

RESOLUTION NO. 23-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT ADOPTING LOCAL GOALS AND POLICIES FOR COMMUNITY FACILITIES DISTRICTS

WHEREAS, pursuant to Section 61121(b) of the Government Code, the Santa Lucia Community Services District (the "CSD") is authorized to levy special taxes in the manner set forth in the Mello-Roos Community Facilities Act (Government Code Section 53311 *et. seq.*) (the "Act"); and

WHEREAS, in order to levy a tax pursuant to the Act, the Board of Directors must establish a Community Facilities District (a "Financing District"); and

WHEREAS, the Board of Directors desires to establish a Financing District, with boundaries coextensive with the boundaries of the CSD, to fund fire and EMS services;

WHEREAS, Section 53312.7 of the Act requires that before initiating proceedings to establish a Financing District, the Board must adopt Local Goals and Policies regarding the use of the Act; and

WHEREAS, the Board desires to adopt such Local Goals and Policies.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

1. Recitals. The recitals stated above are true and correct.
2. Adoption of Goals and Policies. The Board hereby adopts the "Goals and Policies for the use of the Mello-Roos Community Facilities Act of 1982" attached hereto as Attachment "A" and incorporated herein by reference.
3. Certification. The Secretary shall certify the adoption of this Resolution, and shall maintain on file as a public record this Resolution.

APPROVED AND ADOPTED this 17th day of April, 2023 by the following vote:

AYES:

NOES:

ABSENT:


Chair

ATTEST:

Secretary



Attachment "A"

Santa Lucia Community Services District

Goals and Policies for the use of the Mello-Roos Community Facilities Act of 1982

Statement of Purpose

This document sets forth the goals and policies of the Santa Lucia Community Services District (the "CSD") concerning the use of the Mello-Roos Community Facilities Act of 1982 (the "Act") (Section 53311 *et seq.* of the California Government Code). It has been prepared pursuant to the requirements of Section 53312.7 of the Act.

Fundamental Policy

Pursuant to Section 61121(b) of the California Government Code, the CSD is authorized to levy special taxes pursuant to the Act. It is the policy of the CSD that, except as specifically limited by these goals and policies, the Board of Directors may exercise all rights, powers, and authorities granted to it by the Act.

The silence of these goals and policies with respect to any matter shall not be interpreted as creating any policy with regard to that matter. Any inconsistency between these goals and policies and the Act, as amended, shall be resolved in favor of the Act.

Financing Priorities

The purpose of the CSD's use of the Act is to finance fire and EMS services through a Community Facilities District (a "Financing District") that is coextensive with the boundaries of the CSD. No other use of the Act is permitted under these goals and policies. Services may be provided by the Monterey County Regional Fire District pursuant to an agreement between that district and the CSD.

Equity of Tax Allocation Formulas

It is a goal of the CSD that any special tax levied pursuant to the Act be allocated equitably against all similar parcels within a Financing District.

It is not desirable that the tax on any parcel pursuant to these Goals and Policies exceed the following:

<u>Classification</u>	<u>Rate</u>
Estate Residential Parcels:	\$954.67
Employee Residential Parcels:	\$937.89
Ranch Club Hacienda:	\$20,997.11
Ranch Club Sports Center:	\$18,160.68

Ranch Club Equestrian:	\$18,370.63
Golf Club Clubhouse:	\$27,715.51
Golf Club Course:	\$9,804.67

Each rate for the fiscal year may be increased by 4% annually after Fiscal Year 2023-24.

Issuance of Bonds—Statement Regarding Credit Policy and Appraisal Standards

These goals and policies do not authorize the issuance of bonds pursuant to Article 5 of the Act. As a consequence, these goals and policies do not include a statement regarding credit policies or a statement of definitions, standards, and assumptions to be used in appraisals. The Board of Directors may, in the future, amend these goals and policies to permit the issuance of bonds.

Transparency and Notification

The CSD will take the following steps to ensure that prospective property purchasers are fully informed about their taxpaying obligations imposed under the Act:

It will conduct all proceedings required by the Act in the manner required by the Ralph M. Brown Act (Section 54950 and following of the California Government Code);

It will cause a map of the boundaries of any proposed Financing District to be recorded, pursuant to Section 3111 of the California Streets and Highways Code, in the Office of the Recorder of Monterey County within 15 days following the adoption, of a resolution of intention to form that Financing District, pursuant to Section 53321 of the Act;

It will give notice, pursuant to Section 53322 of the Act, prior to holding any public hearing on the establishment of a Financing District;

1. It will record a notice of special tax lien, in the form specified by Section 3114.5 of the California Streets and Highways Code, upon determination that a special tax measure has been approved by the voters (and not more than 90 days following the date of such election). Such notice will include, among other information:
 - (i) A description of the rate, method of apportionment, and manner of collection of the authorized special tax;
 - (ii) A statement that the special tax cannot be prepaid and fully satisfied;
 - (iii) The name(s) of the owner(s) and the assessor’s tax parcel number(s) of the real property included within the Financing District and not exempt from the special tax; and
 - (iv) The name, address and telephone number of the CSD’s Offices, so that the prospective property purchaser may contact the CSD’s offices to obtain

further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to the special tax lien.

2. It will furnish a notice of special tax, in the form set forth in Section 53340.2(c) of the Act to any individual requesting the notice or any owner of property subject to a special tax levied by the CSD within five working days of a request for such notice.

Interpretation

The Board of Directors is empowered to interpret these Goals and Policies. A finding by the Board of Directors that a Financing District conforms with the provisions of these Goals and Policies shall be conclusive evidence of such conformity.

Amendment

These Goals and Policies may be amended from time to time by resolution of the Board of Directors.