS
 OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 19-2025

On the motion of Supervisor Cummings:
 Duly seconded by Supervisor Koenig:

The following resolution is adopted:

RESOLUTION OF INTENTION TO AUTHORIZE AND LEVY
 AN INCREASED ASSESSMENT FOR ROAD MAINTENANCE AND
 OPERATIONS FOR COUNTY SERVICE AREA NO. 25, VIEWPOINT

WHEREAS, this Board has caused to be prepared, and on this date has received for filing with the Clerk of this Board, the written Engineer's Report, a copy of which is attached and incorporated herein, prepared by a registered professional engineer certified by the State of California for a proposed increased assessment within County Service Area No. 25, Viewpoint, pursuant to Article XIID, Section 4 of the Constitution; and,

WHEREAS, the Engineer's Report determines and specifies all of the following:

1. The schedule attached to the original Engineer's Report identifies and describes all parcels which have a special benefit conferred on them and on which the assessment will be imposed, and sets forth the amount of the assessment for each parcel for the fiscal year 2025/2026;
2. The proportionate special benefit derived by each identified parcel in relationship to the entirety of the cost of the services to be provided;
3. No assessment is imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on each parcel;
4. The only benefits assessed are special and the general benefits have been separated from the special benefits conferred on each parcel;
5. The duration of the assessment is specified;
6. The basis of the assessment is stated; and

Resolution 19-2025

WHEREAS, after considering the Engineer's Report, this Board finds it is in the best interest of County Service Area No. 25, Viewpoint and its owners and inhabitants to declare its intention to levy the proposed assessments each year in accordance with that report.

NOW, THEREFORE, the Board of Supervisors of the County of Santa Cruz resolves and orders that

1. Declaration of Intention. This Board declares its intention under the authority of County Service Area Law commencing with Government Code Section 25210 and Article XIID, Section 4 of the Constitution, to levy an increased assessment upon real property within County Service Area No. 25, Viewpoint for the fiscal year 2025/2026 and thereafter, as follows:

- A. The current assessment rate is \$200 per parcel per year. CSA No.25 proposes to increase the annual assessment for each parcel by \$100 to \$300 per parcel per year.

Common areas, parcels which have been determined to be unbuildable by the Planning Department or Environmental Health Regulations, and parcels with an assessed valuation of \$5,000.00 or less, will not be charged.

- B. For each fiscal year after 2025/2026, the assessment rate may be increased by a percentage which does not exceed the percentage increase in the Consumer Price Index, All Urban Consumers, for the San Francisco-Oakland-San Jose Metropolitan Area, as published by the U.S. Department of Labor, Bureau of Labor Statistics, (or in any price index which replaces that index in the future) for the prior calendar year. The assessment rate will be increased only when necessary to meet approved expenses and would not increase automatically each year. If in any year the assessment rate is not increased or is increased by an amount less than the increase in the Consumer Price Index, the difference between the rate of the increase in the assessment rate and the rate of increase in the Consumer Price Index will remain available for use in future years to raise the assessment rate as necessary

Resolution 19-2025

to meet approved expenses.

- C. The lien date shall be that prescribed by law.
 - D. The foregoing schedule and rate is based upon a flat fee for each parcel. The assessment is proportional to the special benefit derived by each identified parcel in relationship to the entirety of the cost of the property related service being provided. No assessment exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
- 2. Public Hearing. On April 8, 2025, at 9:00 a.m. or thereafter in the Meeting Chambers of this Board at 701 Ocean Street, Santa Cruz, California, this Board will hold a public hearing on the proposed County Service Area No. 25, Viewpoint, assessments, and will consider the ballots described in paragraph 5 and any protests described in paragraph 6.
 - 3. Answering Inquiries. This Board designates the Director of Public Works or his authorized representative(s) as the person to answer inquiries regarding the protest proceedings.
 - 4. Notice of Public Hearing. The Clerk of this Board is directed to give notice of the public information meeting and of the public protest hearing as follows:

Pursuant to Subsections (c) and (d) of Article XIID, Section 4 of the Constitution, the notice given pursuant to the preceding paragraph shall give the record owner of each identified parcel the amount of the proposed assessment, the total amount thereof chargeable to the whole County Service Area No. 25, Viewpoint, the amount chargeable to the owner's particular parcel, the duration of such payment, the reason for such assessment, and the basis upon which the proposed assessment was calculated, together with the date, time and location of a public hearing on the proposed assessment. Each notice shall also include, in a conspicuous place thereon, a summary of the procedures applicable to the completion, return and tabulation of the ballots required, including a disclosure statement that the existence of a majority protest will result in the increased assessment not being imposed. Each such notice shall contain a ballot whereby each such owner may indicate his or her name, a reasonable identification of the parcel, and support or opposition to the proposed assessment.

Resolution 19-2025

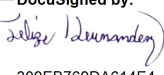
5. The Property Owner Ballot Procedure. As required by Section 4 of Article XIID of the California Constitution, a Property Owner Ballot must be enclosed with the notice of the proposed assessment. This ballot may be used by the owner(s) of any parcel to express either support for or opposition to the proposed assessment. The ballot instructions will describe the alternative methods for submitting the ballot by mail or by personal delivery, either prior to or at the time of the public hearing of protests. Upon the close of the public hearing, the returned ballots will be tabulated, both in support of and in opposition to the assessment, with ballots being weighted in accordance with the amount of the proposed assessment, and considering the returned ballots only, the results will be announced; provided that, in the event additional time is required to determine whether any ballot has been properly tabulated or to tabulate all the votes, the Board may continue the matter of announcing results to provide such additional time.

In the event that ballots in opposition exceed ballots in support, there will be a "majority protest," and the Board will be precluded from proceeding with the proposed assessment.

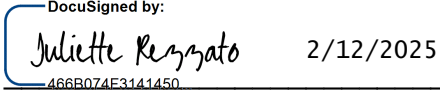
6. Protests. Any protest pertaining to the validity of the assessment, or the regularity or sufficiency of the proceedings shall be in writing and shall clearly and specifically set forth the alleged irregularity or defect. Any grounds of protest not stated in a written protest filed prior to the close of the public hearing shall be deemed waived.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 11th day of February, 2025, by the following vote:

AYES:	Supervisors Koenig, De Serpa, Cummings, Martinez and Hernandez
NOES:	None
ABSENT:	None
ABSTAIN:	None

DocuSigned by:

 2/12/2025
 309EB769DA614E4...
 Felipe Hernandez
 Chair of the Board of Supervisors

Resolution **19-2025**

ATTEST: 
Juliette Rezzato
Clerk of the Board

Approved as to Form:



Office of the County Counsel




Certificate Of Completion

Envelope Id: F46545A5-A0AB-480D-A4B1-CEE31A7C4F3C		Status: Completed
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Envelopeld Stamping: Enabled		Santa Cruz, CA 95060
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		IP Address: 63.194.190.100

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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Completed	Security Checked	1/7/2025 11:33:40 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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- ii. send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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Santa Cruz, CA 95060

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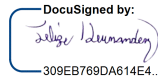
Signer Events

Felipe Hernandez

Felipe.Hernandez@santacruzcountyca.gov

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Signature

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Using IP Address: 63.249.104.22

Electronic Record and Signature Disclosure:

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Juliette Rezzato

Juliette.Rezzato@santacruzcountyca.gov

Chief Deputy Clerk of the Board of Supervisors
County of Santa Cruz

Security Level: Email, Account Authentication (None)

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Signature Adoption: Pre-selected Style

Using IP Address: 63.194.190.100

Electronic Record and Signature Disclosure:

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CBD eSignature

cbd.esignature@santacruzcountyca.gov

County of Santa Cruz

Security Level: Email, Account Authentication (None)



Using IP Address: 63.194.190.100

Sent: 2/12/2025 1:24:00 PM

Viewed: 2/13/2025 1:24:02 PM

Signed: 2/13/2025 1:24:19 PM

Freeform Signing

Electronic Record and Signature Disclosure:

Accepted: 6/20/2024 3:08:48 PM

ID: 4b7794de-1393-406f-a9a3-56a92d4b90d7

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Rosa Ortiz-Rocha Rosa.Ortiz-Rocha@santacruzcountyca.gov Executive Secretary County of Santa Cruz Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 1/29/2024 10:02:47 AM ID: 506e1866-deb7-4a3a-b9a7-fcd8f3efb23a	<div>COPIED</div>	Sent: 2/13/2025 1:24:20 PM
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	2/12/2025 12:27:54 PM
Certified Delivered	Security Checked	2/13/2025 1:24:02 PM
Signing Complete	Security Checked	2/13/2025 1:24:19 PM
Completed	Security Checked	2/13/2025 1:24:20 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Santa Cruz:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: nada.algharib@santacruzcounty.us

To advise County of Santa Cruz of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at nada.algharib@santacruzcounty.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from County of Santa Cruz

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with County of Santa Cruz

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.

NOTICE OF PUBLIC HEARING ON
ASSESSMENTS TO FUND ROAD MAINTENANCE AND OPERATIONS WITHIN
COUNTY SERVICE AREA 25, VIEWPOINT

SUMMARY

NOTICE IS HEREBY GIVEN that the Santa Cruz County Board of Supervisors has scheduled a public hearing for Tuesday, **April 8, 2025 at 9:00 a.m. or thereafter, to consider the adoption of a proposed resolution authorizing and levying an increased assessment in compliance with Proposition 218 (“The Taxpayers Right to Vote Initiative”) for the purpose of providing funding for road maintenance and operations within County Service Area No. 25, Viewpoint.**

Proposition 218, which was approved by the voters at the November 1996 general election, includes provisions that an increased benefit assessment to provide specific services can only be charged under Proposition 218 if it is approved by at least half of the votes cast by the property owners (or tenants who are directly liable for paying the proposed assessments) with the votes weighted according to the amount of the proposed assessment of each parcel. In accordance with Proposition 218, assessment ballots have been mailed to all record owners of parcels which would be subject to the proposed assessment. The Board of Supervisors will receive assessment ballots and any protests to the proposed increased assessment proceedings or assessments until the close of the public hearing on April 8, 2025.

A copy of the Notice of Public Hearing, Ballot Procedure, and Sample Ballot for an Assessment to provide funding for road maintenance and operations within County Service Area No. 25, Viewpoint, the Engineer’s Report and the Balloting Rules are available at the Office of the Clerk of the Board of Supervisors, 701 Ocean Street, Room 525, Santa Cruz, California.

Note: The public may attend the public hearing and/or comment on this matter. See virtual meeting instructions on the meeting agenda posted at <http://santacruzcountyca.ig2.com/citizens/default.aspx> or call (831) 454-2323 (TTY call 711). Testimony may be presented at the meeting or submitted in written form prior to the hearing and made part of the hearing record.

The County complies with the Americans with Disabilities Act (ADA). Questions regarding accommodation under the ADA should be directed to the Clerk of the Board at (831) 454-2323.

BALLOT PROCEDURES

1. Persons Entitled to Ballot.

a. Record Owners. The record owner of each parcel is as set forth on the Assessor's current master property record on the date the mailing list for the assessment is generated. In accordance with Article XIID, notice, including the ballot, in these proceedings shall be mailed to the record owner of each parcel as shown on the Assessor's master property record.

b. Tenants. A tenant who holds a tenancy of real property and whose lease or other rental agreement expressly requires that the tenant directly pay assessments, such as the proposed assessment, may submit a ballot for the parcel. When the authority of a tenant is established, the ballot of the tenant shall be counted in place of any ballot submitted by the owner. There is, however, no duty to seek out or give special notice to tenants.

2. One Ballot per Parcel. Only one ballot shall be counted for each parcel, even if there are co-owners or co-tenants. If more than one co-owner or co-tenant, respectively, should submit a ballot and the ballots are in agreement after considering withdrawals, then one ballot shall be counted for the parcel. If more than one co-owner or co-tenant, respectively, should submit a ballot and the ballots are in conflict after considering withdrawals, then no ballot shall be counted for that parcel.

PROTESTS

1. In addition to the ballots in favor of or in opposition to the proposed assessment, the Board of Supervisors will also consider any other protests to the proposed assessments at the public hearing. Any protest pertaining to the validity of the assessment or the regularity or sufficiency of the proceedings shall be in writing and shall clearly and specifically set forth the alleged irregularity or defect. Any grounds of protest not stated in a written protest filed prior to the close of the public hearing shall be deemed waived.

2. The Board of Supervisors retains authority otherwise conferred by law to make changes in the boundaries of the proposed assessment area, in the extent of the services to be provided, and in the amount of the assessment (including the amounts of any individual assessments) provided, however the assessment area shall not be expanded nor any assessment increased beyond that specified by this notice without new notice and proceedings in compliance with all laws.

The County complies with the Americans with Disabilities Act (ADA). Questions regarding accommodation under the ADA should be directed to the Clerk of the Board at (831) 454-2323.

A copy of the proposed Resolution, the Engineer's Report, and the Balloting Rules are available at the Office of the Clerk of the Board of Supervisors, 701 Ocean Street, Room 520, Santa Cruz, California.

COUNTY OF SANTA CRUZ



NOTICE OF PUBLIC HEARING, BALLOT PROCEDURE, AND BALLOT FOR AN INCREASED ASSESSMENT TO PROVIDE FUNDING FOR ROAD MAINTENANCE AND OPERATION SERVICES WITHIN COUNTY SERVICE AREA NO. 25, VIEWPOINT

IMPORTANT NOTICE

NOTICE IS HEREBY GIVEN that the Santa Cruz County Board of Supervisors has scheduled a public hearing for Tuesday, April 8, 2025, **which begins at 9:00 a.m. or thereafter** in the Board Chambers, 701 Ocean Street, Room 525, Santa Cruz, California, to consider the adoption of a proposed resolution authorizing and levying an increased assessment in compliance with Proposition 218 ("The Taxpayers Right to Vote Initiative") for the purpose of providing funding for road maintenance and operation services within County Service Area No. 25, Viewpoint.

Proposition 218, which was approved by the voters at the November 1996 general election, includes provisions that a new or increased benefit assessment to provide road maintenance and operation services can only be charged under Proposition 218 if it is approved by at least half of the votes cast by the property owners (or tenants who are directly liable for paying the proposed assessments) with the votes weighted according to the amount of the proposed assessment of each parcel.

Enclosed is your Official Mailed Assessment Ballot for you to vote on whether to approve the proposed increased assessment to provide funding for road maintenance and operation services in CSA 25, Viewpoint.

Note: The public may attend the public hearing and/or comment on this matter via phone. See virtual meeting participation instructions on the meeting agenda posted at

<http://santacruzcountyca.igm2.com/citizens/default.aspx> Or call (831) 454-2323 (TTY call 711).

Please see "Assessment Ballot Instructions" printed on the next page.

ASSESSMENT BALLOT INSTRUCTIONS

HOW TO VOTE YOUR ASSESSMENT BALLOT

The enclosed ballot is to be used to express support for or opposition to the proposed assessment for road maintenance and operation services. In order to be counted, the Ballot Declaration must be completed and signed by the property owner or by a tenant whose lease or other rental agreement expressly requires that the tenant directly pay assessments, and the Ballot returned in accordance with these instructions.

1. Use a pen to mark an "X" next to "Yes" or "No" to cast your vote.
2. Complete and sign the ballot declaration.
3. Ballots that are not properly signed and dated shall be disqualified.

RETURNING YOUR ASSESSMENT BALLOT

1. Place the ballot in the ballot return envelope, and seal the envelope.
2. Deliver the ballot return envelope either by mail or in person as follows:

Mail Delivery: A return envelope has been provided. If you mail in any other envelope, write "CSA 25 – Ballot Do Not Open" on the envelope and mail with the required postage stamp no later than March 24th, 2025. Mailing later than this deadline creates the risk that the ballot may not be received in time to be counted.

Personal Delivery: If in person, deliver to the Public Works Division of Community Development and Infrastructure at any time up to 9:00 a.m. on Tuesday, April 8, 2025, at 701 Ocean Street, Santa Cruz, California, Room 410, or at the hearing itself at 9:00 a.m. on that date at 701 Ocean Street, Santa Cruz, California, Board Chambers.

Regardless of which method of delivery is used, the ballot must be **received** in a sealed envelope prior to the close of the public hearing on Tuesday, April 8, 2025, to be counted.

If you wrongly stamp, tear, or deface this ballot, write "spoiled" across the face of the ballot, and return it to the Santa Cruz County Public Works Department, 701 Ocean Street, Room 410, Santa Cruz, CA 95060, and another ballot will be issued to you. If you have any questions, please contact Public Works County Service Area Administration at (831) 454-2160 and ask for Program Administration.

The following pages contain additional information regarding the proposed increased assessment, assessment procedures, and protests.

CSA 25 Shall the County of Santa Cruz be authorized to levy assessments of

\$300.00 per parcel per year

to provide road maintenance and operation services within County Service Area No. 25, an annual assessment, with consumer price index increases (if necessary to pay approved expenditures) or decreases?

ASSESSMENT INFORMATION

1. **Total Assessments within Service Area.** The total amount of the proposed assessments for road maintenance and operation services within County Service Area No. 25, Viewpoint, for the 2025/2026 fiscal year is \$16,200.00.

2. **Amount of Assessment on Parcel.** The amount of the proposed assessment on your parcel for the 2025/2026 fiscal year is charged based on a fee per parcel as stated on the enclosed Assessment Ballot.

3. **Duration of Assessment.** The proposed assessment is an annual fee and will continue indefinitely. The fee is being set for road maintenance and operation services within CSA 25, Viewpoint.

4. **Reason for Assessment.** The express purpose for which this benefit assessment is levied is to provide a source of funding for County Service Area 25, Viewpoint. Pursuant to Proposition 218, an assessment can be used to pay for special benefits conferred on real property by governmental facilities and services. However, a new or increased assessment is only permitted under Proposition 218 if ballots are mailed to all record owners subject to the proposed assessment and, prior to the close of the public hearing set for the assessment, at least as many ballots are submitted in favor of the proposed assessment as are submitted in opposition to the proposed assessment.

Ballots are weighted according to the amount of the proposed assessment on each parcel. If the ballots submitted in opposition to the proposed assessment exceed the ballots submitted in favor of the proposed assessment, a "majority protest" exists, and the proposed increased assessment cannot be charged.

5. **Basis for Assessment.** The following rates are based on the special benefit received based on parcel type and, where applicable, the number of units within each parcel. The assessment is proportional to the special benefit derived by each identified parcel in relationship to the entirety of the cost of the property-related service being provided. The assessment rate schedule is proposed to be as follows:

\$300.00 per parcel per year

Common areas, parcels that have been determined to be unbuildable by the Planning Department or Environmental Health regulations, and parcels with an assessed valuation of \$5,000 or less, will not be charged.

b. For each fiscal year after 2025/2026 the assessment rate may be increased by a percentage which does not exceed the percentage increase in the Consumer Price Index, All Urban Consumers for the San Francisco-Oakland-Hayward Area, as published by the U.S. Department of Labor, Bureau of Labor Statistics, (or in any price index which replaces that index in the future) for the prior calendar year. The assessment rate will be increased only when necessary to meet approved expenses and would not increase automatically each year. If in any year the assessment rate is not increased or is increased by an amount less than the increase in the Consumer Price Index, the difference between the rate of the increase in the assessment rate and the rate of increase in the Consumer Price Index will remain available for use in future years to raise the assessment rate as necessary to meet approved expenses.

Ballot for County Service Area No. 25, Viewpoint
Road Maintenance and Operation Services Assessment
2025/2026

APN:

ASSESSEE NAME:

ASSESSEE MAILING ADDRESS:

ASSESSMENT AMOUNT: \$300.00

Ballot Question:

Shall the County of Santa Cruz be authorized to levy assessments in the amount \$300.00 to provide road maintenance and operation services within County Service Area No. 25, Viewpoint, by an annual assessment with consumer price index increases (if necessary to pay approved expenditures) or decrease?

Yes _____ No _____

If election should fail, assessments would revert back to the flat fee of \$200.00 per parcel as previously approved.

Ballot Declaration:

I, the undersigned, declare that I am authorized to cast the vote on the assessment for the parcel identified by the Tax Parcel Number set forth above as (1) sole owner, (2) an owner acting on behalf of a spouse who holds a community property interest, all joint tenants, or all tenants in common, (3) a general partner or legal representative of a corporate general partner, (4) a legal representative of a corporate landowner, trust, estate, or public agency, or (5) as a tenant of the parcel whose lease or other rental agreement expressly requires that the tenant directly pay assessments, such as the proposed assessment.

I declare under penalty of perjury that this declaration

made this _____ day of _____, 2025,
(date) (month)

at _____, California, is true and correct.
(location)

Signature

Name (Printed)



Special Assessment Value

100814-CSA 25

SCC_DPW_SA_ValRpt

Date: 11/26/2024 2:58:38 PM

<u>PIN</u>	<u>Owner Address</u>	<u>Class</u>	<u>TAG</u>	<u>Land</u>	<u>Improve</u>	<u>2024-25</u>	<u>2025-26</u>
03902101	290 JAUNELL RD, APTOS CA 95003	020	69-032	\$406,851	\$90,412	\$200.00	\$300.00
03902104	7131 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$1,126,796	\$461,809	\$200.00	\$300.00
03902109	7179 VIEWPOINT RD, APTOS CA 95003	061	69-032	\$234,489	\$374,614	\$200.00	\$300.00
03902111	7133 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$627,290	\$418,193	\$200.00	\$300.00
03902112	7163 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$737,965	\$988,465	\$200.00	\$300.00
03902113	1135, APTOS CA 95001	020	69-032	\$65,718	\$500,700	\$200.00	\$300.00
03902117	5616 LAWNVIEW WAY, ELK GROVE CA	020	69-032	\$1,182,165	\$803,950	\$200.00	\$300.00
03902118	7121 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$763,682	\$855,190	\$200.00	\$300.00
03902119	7175 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$276,882	\$384,348	\$200.00	\$300.00
03902121	PO BOX 124, APTOS CA 95001	020	69-032	\$412,169	\$283,472	\$200.00	\$300.00
03902122	7211 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$21,567	\$83,820	\$200.00	\$300.00
03902123	7167 VIEWPOINT RD, APTOS CA 95003	061	69-032	\$590,923	\$553,992	\$200.00	\$300.00
03902124	7171 VIEW POINT DR, APTOS CA 95003	061	69-032	\$143,564	\$276,070	\$200.00	\$300.00
03903102	7148 VIEWPOINT RD, APTOS CA 95003	061	69-032	\$528,782	\$1,486,500	\$200.00	\$300.00
03903106	7250 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$130,619	\$187,348	\$200.00	\$300.00
03903116	7158 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$113,947	\$307,733	\$200.00	\$300.00
03903117	7180 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$172,274	\$129,264	\$200.00	\$300.00
03903118	7120 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$1,548,115	\$387,029	\$200.00	\$300.00
03903119	7108 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$37,168	\$61,756	\$200.00	\$300.00
03903122	7200 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$108,861	\$136,000	\$200.00	\$300.00
03903127	1979 DORRANCE CT, SAN JOSE CA 95125	020	69-271	\$319,358	\$550,892	\$200.00	\$300.00
03903128	1294 HANCHETT AVE, SAN JOSE CA 95126	020	69-271	\$694,690	\$660,799	\$200.00	\$300.00
03903141	7104 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$33,943	\$87,486	\$200.00	\$300.00
03903142	7100 VIEWPOINT RD, APTOS CA 95003	032	69-032	\$414,394	\$310,790	\$200.00	\$300.00
03903147	7101 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$44,033	\$139,880	\$200.00	\$300.00
03903149	7206 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$332,486	\$221,657	\$200.00	\$300.00
03903150	7210 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$106,725	\$125,935	\$200.00	\$300.00
03903154	7218 VIEWPOINT DR, APTOS CA 95003	020	69-032	\$207,193	\$277,096	\$200.00	\$300.00
03904126	7347 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$739,722	\$611,493	\$200.00	\$300.00
03904130	PO BOX 1284, LOS GATOS CA 95031	020	69-032	\$610,536	\$362,419	\$200.00	\$300.00
03904132	337 MARGARITA DR, SAN RAFAEL CA 94901	061	69-271	\$691,051	\$198,301	\$200.00	\$300.00
03904134	7373 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$252,135	\$528,528	\$200.00	\$300.00



Special Assessment Value

100814-CSA 25

SCC_DPW_SA_ValRpt

Date: 11/26/2024 2:58:38 PM

<u>PIN</u>	<u>Owner Address</u>	<u>Class</u>	<u>TAG</u>	<u>Land</u>	<u>Improve</u>	<u>2024-25</u>	<u>2025-26</u>
03904135	7367 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$558,127	\$417,479	\$200.00	\$300.00
03905126	337 MARGARITA DR, SAN RAFAEL CA 94901	020	69-271	\$258,135	\$91,570	\$200.00	\$300.00
03950101	7262 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$1,051,599	\$450,685	\$200.00	\$300.00
03950102	7280 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$941,796	\$1,034,563	\$200.00	\$300.00
03950103	7300 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$857,762	\$321,661	\$200.00	\$300.00
03950106	7310 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$391,370	\$371,017	\$200.00	\$300.00
03950108	7330 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$307,382	\$307,382	\$200.00	\$300.00
03950110	7350 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$691,051	\$510,777	\$200.00	\$300.00
03950111	7360 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$525,168	\$393,120	\$200.00	\$300.00
03950115	7340 VIEWPOINT DR, APTOS CA 95003	028	69-271	\$170,770	\$487,048	\$200.00	\$300.00
03952101	7255 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$375,327	\$621,167	\$200.00	\$300.00
03952102	7285 VIEWPOINT RD, APTOS CA 95003	020	69-032	\$366,461	\$855,045	\$200.00	\$300.00
03952103	500 CATHEDRAL DR 2679, APTOS CA 95001	020	69-032		\$243,143	\$200.00	\$300.00
03952104	5 TRACI CT, SCOTTS VALLEY CA 95066	020	69-032	\$2,414,248	\$1,034,678	\$200.00	\$300.00
03952105	7347 VIEWPOINT DR, APTOS CA 95003	020	69-032	\$287,122	\$252,177	\$200.00	\$300.00
03953102	7370 VIEWPOINT DR, APTOS CA 95003	020	69-271	\$1,034,118	\$657,404	\$200.00	\$300.00
03953103	1732, APTOS CA 95001	020	69-271	\$35,517	\$432,197	\$200.00	\$300.00
03953104	7400 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$469,640	\$524,436	\$200.00	\$300.00
03953105	7339 MESA DR, APTOS CA 95003	020	69-271	\$183,629	\$183,629	\$200.00	\$300.00
03953106	7420 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$1,093,209	\$557,760	\$200.00	\$300.00
03953107	7440 VIEWPOINT RD, APTOS CA 95003	020	69-271	\$2,067,795	\$689,265	\$200.00	\$300.00
03953108	7375 MESA DR, APTOS CA 95003	020	69-271	\$619,332	\$265,428	\$200.00	\$300.00
Record Count		54		\$28,375,651	\$23,547,572	\$10,800.00	\$16,200.00