



Monterey Bay Engineers, Inc.

Civil Engineering • Land Surveying

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December 21, 2023

Carmel Area Wastewater District
3945 Rio Road
Carmel, CA 93923
Attn: Patrick Treanor, P.E.

Re: Assessment District No. 23-01
Corona Road Area Sanitary Sewer System

Dear Mr. Treanor:

Monterey Bay Engineers, Inc. is pleased to submit this Engineer's Report for the Corona Road Area Sanitary Sewer System. The key items to consider in this report are:

Estimated Construction Cost (includes an approximate 11% contingency)

Total Assessment District Costs, including Construction

Individual Parcel Assessment (for each of the 55 parcels)

As the assessment district procedures move ahead, we are ready to begin completion of the project plans and specification for bidding not later than six (6) months after the formation of the assessment district has occurred.

We appreciate your assistance with this process as the district formation has evolved.

Sincerely yours,



Steven C. Wilson

Principal Engineer & Land Surveyor

REVISED PRELIMINARY ASSESSMENT ENGINEER'S REPORT

CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM
PROJECT)

Prepared for:
Carmel Area Wastewater District

Prepared by:
Monterey Bay Engineers, Inc.

December 5, 2023



**CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)**

REVISED PRELIMINARY ENGINEER'S REPORT

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**CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)**

REVISED PRELIMINARY ENGINEER'S REPORT

DIRECTORY

District Board of Directors

Ken White, President
Robert Siegfried, President Pro Tem
Suzanne Cole, Director
Michael Rachel, Director
Kevan Urquhart, Director

District Staff

Barbara Buikema, General Manager
Rachél Lather, M.S., P.E., Principal Engineer
Robert Wellington, General Counsel

Consultants

Denise Duffy & Associates, Inc.
Monterey Bay Engineers, Inc.

Bond Counsel

Jones Hall, A Professional Law Corporation

Municipal Advisor

Harrell & Company Advisors, LLC

**CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)**

REVISED PRELIMINARY ENGINEER'S REPORT

INTRODUCTION

Background Information:

The property owners in the Corona Road Area neighborhood, which is located within the service area of the Carmel Area Wastewater District (District), have submitted a petition to the District requesting the formation of an assessment district to provide funding to replace failing septic systems with a new sanitary sewer collection system. Many of these property owners have contributed money to fund the Preliminary Engineer's Report and Environmental Assessment.

As required by the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915, this Engineer's Report describes the improvements to be financed by the Assessment District, provides an estimated budget for the Assessment District, identifies the method for distributing the costs of the improvements to the benefiting properties and lists the proposed assessments to be levied upon each assessable lot or parcel within the Assessment District.

Project Area:

The proposed project site is in Carmel Highlands in the vicinity of Corona Road. Carmel Highlands is an unincorporated community within the County of Monterey, located south of the City of Carmel-by-the-Sea and north of Big Sur. The proposed project site is generally surrounded by residential uses, though some visitor serving commercial uses are also present. Residential uses are located to the west, north, east, and south of the site. The proposed project is in the coastal zone. The project area was annexed into the District in 2022.

CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

ASSESSMENT

WHEREAS, on October 26, 2023, the Board under the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915 (the "Acts"), adopted its Resolution of Intention to Make Acquisitions and Improvements (the "Resolution of Intention") for the acquisition and/or construction of the improvements more particularly described in this report (the "Improvements"), which are being constructed in and for the Assessment District;

WHEREAS, with respect to the Improvements, the Resolution of Intention directed the undersigned to make and file a report presenting among other things, plans and specifications for the proposed construction of the Improvements, estimate of costs, maps and descriptions of lands and easements to be acquired, and diagram and assessment of and upon the subdivisions of land within the Assessment District, to which Resolution and the description of the Improvements therein contained reference is hereby made for further particulars;

NOW, THEREFORE, the following assessment is made to cover the portion of the estimated cost of the Improvements and the costs and expenses incidental thereto to be paid by the assessments as shown in Table No. 1 below:

Table No. 1 – Summary Cost Estimate CARMEL AREA WASTEWATER DISTRICT ASSESSMENT DISTRICT NO. 23-01 (CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)				
	Item Description	(1) As Preliminarily Approved	(2) As Confirmed and Recorded	(3) As Modified After Recordation
1	Construction, Design and Administrative Cost	\$3,360,027	\$3,291,027	
2	Assessment District Formation Costs	\$36,400	\$36,400	
3	Bond Issuance Costs	\$536,573	\$536,573	
	Balance to Assessments	\$3,933,000	\$3,864,000	

I do hereby assess and apportion the Balance to Assessment of the Total Cost of the Improvements upon the several lots, pieces or parcels or portions of lots or subdivisions of land liable therefore and benefitted thereby, and hereinafter numbered to correspond with the numbers upon the attached Assessment Roll, upon each, severally and respectively, in accordance with the proportionate special benefits to be received by such parcels, respectively, from the Improvements, and more particularly set forth in the list hereto attached and by reference made apart hereof.

The assessment is made upon the several subdivisions of land within the Assessment District in proportion to the estimated special benefits to be received by the subdivisions, respectively, from the Improvements. As required by the Acts, an Assessment Diagram is heretoattached showing the Assessment District, and also the boundaries of the respective subdivisions of land within the Assessment District as the same existed at the time of the passage of the Resolution of Intention, each of which subdivisions having been given a separate number upon the Assessment Roll.

In addition, a proposed administrative assessment shall be levied annually on each parcel within the Assessment District having an unpaid Assessment to pay for the necessary costs incurred by the County for the collection and administration of the Assessments and Bonds.

Each subdivision of land assessed is described within the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Monterey for the fiscal year 2023-24 and includes all such parcels excepting those portions thereof within existing public roads or right of way used for public street purposes. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of records in the office of the County Recorder of the County of Monterey.

Notice is hereby given that serial or term improvement bonds to represent unpaid assessments, and bear interest at an annual interest rate not to exceed the maximum rate permitted by applicable law, will be issued hereunder in the manner provided by the Improvement Bond Act of 1915, and the last installment of such bonds shall mature at a time not to exceed 39 years from September 2 after 12 months from their date.

The requirements of Division 4 of the California Streets and Highways Code shall be satisfied with Part 7.5 of said Division 4, for which the following is presented:

Under Part 7.5 of Division 4 of the Streets and Highways Code I present as follows:


1. The total amount, as near as can be determined, of the total principal amount of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending

assessment proceedings, other than contemplated in the instant proceedings is \$0

2. The total amount of the principal sum of the special assessments (the "Balance to Assessment") proposed to be levied in the instant proceedings is \$3,864,000.
3. The total amount of the principal sum of unpaid special assessments levied against the parcels proposed to be assessed, as computed pursuant to paragraph 1. above, plus the principal amount of the special assessment proposed to be levied in the instant proceedings from paragraph 2. above is \$3,864,000.
4. The total true value, as near as may be determined, of the parcels of land and improvements that are proposed to be assessed in the instant proceedings, as determined by the full cash value of the parcels as shown upon the last equalized assessment roll of the County of Monterey is \$55,497,156 current as of the year 2023-24.

Dated: December 5, 2023

Engineer of Work

By: 
Steven C. Wilson, RCE 25136

CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

DESCRIPTION OF IMPROVEMENTS

The Improvements will consist of a new sanitary sewer collection system and associated sanitary sewer improvements installed in public right-of-way and on parcels of land (which the District has easement rights over) to replace failing septic systems serving residents within the Assessment District on Corona Road, Corona Way and to the west of Highway 1.

The Improvements will include a gravity collection system along with a Pumping Station. The proposed sanitary sewer collection system will consist of three (3) separate gravity mains. All these main line sanitary sewers will be made of Polyvinyl Chloride pipe, now commonly used for sanitary sewer gravity mains. The longest main will be approximately 3,500 feet in length, beginning at the easterly side of State Highway 1, north of the intersection of Corona Road and State Highway 1, and will extend southerly along the easterly side of Highway 1, and then easterly and upward along Corona Road. Another branch gravity main in Corona Way will extend approximately 600 feet from Corona Road northerly and upward. The third branch gravity main will be approximately 300 feet in length and will be constructed along the easterly side of State Highway 1 northerly and upward. A minor force main will also cross Highway 1 opposite Corona Road to provide a connection point for properties in the southwesterly portion of this assessment district.

A new sanitary sewer Pumping Station is proposed to be constructed on the westerly side of State Highway 1. The Pumping Station will be constructed such that is entirely underground, except for the Pacific Gas & Electric Company's electrical service facilities and the Pumping Station control panel. The new sanitary sewer Pumping Station will receive raw sewage from the collection mains as described above. The Pumping Station will have a wet well to temporarily store the raw sewage from the collection system in the times between pump operations.

The cost of the Improvements includes all planning, design, construction administration and general administration services, the acquisition of all necessary easements and rights of way, the acquisition of licenses, franchises and permits, and the construction of all ancillary improvements that may be necessary for, or convenient to the construction of the Improvements.

CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

COST ESTIMATE

The total estimate cost for the construction and financing of the improvements is shown in Table No. 2.

Table No. 2 – Summary Cost Estimate CARMEL AREA WASTEWATER DISTRICT ASSESSMENT DISTRICT NO. 23-01 (CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)				
	Item Description	(1) As Prelim. Approved	(2) As Confirmed and Recorded	(3) As Modified After Recordation
1	Construction, Design and Administrative Costs			
	Permitting and Administration	\$ 162,600	\$ 162,600	
	Design and Administrative	359,267	359,267	
	Construction Costs	<u>2,838,160</u>	<u>2,769,160</u>	
	Subtotal	3,360,027	3,291,027	
2	Assessment District Formation Costs			
	Assessment Engineering Fees	23,400	23,400	
	Bond Counsel Fee Formation	10,000	10,000	
	Advertise Public Hearing/Mail Ballots	<u>3,000</u>	<u>3,000</u>	
	Subtotal	36,400	36,400	
3	Bond Issuance Costs			
	Bond Counsel Fee Bonds	25,000	25,000	
	Bond Counsel Expenses	2,000	2,000	
	Trustee Fee/Counsel	5,000	5,000	
	Municipal Advisor Fees	25,000	25,000	
	Preparation of Official Statement	15,000	15,000	
	Municipal Advisor Expenses	1,000	1,000	
	Disclosure Counsel Fee	10,000	10,000	
	Official Statement Printing	<u>2,000</u>	<u>2,000</u>	
	Issuance Costs	85,000	85,000	
	Capitalized Interest	46,000	46,000	
	Underwriter Discount	80,000	80,000	
	Bond Reserve	275,000	275,000	
	Original Issue Discount/(Premium)	40,000	40,000	
	Contingency	<u>10,573</u>	<u>10,573</u>	
	Financing Costs	<u>451,573</u>	<u>451,573</u>	
	Subtotal	536,573	536,573	
	Total Amount of Assessments	\$3,933,000	\$3,864,000	

The Act requires that a special fund be set up for the revenues and expenditures of the Assessment District. Funds raised by the assessment shall be used only for the purposes as stated herein.

CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

ASSESSMENT ROLL

The Assessment Roll shown in Table No. 3 below is keyed to the list of Assessor parcel numbers which are located within the Assessment District. These Assessor parcel numbers correspond to the Assessor parcel numbers on file with the Monterey County Assessor for the 2023-24 fiscal year.

Table No. 3 – Assessor's Parcel Numbers of Property Owners CARMEL AREA WASTEWATER DISTRICT ASSESSMENT DISTRICT NO. 23-01 (CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)				
Assessment Number	Assessor's Parcel Number	(1) As Preliminarily Approved	(2) As Confirmed and Recorded	(3) As Modified After Recordation
1	241-011-002	\$69,000	\$69,000	
2	241-021-018	\$69,000	\$69,000	
3	241-031-005	\$69,000	\$69,000	
4	241-031-007	\$69,000	\$69,000	
5	241-031-008	\$69,000	\$69,000	
6	241-031-010	\$69,000	\$69,000	
7	241-031-012	\$69,000	\$69,000	
8	241-031-013	\$69,000	0	
9	241-031-018	\$69,000	\$69,000	
10	241-031-020	\$69,000	\$69,000	
11	241-031-021	\$69,000	\$69,000	
12	241-031-022	\$69,000	\$69,000	
13	241-031-023	\$69,000	\$69,000	
14	241-031-024	\$69,000	\$69,000	
15	241-051-002	\$69,000	\$69,000	
16	241-051-003	\$69,000	\$69,000	
17	241-051-005	\$69,000	\$69,000	
18	241-051-006	\$69,000	\$69,000	
19	241-051-007	\$69,000	\$69,000	
20	241-051-009	\$69,000	\$69,000	
21	241-051-010	\$69,000	\$69,000	
22	241-051-011	\$69,000	\$69,000	
23	241-051-012	\$69,000	\$69,000	

24	241-051-013	\$69,000	\$69,000	
25	241-051-014	\$69,000	\$69,000	
26	241-051-015	\$69,000	\$69,000	
27	241-051-016	\$69,000	\$69,000	
28	241-051-017	\$69,000	\$69,000	
29	241-051-018	\$69,000	\$69,000	
30	241-051-019	\$69,000	\$69,000	
31	241-051-020	\$69,000	\$69,000	
32	241-051-022	\$69,000	\$69,000	
33	241-051-024	\$69,000	\$69,000	
34	241-051-025	\$69,000	\$69,000	
35	241-051-027	\$69,000	\$69,000	
36	241-051-028	\$69,000	\$69,000	
37	241-052-001	\$69,000	\$69,000	
38	241-052-002	\$69,000	\$69,000	
39	241-052-003	\$69,000	\$69,000	
40	241-052-004	\$69,000	\$69,000	
41	241-052-005	\$69,000	\$69,000	
42	241-052-006	\$69,000	\$69,000	
43	241-052-007	\$69,000	\$69,000	
44	241-061-001	\$69,000	\$69,000	
45	241-061-002	\$69,000	\$69,000	
46	241-061-004	\$69,000	\$69,000	
47	241-061-005	\$69,000	\$69,000	
48	241-061-011	\$69,000	\$69,000	
49	241-061-014	\$69,000	\$69,000	
50	241-061-015	\$69,000	\$69,000	
51	241-071-004	\$69,000	\$69,000	
52	241-071-005	\$69,000	\$69,000	
53	241-071-006	\$69,000	\$69,000	
54	241-072-002	\$69,000	\$69,000	
55	241-072-003	\$69,000	\$69,000	
56	241-073-001	\$138,000	\$138,000	
Total		\$3,933,000	\$3,864,000	

CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

NAMES AND ADDRESSES OF PROPERTY OWNERS

The names and Addresses of Property Owners shown in Table No. 4 below are keyed to the list of Assessor Parcel Numbers which are located within the Assessment District. These Assessor's Parcel Numbers correspond to the Assessor's Parcel Numbers on file with the Monterey County Assessor for the 2023-2024 fiscal year.

Table No. 4 – Names and Addresses of Property Owners CARMEL AREA WASTEWATER DISTRICT ASSESSMENT DISTRICT NO. 23-01 (CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)				
Assessment Number	Assessor's Parcel Number	Legal Name of Parcel Owners (Assessee)	Surname	Mailing Address
1	241-011-002	Janet Swan Bush TR	Bush	83 Corona Road Carmel, CA 93923-9610
2	241-021-018	Paul M. Goldman & Anita I. Goldman TRS	Goldman	78 Corona Road Carmel, CA 93923-9610
3	241-031-005	Conservatorship of Donald C. Masters	Masters	1441 Schilling Place South Salinas, CA 93901
4	241-031-007	Alexander L. Ford	Ford	83A Corona Road Carmel, CA 93923-9610
5	241-031-008	C.W. Freedman & Ellen Pendleton, TRS	Freedman & Pendleton	P.O. Box 221217 Carmel, CA 93922-1217
6	241-031-010	Mark John Andrew Danek & Jennifer Jung	Danek & Jung	82 Corona Road Carmel, CA 93923-9610
7	241-031-012	Mark John Andrew Danek & Jennifer Jung	Danek & Jung	82 Corona Road Carmel, CA 93923-9610
8	241-031-013	Gwyn P. De Amaral, TR & John J. Willsen, TR	De Amaral & Willsen	P. O. Box 314 Carmel, CA 93921
9	241-031-018	Michael L. McCurdy & Melinda P. H. McCurdy, TRS	McCurdy	88 Corona Road Carmel, CA 93923-9610
10	241-031-020	Gwyn P. De Amaral, TR & John J. Willsen, TR	De Amaral & Willsen	77 Corona Road Carmel, CA 93923-9610
11	241-031-021	Catherine Ann Lamb, TR	Lamb	75 Corona Road Carmel, CA 93923-9610
12	241-031-022	Jeffrey A. Barnes & Rebecca Joy Barnes	Barnes	81 Corona Road Carmel, CA 93923-9610
13	241-031-023	Michael I. Falkel & Lisa C. Falkel, TRS.	Falkel	80 Corona Road Carmel, CA 93923-9610
14	241-031-024	Daniel Weiner & Ellen Weiner, TRS	Weiner	84 Corona Road Carmel, CA 93923-9610
15	241-051-002	James F. Olsen, TR	Olsen	94 Corona Way Carmel, CA 93923-9617

16	241-051-003	Alan R. Marcus & Lotte Marcus, TRS	Marcus	120 Fairview Street Decatur, GA 30030
17	241-051-005	Richard M. Silver & Cynthia Zoller, TRS	Silver & Zoller	89 Corona Road Carmel, CA 93923-9610
18	241-051-006	Misaki F. Olson, TR	Olson	P.O. Box 222603 Carmel, CA 93923-2603
19	241-051-007	Stuart Smith & Mahin Azimi	Smith & Azimi	8481 Skyline Blvd. Oakland, CA 94611-1543
20	241-051-009	Melodi Evered, TR	Evered	303 San Benancio Road Salinas, CA 93908-9103
21	241-051-010	Lana L. Price, TR	Price	93 Corona Way Carmel, CA 93923-9803
22	241-051-011	Brian Lee Krone	Krone	P.O. Box 22843 Carmel, CA 93922
23	241-051-012	Leila Banijamali & Patricia Zendejas	Banijamali & Zendejas	1415 Shrader Street San Francisco, CA 94117
24	241-051-013	George M. Hahn, TR	Hahn	93 Corona Way #B Carmel, CA 93923-9617
25	241-051-014	Suna Lin Price, TR	Price	93 Corona Way Carmel, CA 93923
26	241-051-015	Lana L. Price, TR	Price	93 Corona Way Carmel, CA 93923
27	241-051-016	Natasha M. Doner, TR	Doner	98 Corona Road Carmel, CA 93923-9616
28	241-051-017	John Garrett Williams, TR	Williams	68 Highway 1 Carmel, CA 93923-9725
29	241-051-018	Elliot Roberts, TR	Roberts	RR 1 Box 248 Carmel, CA 93923
30	241-051-019	Scott Duncan Short, TR	Short	20568 Kincannon Road Carmel Valley, CA 93924-9114
31	241-051-020	Kirk Stewart, TR	Stewart	P.O. Box 3156 Santa Barbara, CA 93130-3156
32	241-051-022	Noe S. Lozano & Xiddia F. Gonzalez	Lozano & Gonzalez	249 HWY 1 #A Carmel, CA 93923-9611
33	241-051-024	Frank James Hennessy	Hennessy	100 Arboleda Lane Carmel Valley, CA 93924-9633
34	241-051-025	Gregory G. Minshall, TR	Minshall	P.O. Box 1707 Los Altos, CA 94023-1707
35	241-051-027	Claudia & William Daniels, TRS	Daniels	563 Figueroa Street Monterey, CA 93940-3232
36	241-051-028	Claudia & William Daniels, TRS	Daniels	563 Figueroa Street Monterey, CA 93940-3232
37	241-052-001	James M. Hull & Lillian Y. Hull, TRS	Hull	1928 San Luis Avenue Mountain View, CA 94043-2962
38	241-052-002	Richard A. Dierker, Jeffrey R. Dierker & Lisa Jeanne Georgoulis, TRS	Dieker & Georgoulis	1801 Mill Creek Road Crossroads, TX 76227-8225
39	241-052-003	Albert Tao & Thuy D. Nguyen, TRS	Tao & Nguyen	79 Corona Road Carmel, CA 93923-9610
40	241-052-004	Michael Miller & Terri Miller	Miller	80 Spruce Way Carmel, CA 93923-9609
41	241-052-005	Stanley A. Smith & Christine Denhart	Smith	77 Spruce Way Carmel, CA 93923-9609
42	241-052-006	Ladd J. Strnad & Patricia C. Strnad, TRS	Strnad	76 Spruce Way Carmel, CA 93923-9609

43	241-052-007	Paul S. Hariri, TR	Hariri	P.O. Box 4557 Carmel, CA 93921-4557
44	241-061-001	David M. Goldschmidt & Cherie C. Campbell, TRS	Goldschmidt & Campbell	225 Crossroads, Suite 521 Carmel, CA 93923
45	241-061-002	Molly Helene Williams, TR	Williams	68 Highway 1 Carmel, CA 93923-9725
46	241-061-004	Molly Helene Williams, TR	Williams	68 Highway 1 Carmel, CA 93923-9725
47	241-061-005	Molly Helene Williams, TR	Williams	68 Highway 1 Carmel, CA 93923-9725
48	241-061-011	Charles Krone Associates, Inc.	Krone	P.O. Box 22367 Carmel, CA 93922-0367
49	241-061-014	Villa Kulla, LLC	Villa Kulla	2891 Woodside Road Woodside, CA 94062-2441
50	241-061-015	John K. Rodgers, TR	Rodgers	40 Shepherds Knoll Pebble Beach, CA 93953-3059
51	241-071-004	Coyote Properties II, LLC	Coyote	55 Las Colinas Lane San Jose, CA 95119-1214
52	241-071-005	Coyote Properties II, LLC	Coyote	55 Las Colinas Lane San Jose, CA 95119-1214
53	241-071-006	Gregory G. Ebbitt	Ebbitt	P.O. Box 3465 Fullerton, CA 92834-3465
54	241-072-002	Daniel J. Keig & Dasha J.D. Keig	Keig	200 Crest Road Carmel, CA 93923-9744
55	241-072-003	Dasha J.D. Keig	Keig	200 Crest Road Carmel, CA 93923-9744
56	241-073-001	Daniel J. Keig, TR	Keig	200 Crest Road Carmel, CA 93923-9744
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CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

METHOD OF ASSESSMENT

General

The assessment district area contains **55** privately owned properties that could connect to a sanitary sewer collection system. Of those **55** properties, 50 are presently improved with single family dwelling structures and one with a commercial business. All developed parcels have existing septic systems. The single family dwelling properties will benefit equally with the ability to eliminate use of their septic systems and have the capability of connecting to a public sanitary sewer system. Based on water use, the commercial property has the benefit of two single family dwellings. Therefore, each property, whether developed with a single-family residence, or vacant, will be assessed equally with the exception of the commercial property which will be assessed as two equivalent dwelling units.

Three existing properties within the Assessment District Boundaries are owned by the State of California as open spaces. Those properties were not annexed into the District and will not be able to be developed.

Assessment Parcels 8 and 10 are owned by the same persons, and are listed as distinct parcels in the Monterey County Assessor's records. The conditional approval by Monterey County to construct a new home on Parcel 10 has a condition to require the merger of Parcels 8 and 10 into one parcel. Although the parcel merger has never been accomplished, Parcel 8 cannot be developed without amending the existing conditions of approval. Therefore, Parcel 8 has been removed from the assessments

Certain other properties more than 300 feet from the proposed sanitary sewer collection line will not be assessed because those properties are not feasibly able to connect to the Improvements.

The proposed Improvements are for the sole purpose of providing sanitary sewer services to the properties within the Assessment District. As a result, these parcels will each receive a "special benefit" for the ability to connect to the Improvements.

Any "general benefit" to the public at large from the construction of the new sanitary sewer system constituting the Improvements are intangible and not quantifiable. Therefore, none of the costs of the improvements are apportioned to general benefit.

The Assessment District is being formed, and the Assessments will be levied, under the Act and Article XIII D of the California Constitution, which require that only special benefits may be assessed, and that a parcel's assessment may not exceed the reasonable

cost of the proportional special benefit conferred on that parcel. The law does not specify a method to use when determining the amount of special benefit to each parcel. The Engineer of Work is responsible for conducting the benefit analysis and then making a recommendation to the District Board, who then makes the final determination. Therefore, the assessments within this report have been apportioned by the Engineer of Work in accordance to the proportionate special benefits received by the lots and parcels of land within the Assessment District. The Assessment apportioned to each lot represents its prorated share of the total estimated capital cost of the Improvements. No assessment has been apportioned on any parcel that exceeds the reasonable cost of the proportional special benefit provided to that parcel.

Future Connections

If future property owners wish to connect to the Improvements they will be charged a special connection fee, which the District will use to benefit the original owners within the Assessment District through the prepayment of debt and reduction of Assessments.

CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

ANNUAL ADMINISTRATION ASSESSMENT

As provided in Streets and Highways Code Section 10204(f), an additional assessment will be levied annually on each parcel within the Assessment District to pay costs associated with the administration of the Assessment District and the associated debt service reserve.

Each parcel within the Assessment District shall be allocated a share of these annual costs apportioned based on the annual fees paid. The exact amount of these charges will be established each year by the County of Monterey, and will be levied in an annual amount initially equal to a maximum of \$6,250 per year.

These annual assessments are separate from, and in addition to, (a) the per-parcel collection fee that may be added to each annual assessment under Streets and Highways Code Sections 8682 (to cover expenses of collection) and 8682.1 (to cover bond administration costs), and (b) any fees payable to the District in connection with Assessment pre-payments after the issuance of Bonds, apportionment of Assessments to reflect parcels splits or parcel mergers, and late charges and penalties for delinquent Assessment installments.

CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

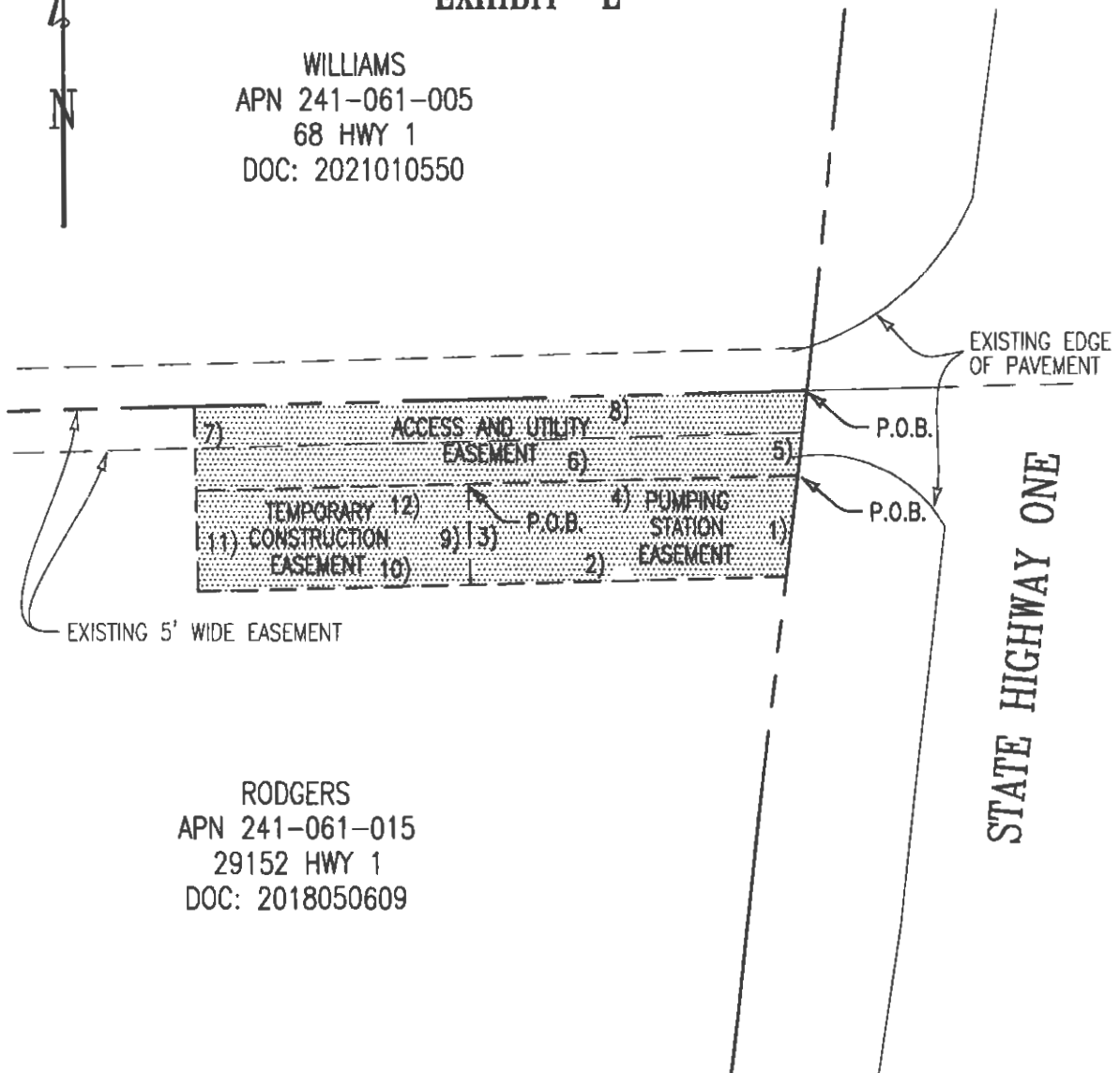
DESCRIPTION AND PLATS OF EASEMENTS AND OR LANDS TO BE ACQUIRED

Graphic Exhibits Attached

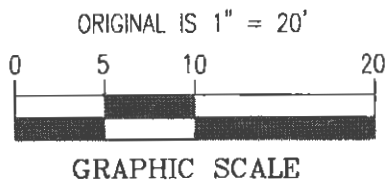
EXHIBIT "E"



WILLIAMS
APN 241-061-005
68 HWY 1
DOC: 2021010550



RODGERS
APN 241-061-015
29152 HWY 1
DOC: 2018050609

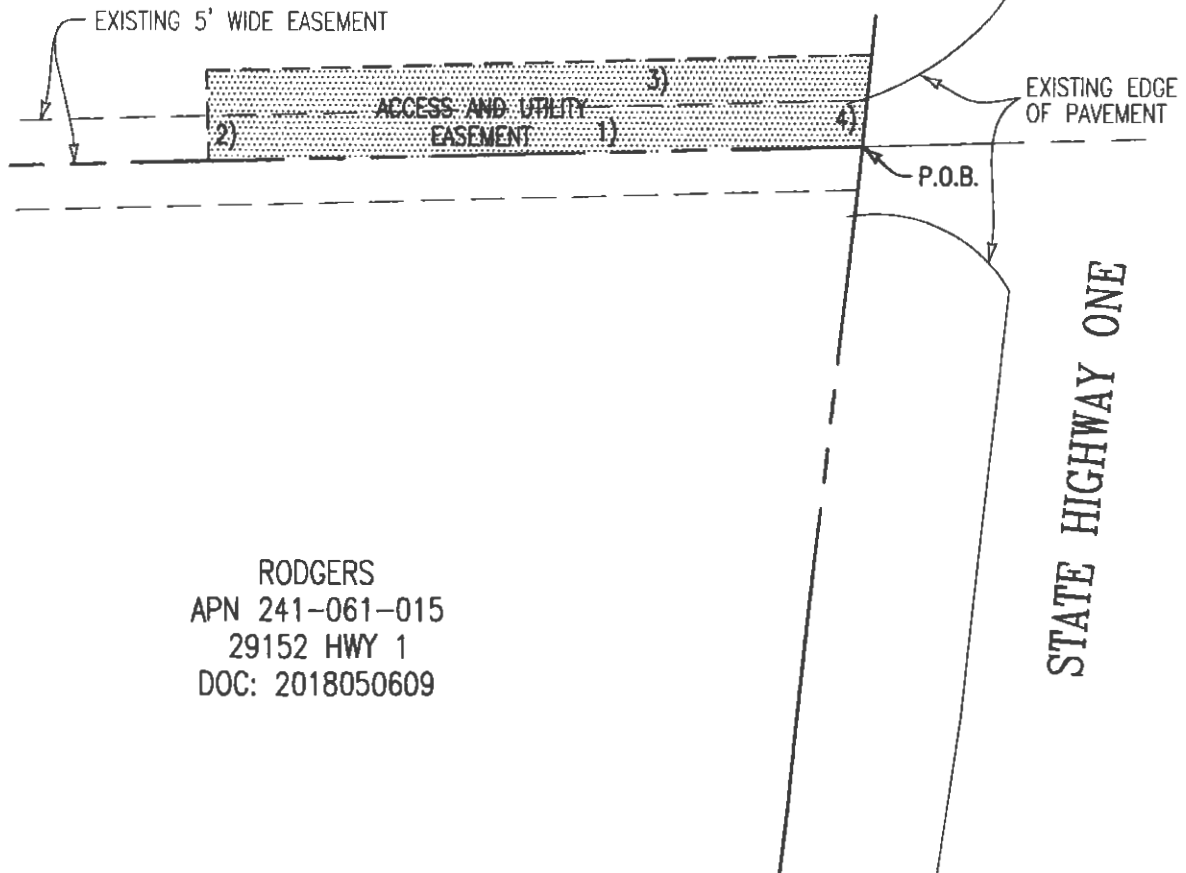


10/19/2023

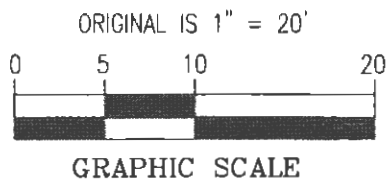
EASEMENT EXHIBIT
PREPARED FOR
THE CORONA ROAD SEWER PROJECT
CARMEL AREA WASTEWATER DISTRICT
PREPARED BY
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVENUE, SUITE B
SEASIDE, CA 93955
(831) 899-7899

EXHIBIT "C"

WILLIAMS
APN 241-061-005
68 HWY 1
DOC: 2021010550



RODGERS
APN 241-061-015
29152 HWY 1
DOC: 2018050609



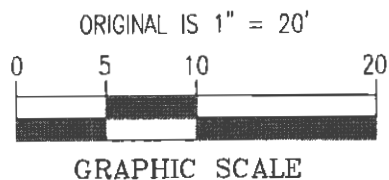
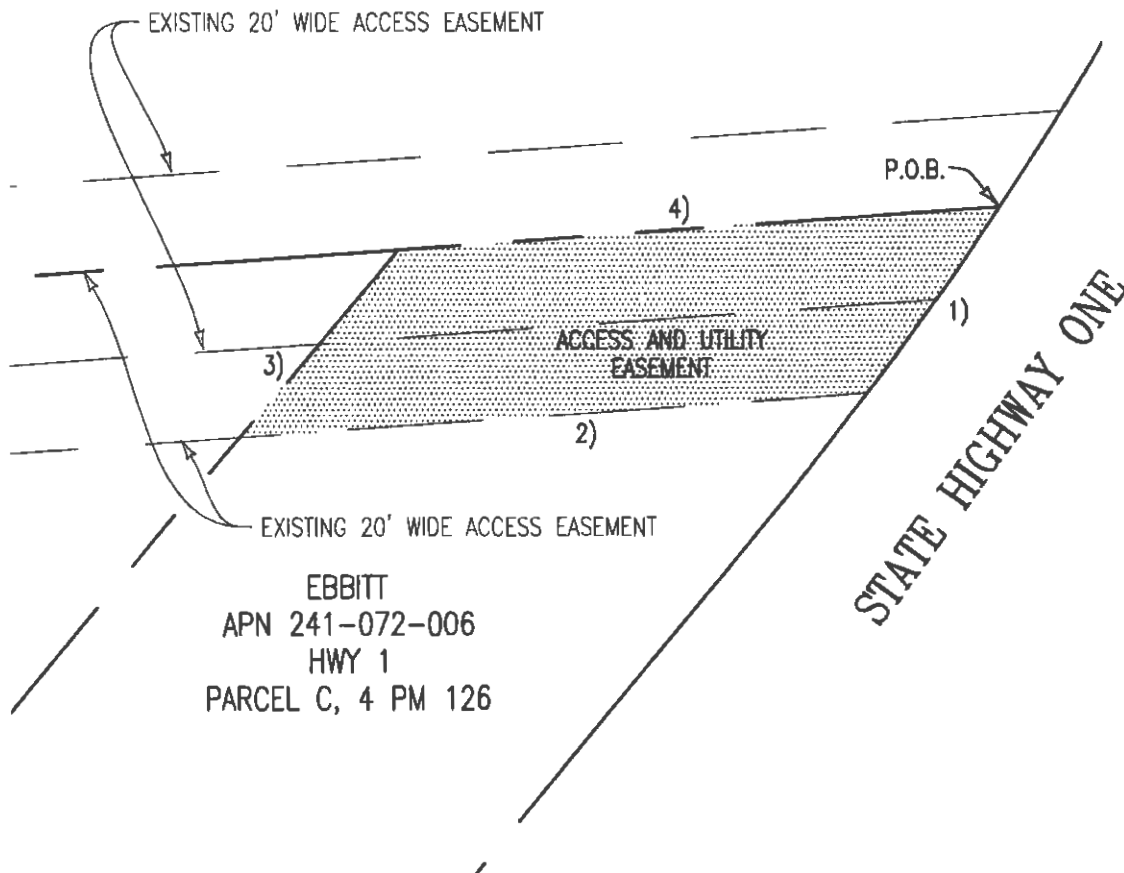
EASEMENT EXHIBIT
PREPARED FOR
**THE CORONA ROAD SEWER PROJECT
CARMEL AREA WASTEWATER DISTRICT**
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607 CHARLES AVENUE, SUITE B
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10/13/2023

EXHIBIT "C"



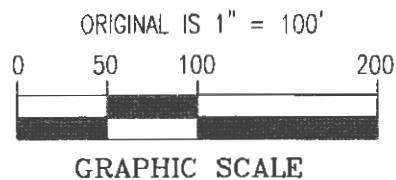
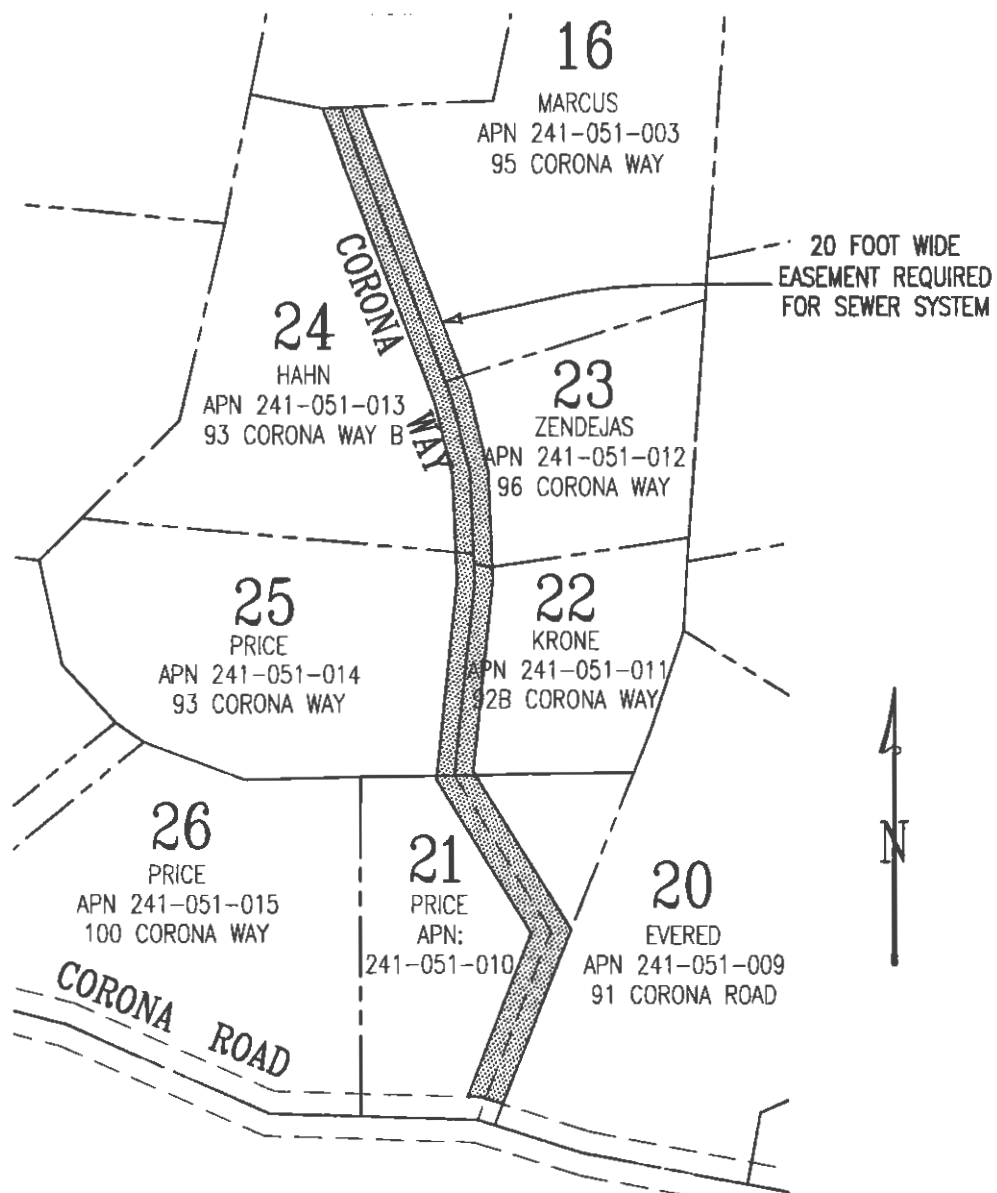
RODGERS
APN 241-061-015
29152 HWY 1
DOC: 2018050609



EASEMENT EXHIBIT

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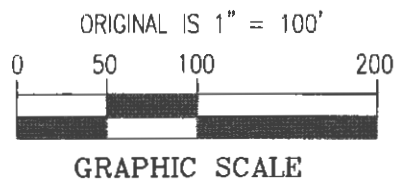
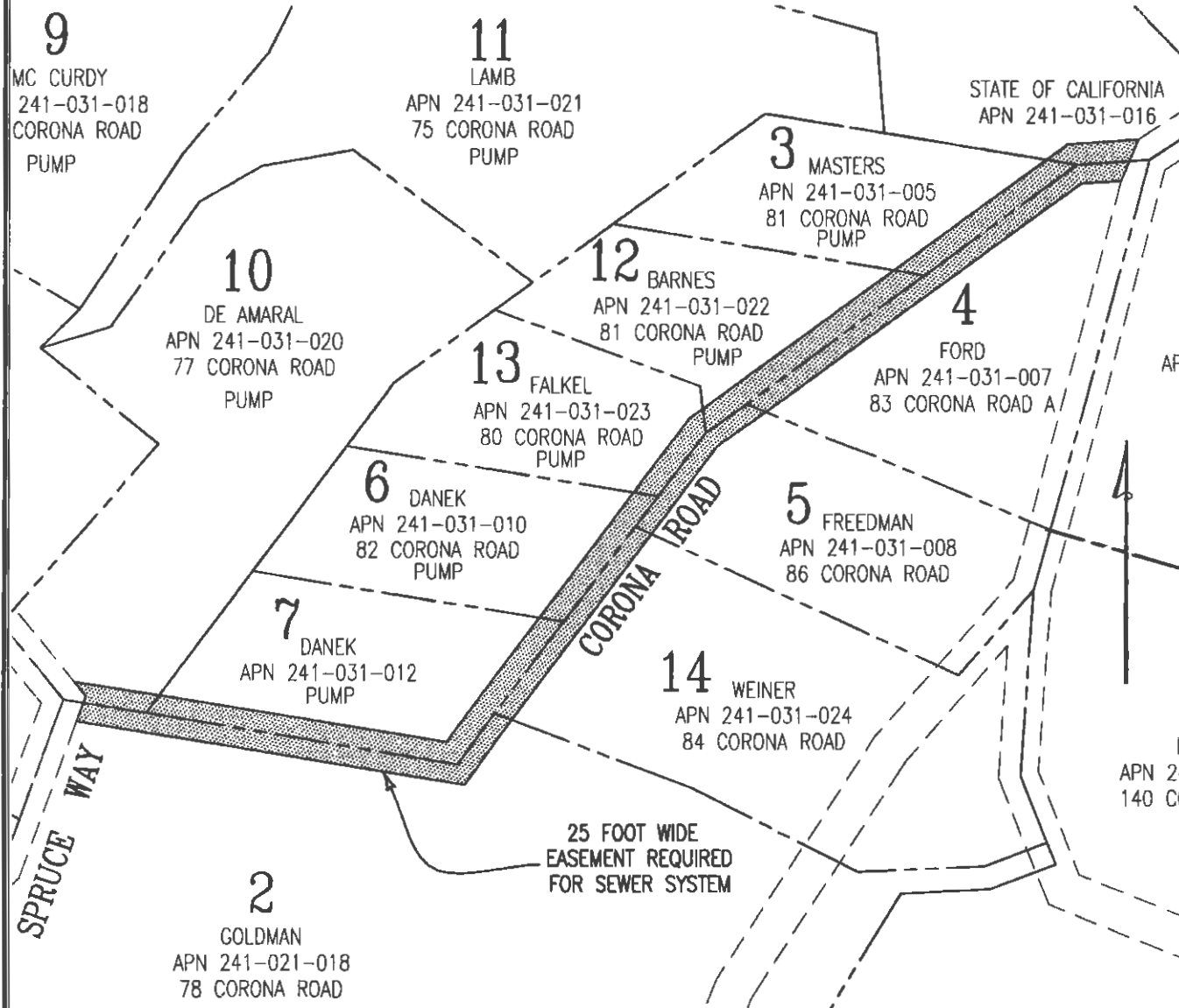


10/19/2023

CORONA WAY EASEMENT EXHIBIT

PREPARED FOR
THE CORONA ROAD SEWER PROJECT
CARMEL AREA WASTEWATER DISTRICT

PREPARED BY
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVENUE, SUITE B
SEASIDE, CA 93955
(831) 899-7899



**CORONA ROAD
EASEMENT EXHIBIT**

PREPARED FOR
**THE CORONA ROAD SEWER PROJECT
CARMEL AREA WASTEWATER DISTRICT**

PREPARED BY
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVENUE, SUITE B
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(831) 899-7899

10/19/2023

CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

CERTIFICATES

1. On October 26, 2023, the Assessment and Assessment Roll in this Engineer's Report, in the amounts set forth in Columns (1) of each, with the Assessment Diagram attached, was filed with me.

By _____ Board Clerk of the

Carmel Area Wastewater District

2. On February 22, 2024, the Assessment in this Engineer's Report, in the amounts set forth in Column (2) and the Assessment Diagram attached were confirmed and approved by the Carmel Area Wastewater District Board of Directors.

By _____ **Board Clerk of the**

Carmel Area Wastewater District

3. On February 22, 2024, the Assessment in this Engineer's Report and the Assessment Diagram attached, all as confirmed and approved by the Carmel Area Wastewater District Board of Directors, were recorded in the office of the District General Manager.

By _____ **Board Clerk of the**

Carmel Area Wastewater District

4. On _____, 2024, an Assessment Diagram was filed in the office of the County Recorder of Monterey County, California.

By _____ Board Clerk of the

Carmel Area Wastewater District

5. On _____, 2024, a Notice of Assessment was recorded in the office of the County Recorder of Monterey County, California.

By _____ Board Clerk of the

Carmel Area Wastewater District

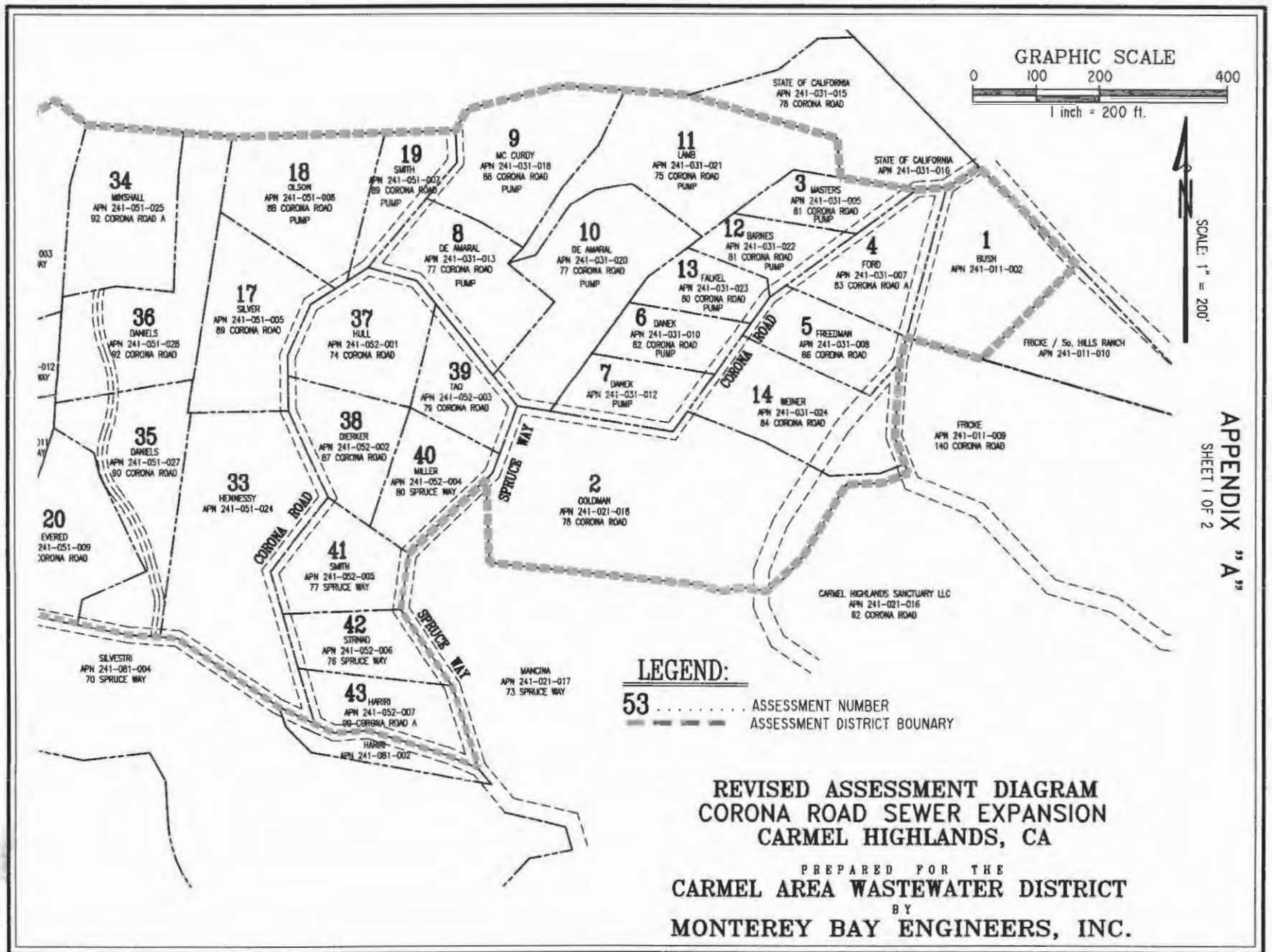
CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

ASSESSMENT DIAGRAM

A reduced copy of the Assessment Diagram of the Assessment District is attached hereto in Appendix "A" of this Report. Full Size copies of the Assessment Diagram are on file in the office of the Secretary of the Board of Directors.

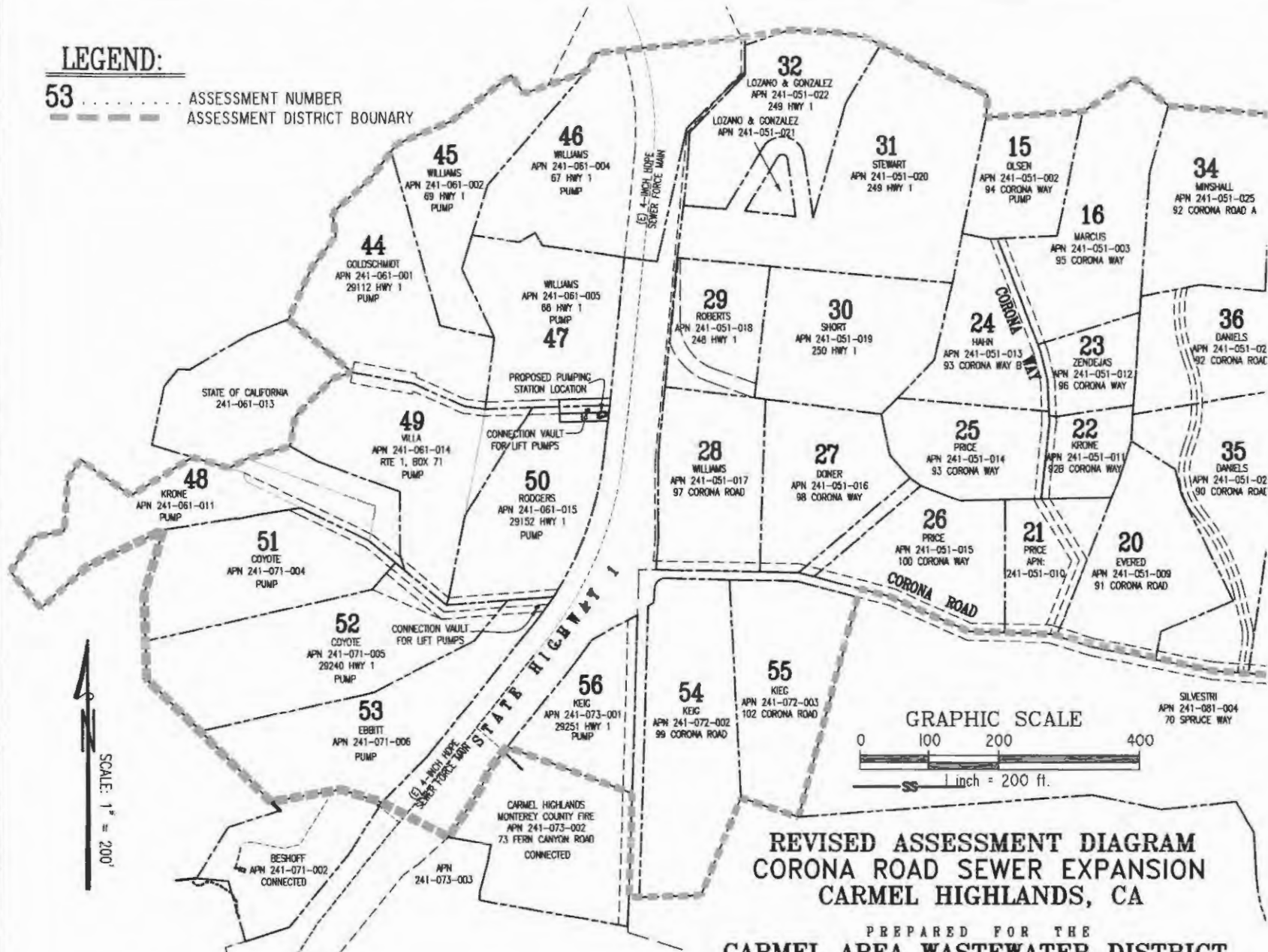
As required, the Assessment Diagram shows the exterior boundaries of the Assessment District that contains the parcels shown on the Assessment Roll.

The Assessor's Parcel Numbers correspond to the Assessment District, as they existed at the time of the passage of the Resolution of Intention, and are hereby referenced to the Assessor's Parcel maps of the County of Monterey for the boundaries and dimensions of each parcel of land.



LEGEND:

53 ASSESSMENT NUMBER
 --- ASSESSMENT DISTRICT BOUNDARY



REVISED ASSESSMENT DIAGRAM CORONA ROAD SEWER EXPANSION CARMEL HIGHLANDS, CA

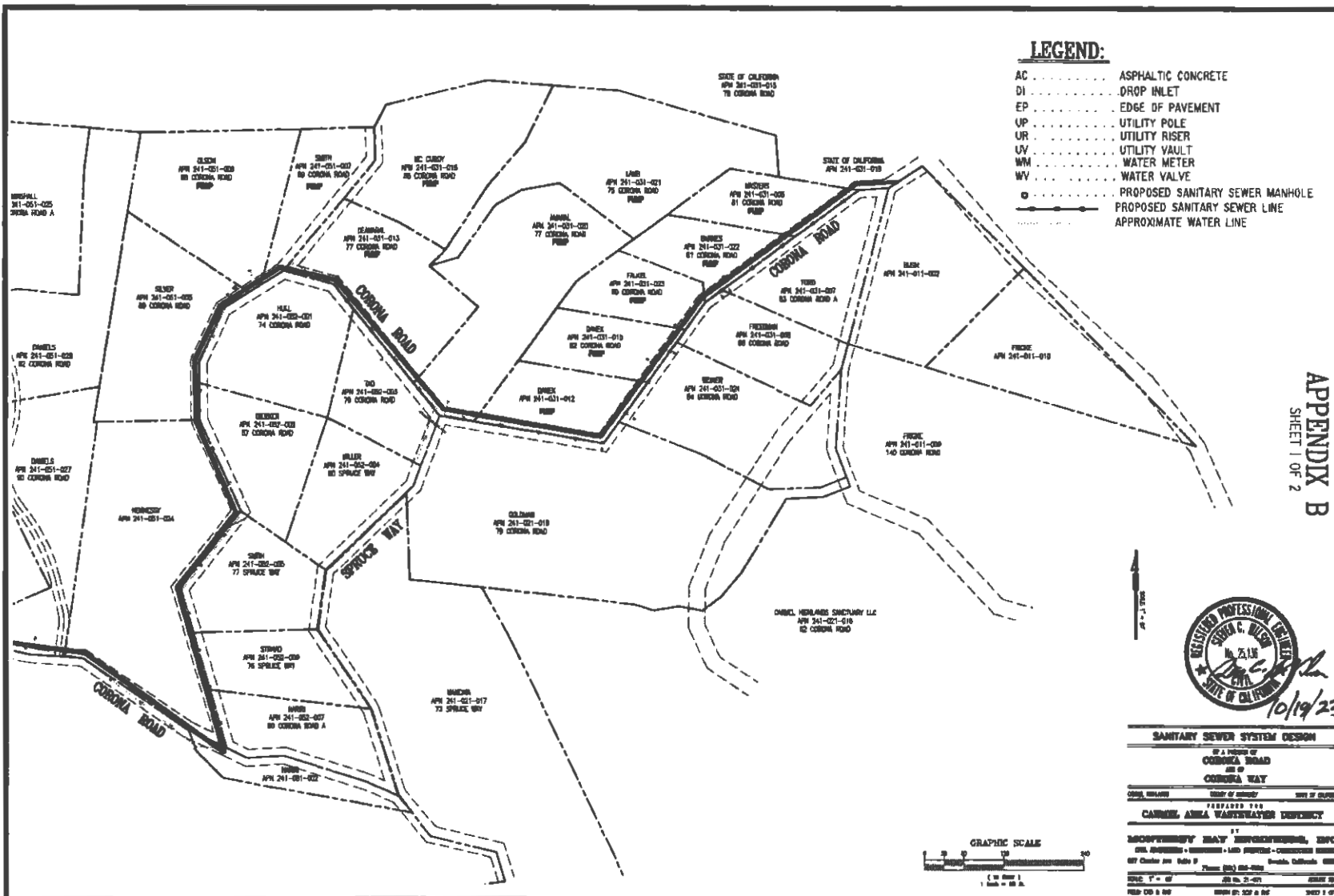
PREPARED FOR THE
 CARMEL AREA WASTEWATER DISTRICT
 BY
 MONTEREY BAY ENGINEERS, INC.

APPENDIX "A"
 SHEET 2 OF 2

CARMEL AREA WASTEWATER DISTRICT
ASSESSMENT DISTRICT NO. 23-01
(CORONA ROAD AREA SANITARY SEWER SYSTEM PROJECT)

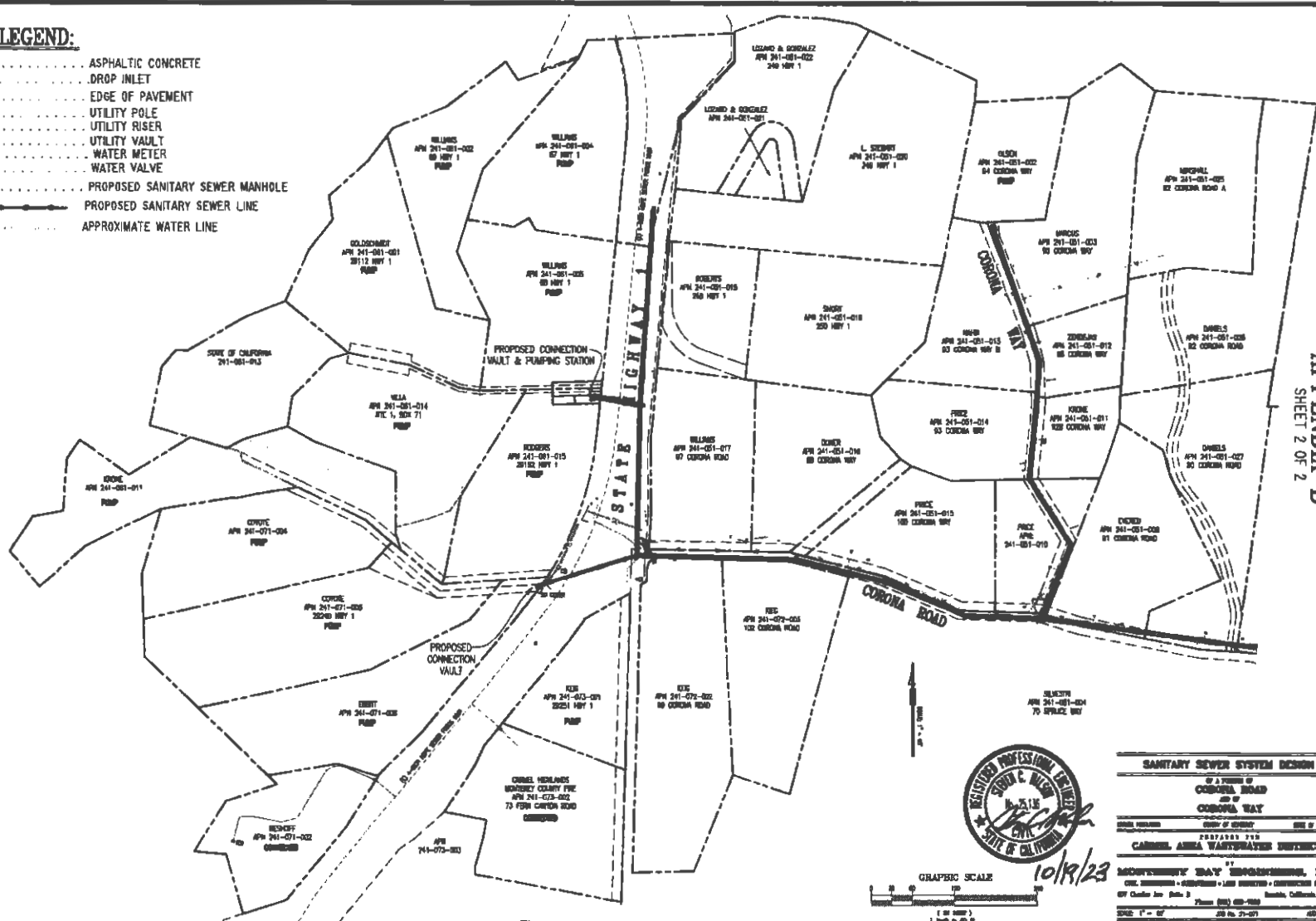
PLANS

A reduced copy of the Construction Plans is attached hereto in Appendix "B" of this Report. Full Size copies of the Construction Plans are on file in the office of the Secretary of the Board of Directors.



LEGEND:

- AC ASPHALTIC CONCRETE
- DI DROP INLET
- EP EDGE OF PAVEMENT
- UP UTILITY POLE
- UR UTILITY RISER
- UV UTILITY VAULT
- WM WATER METER
- WV WATER VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER LINE
- --- APPROXIMATE WATER LINE



APPENDIX B
SHEET 2 OF 2



SANITARY SEWER SYSTEM DESIGN OF A PORTION OF CORONA ROAD AND OF CORONA WAY		
DESIGNER MONTGOMERY DAY ENGINEERING, INC.	COUNTY OF SEVENTH SAN DIEGO	DATE OF DESIGN 10/18/23
CHECKED BY DAVID C. HINES	PROJECT NO. 2023-001	SHEET NO. 2 OF 2