

**SANTA LUCIA COMMUNITY SERVICES DISTRICT**  
**NOTICE OF PUBLIC HEARING ON**  
**PROPOSED RATE INCREASES FOR EXISTING FEES**

**The New Corporation Yard, Bldg A**  
**121 Rancho San Carlos Road**  
**Carmel, California**

**June 1, 2021**  
**9:00 A.M.**

**Zoom Information**

**Via Internet Device**

**<https://zoom.us>**  
**Meeting ID: 995 1927 1752**  
**Passcode: 995242**

**Via Telephone**

**(669) 900 6833**  
**Meeting ID: 995 1927 1752**  
**Passcode: 995242**

*Pursuant to Executive Order N-25-20 and N-29-20 members of the Board of Directors and staff may participate in this meeting via Zoom video-link or audio-link. In the interest of maintaining appropriate social distancing and to protect the health and safety of the Board, staff and public from exposure to COVID-19, this will not be an in-person meeting and the no physical location will not be open to the public for this meeting. Members of the public may observe the meeting and provide comment at the meeting via Zoom. In addition, you may offer your comments through email at [CSD@santaluciapreserve.com](mailto:CSD@santaluciapreserve.com). Emails must be received prior to 8:00 a.m. on the day of the meeting and will be provided to the Board members before the meeting. Such emails will become a part of the record of the public hearing.*

**Notice is hereby given that at the date, time and location shown above, the Santa Lucia Community Services District (the “District”) will hold a public hearing to consider proposed increases for four existing annual fees.**

The District is proposing to increase the rates of four existing annual fees for FY 2021-22 and to apply an additional 4% increase to each fee for each of the following four fiscal years. The four fees fund costs associated with (i) wastewater collection, treatment & environmental safety, (ii) water infrastructure maintenance & operations, (iii) road & drainage maintenance, and (iv) security & gatehouse operations.

The District is mailing you this notice because you are the record owner of a parcel that is subject to the fees for services that are either used by or immediately available to your parcel. These fees are collected on your property tax bill.



Fees are charged to both developed and undeveloped parcels.

The above tables show the five-year schedules of rates. If the proposed rates are finally approved, the five-year schedule of rates shown above will apply without further hearings. The Board will likely conduct rate proceedings in approximately five years to set increased rates for FY 2026-2027. However, if it does not do so, the rates will continue in FY 2026-2027 and subsequent years at their FY 2025-2026 level.

At the date, time, and place stated above on this notice, the District's Board of Directors will hold a public hearing on the proposed rates. Any person may provide oral or written testimony at the hearing. Following the hearing, the Board may both (i) approve the proposed Wastewater Collection, Treatment & Environmental Safety and Water Infrastructure Maintenance & Operations Fees and (ii) call a mail ballot election to seek property-owner approval of the Road & Drainage Maintenance and Security & Gatehouse Operations Fees. For any or all of the fees, the board may instead choose to abandon these rate proceedings, in which case that fee will continue to be levied at the 2020-21 rate.

An owner of a parcel subject to the fees has the right to file a written protest against any (or all) of the four proposed fees. For purposes of this proceeding, ownership includes tenancies of real property where tenants are directly liable to pay the fees. If, prior to the close of the public input portion of the public hearing, the District receives written protests against a proposed fee with respect to a majority of the parcels subject to that fee, the Board will not impose that fee at a rate higher than the existing 2020-21 rate. Written protests will be separately tallied for each of the four proposed fees. Written protests must include (i) the legible signature of a property owner, (ii) the printed name of that owner, (iii) an identification of the property by address or assessor's parcel number, (iv) a statement that the property owner protests the fee, and (v) an indication of which fees are being protested (unless the property owner is protesting all four fees). If desired, you may protest only the increase scheduled for a particular year. However, in the absence of an indication that this is intended, a protest with respect to a fee will be counted as a protest against any increases from the current rate. Protests will be tabulated according to the attached procedures.

Written protests may be submitted at the public hearing; mailed to the District Office at 121 Rancho San Carlos Road, Carmel, California 93923; or hand delivered to the gatehouse. Protests must be received by the District prior to the close of public input at the public hearing. Except for a protest submitted during the public hearing, protests cannot be submitted electronically. If you wish to submit a protest during the public hearing, please announce over Zoom your intent to do so, and staff will give you instructions.

If you have any questions regarding the fees, the fee hearing, or this process, please feel free to contact the District at [CSD@santaluciapreserve.com](mailto:CSD@santaluciapreserve.com).

Date of mailing: April 15, 2021.

## GUIDELINES FOR THE SUBMISSION AND TABULATION OF PROTESTS

### (FOR INCREASES OF EXISTING FEES)

#### Submission of Protests:

1. Any property owner may submit a written protest to the General Manager, either by mail to the District's offices, by delivery to the gatehouse, or by submission of the protest at the public hearing. Protests must be received by the end of the public input portion of the public hearing. No postmarks will be accepted.
2. Each protest must identify the affected property (by assessor's parcel number or street address) and include the signature and printed name of the property owner submitting the protest. Email protests cannot be accepted. Although oral comments at the public hearing will not qualify as a formal protest unless accompanied by a written protest, the Board welcomes input from the community during the public hearing on the proposed fees. Because—due to the ongoing public health crisis-- there will be no physical location for the hearing, the Board will accept protests electronically during the hearing if the person submitting the protest announces during the hearing that he or she would like to submit a protest.
3. A protest may be made with respect to any or all of the following: (i) the Wastewater Collection, Treatment & Environmental Safety Fee, (ii) the Water Infrastructure Maintenance & Operations Fee, (iii) the Road & Drainage Maintenance Fee, and (iv) the Security & Gatehouse Operations Fee. If a protest does not identify which of the four fees is being protested, the District will assume that all four fees are protested.
4. If a parcel served by the District is owned by more than a single owner, each owner may submit a protest, but only one protest will be counted per parcel and any one protest submitted in accordance with these rules will be sufficient to count as a protest for that property. Ownership includes tenancies of real property where tenants are directly liable to pay the fees.
5. In order to be valid, a protest must bear the original signature of the owner with respect to the property identified on the protest. Protests not bearing the original signature of an owner will not be counted.
6. Any person who submits a protest may withdraw it by submitting to the General Manager a written request that the protest be withdrawn. The withdrawal of a protest must contain sufficient information to identify the affected parcel and the name and original signature of the owner who submitted both the protest and the request that it be withdrawn.
7. A fee protest proceeding is not an election.

8. To ensure transparency and accountability in the fee protest tabulation, protests constitute disclosable public records from and after the time they are opened.

#### Tabulation of Protests:

1. The General Manager will determine the validity of all protests. The General Manager will not accept as valid any protest if the General Manager determines that any of the following conditions exist:
  - a. The protest does not identify, by address or by assessors parcel number, a property served by the District.
  - b. The protest does not bear an original signature and the printed name of an owner of the parcel identified on the protest.
  - c. The protest does not state its opposition to the proposed fees.
  - d. The protest was not received by the General Manager before the close of the public input portion of the public hearing on the proposed fees.
  - e. A request to withdraw the protest is received prior to the close of the public hearing on the proposed fees.
3. The General Manager's decision that a protest is not valid or does not apply to a specific fee will constitute a final action of the District and will not be subject to any internal appeal.
4. Protests will be separately tabulated for each of the four fees.
5. A majority protest exists if written protests are timely submitted and not withdrawn by the owners of a majority of the properties subject to the proposed fee.
6. At the conclusion of the public hearing, or at such later time as is announced by the General Manager at the public hearing, the General Manager will complete the tabulation of all protests received, including those received during the public input portion of the public hearing and will report the results of the tabulation to the Board upon completion. If review of the protests received with respect to a fee demonstrates that the number received is manifestly less than one-half of the parcels subject to the fee, then the General Manager may advise the Board of the absence of a majority protest without determining the validity of all protests.