

Santa Lucia Community Services District
MEETING AGENDA
Monday, April 27th, 2026
9:00 AM
Santa Lucia Preserve Golf Club, Golf Club Library
19 Pronghorn Run, Carmel CA 93923

- I. Call to Order.
- II. Roll Call.
- III. Public Comment Period
- IV. Public Hearing Regarding (i) Brush Management & Fire Safety Infrastructure Fee
 - a. Tabulate Ballots
 - b. Consider adoption of [Resolution 26-04](#) [Certifying Election results and Imposing Brush Management & Fire Safety Infrastructure Fee]
- V. Approval of minutes – Regular meeting of [January 20th](#), 2026, and Special meeting of [March 11th](#), 2026
- VI. Discussion Regarding Casting of Ballot in February 2026 by the General Manager for a candidate for a position on the Local Agency Formation Commission of Monterey County and Motion Providing Direction Recommendations:
 1. Motion to authorize the General Manager to send a letter to LAFCO stating that the ballot which General Manager cast in 2026 for a candidate for a position on LAFCO did not have Board approval and that the General Manager mistakenly understood he had the authority to cast the ballot.
 2. Motion authorizing District Counsel to send a letter to Bill Lipe advising that the Board took no action in regard to casting of the ballot for a candidate for a position on LAFCO and there was no Brown Act violation and no need to take any action to cure.
- VII. General Manager’s Report
 1. [Financial Report](#)
 - Quarterly Update
 2. [Security Report](#)
 - Quarterly Update
 3. [Business Matters](#)
 - Introduction of [Fire Sprinkler Ordinance 26-01](#)
 1. Discussion of Proposed Ordinance
 2. Request District Counsel to read the title of the Ordinance
 3. Motion to waive further reading and introduce the Ordinance and authorize the General Manager to publish a summary of the Ordinance.
 - [2025 Annual Water Report](#)

a. Environmental Health

o Road Election Update

- 4. CEO/Preserve Board Liaison Update
- 5. Conservancy Update

VII. Citizen’s Advisory Committee Comments

VIII. Board Discussion –

a. Remaining Board Meetings ~

- TENTATIVE: June 3, 2026 (Special-Roads Election Intent Hearing)
- July 21, 2026
- October 20, 2026

IX. Adjournment

This Notice was posted 72 hours in advance of this Board Meeting. This notice was posted on the community bulletin board at the Santa Lucia Preserve Company Offices, New Corporation Yard and at the Santa Lucia Preserve Gatehouse.

Members of the public may attend this meeting by utilizing the Zoom meeting information below.

Additional Teleconference Location(s):

Director Boitano
86 Chamisal Pass
Carmel, CA 93923

Director Peat
2 Vista Cielo
Carmel, CA 93923

Director Whitfield
31 Pronghorn Run
Carmel, CA 93923

Director Thorne
3 San Clemente Trail
Carmel, CA 93923

Director Eastman
21 Vasquez Trail
Carmel, CA 93923

Santa Lucia CSD is inviting you to a scheduled Zoom meeting.

Topic: SLCSD Board Meeting/Election

Time: Apr 27, 2026 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83483501610?pwd=cjGtsj35gGN3z4jFyv4ApaKFLj3k34.1>

Meeting ID: 834 8350 1610

Passcode: 463265

+16694449171,,83483501610#,,,,*463265# US

+16699006833,,83483501610#,,,,*463265# US (San Jose)

One tap mobile

Join instructions

<https://us02web.zoom.us/meetings/83483501610/invitations?signature=d3ccYV7sAqu7mwPt58NySB4mp3PlipAkTr4GCBuXanc>

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact District General Manager Shaw Pick at 831.620.6791 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
SANTA LUCIA COMMUNITY SERVICES DISTRICT

The special meeting of the Board of Directors of the SANTA LUCIA COMMUNITY SERVICES DISTRICT was held at the Golf Club Library at the Santa Lucia Preserve, 19 Pronghorn Run, Carmel, California, at 9:00 A.M. on Tuesday, January 20, 2026.

Call to Order. The meeting was called to order at 9:05 A.M. by Board President Mark BOITANO.

Roll Call. The following Directors were present: Mark BOITANO, Cary WHITFIELD, Melissa THORME, and Jack PEAT. Also present were Robert LATTA, Advisor; John SHUPE, Advisor; Shaw PICK, General Manager; Aimee DAHLE, District Executive Assistant; Karen BAXTER, Preserve Company Chief Executive Officer; and Nick SANTY, Preserve Company Chief Financial Officer; Phil PENKO, District Director of Security; Aaron DULA, District Director of Public Works; and Peter GORDON, Member of the Public. Joining at 9:58 am were: Diane COWARD, Member and Cofounder of ReVISION West; Brendon CONNOLLY, Cofounder of ReVISION West; and Katy REYNOLDS, Cofounder of Shibusu System.

Present via ZOOM were: Brian PIERIK, District Legal Counsel; Emelisa SANTIAGO and Brianne WIESE, District Auditors from CLA; Michael, Member of the public.

Public Comment. Mr. GORDON discussed the methodology of roads fees being considered. Requested the Board Ad Hoc Committee and Board further consider additional fees and assessments for road repairs to be placed on non-resident users as well as potentially implementing additional construction fees for future home builds.

Approval of Minutes. Meeting minutes for November 19, 2025, regular meeting were presented. A correction on the Business Matters item of the committee findings noting that the draft stated the committee recommended a usage-based fee structure. After clarification, the minutes were to be amended to show the committee used that style of fee structure for their analysis for board consideration. With the change, a motion was presented by Director THORME to approve the minutes with the suggested changes followed by a second from Director PEAT. This motion and second was followed by a roll call vote and the meeting minutes were approved unanimously.

General Manager's Report.

Financial Report. Mr. PICK welcomed Ms. WIESE and Ms. SANTIAGO for the annual audit presentation. Ms. WIESE updated the Board to the Audit process for the Fiscal Year 2025 and informed the Board that in the auditor’s opinion, the financial statements present fairly, in all material respects, the financial position of the Santa Lucia Community Services District, as of June 30, 2025, and the changes in financial position and its cash flows for the year ended in accordance with American accounting principles. Ms. WIESE then briefly discussed in detail the audit adjustments, the Audited Basic Financial Statements, the Independent Auditors’ Report and the Management’s Discussion and Analysis. Ms. WIESE also informed the Board of the upcoming delivery of the “Representation Letter” and the “Disclosure Letter”, noting the criteria of the letters and noting the items that will be covered. It was also noted there were no material weaknesses or significant deficiencies to report. Staff were acknowledged for their due diligence in a successful audit. Ms. WIESE and Ms. SANTIAGO left at 9:41 A.M.

Mr. SANTY went on to present the Board with the Statement of Net Position and review capital spending highlighting the receivable variances based on timing. With no major concerns on the quarterly financials, the Board congratulated Mr. SANTY and his team on completing a successful audit.

Business Matters.

Mr. PICK presented the Board with a timeline for upcoming elections. For the Fire & Brush Management election, Mr. PICK noted that a Public Protest Hearing was required in March. With the Public Hearing set for March 11, 2026 at 10:00 a.m., the Board directed Staff to move forward with the timeline on the election. Mr. PICK also reminded the Board of the timeline for the Roads election, which will be run by Monterey County and public information will start being released after the Fire & Brush Management election is completed in April 2026.

Mr. PICK presented the Board with the Slate of Officers for 2026 stating after discussions, the proposed Slate of Officers would be Mark BOITANO as President, Jack PEAT as Vice President, Shaw PICK as Secretary and Nick SANTY as Treasurer. A motion was made by Mr. WHITFIELD to accept the slate as presented, with a second by Mr. PEAT. With no further discussion, the officers were approved unanimously.

Security Report. Mr. PENKO presented the quarterly security report noting radar monitoring recorded 28,134 radar hits with the implementation of a second radar so to have radar at both Chamisal Pass and Rancho San Carlos Road. Staff continue to prioritize enforcement efforts, particularly for contractors and repeat offenders, while expanding radar deployment in high-risk areas. Questions were asked about the landslide on Black Mountain Trail and Mr. PICK noted that the Roads crew will further clean up the area once the weather allows.

Workforce Housing (Shibusa)

The Board received a presentation from Ms. COWARD and Ms. REYNOLDS regarding a prefabricated modular housing system (Shibusa) designed to support workforce housing initiatives. The system allows for construction timelines of approximately 12 weeks and estimated costs between \$300 and \$350 per square foot. The units are designed to be energy efficient, resilient, and cost-effective compared to traditional construction methods. The Board thanked Ms. COWARD, Mr. CONNOLY and Ms. REYNOLDS for the information and requested an opportunity to view current houses in Monterey at a later date, to which the presenters agreed.

Roads Fee Allocation Committee Update.

The Board received an update regarding the proposed \$15 million road improvement program to be implemented over a 15-year period. The committee recommended allocating approximately 7% to 10% of costs to non-resident usage, equating to roughly \$150,000 annually based on current data.

The Board discussed the importance of establishing a fair, transparent, and legally defensible fee structure and noted that additional outreach to the Ranch and Golf Club Boards, as well as SLPA for construction fees discussion, will occur prior to final decisions.

Conservancy Report. Director THORME provided an update on Conservancy activities, including a successful goat brush removal program, ongoing septic system improvements, and exploration of a native plant nursery. Discussion was held regarding coordination and funding alignment between the Conservancy and other Preserve entities.

CEO Report. Ms. BAXTER provided general updates regarding coordination efforts across Preserve organizations and ongoing governance initiatives.

Citizen's Advisory Committee Comments. Mr. SHUPE discussed the slide at Black Mountain and communication concerns regarding promptness of information for owners. Staff acknowledged Mr. SHUPE's concern and will work toward strengthening emergency communications moving forward.

Meeting Date Approval. The Board added the Public Hearing on March 11, 2026, to the meeting schedule, while pushing the April meeting to April 27, 2026, to allow for the 45-day voting period for the election. The July 21 and October 20 meetings were not changed.

Adjournment. There being no further business, a motion was made by Director THORME and seconded by Director WHITFIELD to adjourn the meeting. The board chair adjourned the meeting at 12:09 p.m.

Mark BOITANO, Chair

Shaw PICK, Secretary

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SANTA LUCIA COMMUNITY SERVICES DISTRICT
MARCH 11, 2026

The special meeting of the Board of Directors of the SANTA LUCIA COMMUNITY SERVICES DISTRICT was held at Forrest Park Corporation Yard, at the Santa Lucia Preserve, 121 Rancho San Carlos Road Building A, Carmel, California, at 10:00 A.M. on Wednesday, March 11, 2026.

Call to Order. The meeting was called to order at 10:00 a.m. by President Mark BOITANO.

Roll Call. The following Directors were present: Mark BOITANO, Jack PEAT, Melissa THORME, and Cary WHITFIELD. Also present was Shaw PICK, District General Manager. Joining via ZOOM: Carl SCHACHTER, Advisor; Karen BAXTER, Preserve Company CEO; Aimee DAHLE, District Executive Assistant; and Brian PIERIK, District Counsel.

Public Comment. None.

Approval of Minutes. None.

Protest Hearing Regarding Brush Management & Fire Safety Infrastructure Fee.

Director BOITANO invited comments from anyone interested in speaking on the subject of the protest hearing and stated that written protests would no longer be accepted once the protest hearing was closed. No comments were received from those present at the meeting.

Mr. PICK stated that there were no protests from a total of 319 qualified property owners to protest the proposed property related Brush Management and Fire Safety Infrastructure Fee. Therefore, a formal majority protest was not established.

Director BOITANO, hearing no comments, asked for a motion to close the hearing as it pertained to the District Brush Management and Fire Safety Infrastructure Fee. Motion was made by Director THORME and seconded by Director WHITFIELD, followed by a roll call. Motion passed unanimously.

As a majority protest was not established, Director THORME made a motion to adopt District Resolution No. 26-03, "A Resolution of the Board of Directors of the Santa Lucia Community Services District Calling a Property-Related Fee Election for April 27, 2026 and Taking Certain Related Actions," motion seconded by Director PEAT, followed by a roll call. Motion passed unanimously.

Citizen's Advisory Committee Comments. None.

Adjournment. There being no further business to come before the Board, upon motion and second (THORME/PEAT), roll call, and a unanimous vote, the meeting was adjourned at 10:04 A.M.

Mark BOITANO, Chair

Shaw PICK, Secretary

SANTA LUCIA COMMUNITY SERVICES DISTRICT

EXHIBIT 7-01

Meeting Date: April 27, 2026
To: Santa Lucia Community Services District Board
From: Shaw Pick, General Manager

Project/Matter: Quarterly Financial Report

Background: The Board has requested staff to provide a Quarterly Report regarding the financial position of the District. A variance report will be brought before the Board quarterly of each calendar year. The District is required to be audited on an annual basis.

Budget: None

Implementation: Ongoing

Justification: Update board on financial status of SLCS D

Recommendation: Board consideration quarterly report

Exhibits:

- 7-01 a - Statement of Net Position (ending Feb 28, 2026)
- 7-01 b - Statement of Cash Flow (ending Feb 28, 2026)
- 7-01 c - Statement of Rev's and Exp's (ending Feb 28, 2026)

05 - SANTA LUCIA COMMUNITY SERVICES DISTRICT
STATEMENT OF NET POSITION

	<i>Unaudited</i>	<i>Audited</i>	<i>Audited</i>	<i>Unaudited</i>
	2/28/2026	06/30/2025	06/30/2024	2/28/2025
<u>ASSETS</u>				
CURRENT ASSETS:				
Cash and cash equivalents	2,928,756	2,887,040	2,467,473	2,935,926
Accounts receivable:				
Property related fees	1,805,178	304,537	580,525	1,357,761
Affiliate receivable	-	-	393,170	-
Other receivable	87,779	149,054	128,486	117,176
Prepaid expenses	210,116	101,212	114,520	218,164
Inventory	8,976	9,359	17,178	14,496
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Total current assets	5,040,805	3,451,202	3,701,352	4,643,524
CAPITAL ASSETS - NET	30,417,999	31,324,349	32,347,226	31,659,983
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TOTAL ASSETS	35,458,805	34,775,551	36,048,578	36,303,506
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<u>LIABILITIES</u>				
CURRENT LIABILITIES:				
Accounts payable	114,728	137,296	481,828	101,311
Affiliate payable	1,654,465	47,874	-	1,615,885
Accrued liabilities	298,330	188,434	291,294	300,373
Deferred Revenue - Property Related Fees	137,794	137,794	185,209	139,209
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Total current liabilities	2,205,316	511,397	958,331	2,156,779
NONCURRENT LIABILITIES:				
Accrued compensated absences	259,932	218,614	241,063	249,249
Long-term debt	445,259	616,711	781,005	616,711
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Total noncurrent liabilities	705,191	835,325	1,022,068	865,961
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TOTAL LIABILITIES	2,910,507	1,346,722	1,980,399	3,022,739
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<u>NET POSITION</u>				
Invested in net capital assets, less related debt	29,972,740	30,707,637	31,566,221	31,043,272
Unrestricted	2,575,558	2,721,191	2,501,958	2,237,495
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TOTAL NET POSITION	32,548,298	33,428,829	34,068,179	33,280,767
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TOTAL LIABILITIES and NET POSITION	35,458,805	34,775,551	36,048,578	36,303,506
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The Santa Lucia Community Services District
Statement of Revenues & Expenses
February, 2026

				Total Budget FYE		February, 2025	
	<u>Year to Date</u>	<u>Budget YTD</u>	<u>Variance</u>	<u>2025-2026</u>	<u>Year to Date</u>	<u>Variance</u>	
<u>Revenue</u>							
Tax Assessments - Road, Water & Security	\$ 4,746,272	\$ 4,746,272	\$ -	\$ 7,119,390	\$ 4,435,776	\$ 310,496	
Tax Assessments - Wastewater(sewer & septic)	\$ 325,872	\$ 325,874	\$ (2)	\$ 488,811	\$ 304,560	\$ 21,312	
Water Meter Charges	\$ 372,285	\$ 380,487	\$ (8,202)	\$ 521,369	\$ 375,855	\$ (3,570)	
Security & Gate Ops Dept.(tags & fines)	\$ 20,600	\$ 12,641	\$ 7,959	\$ 19,014	\$ 12,841	\$ 7,759	
Property Operations (Roads and Drainage Maint)	\$ 29,995	\$ 34,778	\$ (4,783)	\$ 97,008	\$ 34,683	\$ (4,688)	
Brush Management & Fire Safety	\$ 305,248	\$ 321,248	\$ (16,000)	\$ 481,872	\$ 317,248	\$ (12,000)	
Trash Services	\$ 213,908	\$ 207,824	\$ 6,084	\$ 311,736	\$ 207,026	\$ 6,882	
Fire/EMS	\$ 279,752	\$ 279,750	\$ 2	\$ 419,625	\$ 270,288	\$ 9,464	
Housing Management Fee	\$ -	\$ -	\$ -	\$ -	\$ 4,800	\$ (4,800)	
Total Revenue	\$ 6,293,932	\$ 6,308,874	\$ (14,942)	\$ 9,458,825	\$ 5,963,077	\$ 330,855	
<u>Operating Expenses by Department</u>							
Water Service	\$ 1,411,443	\$ 1,461,796	\$ 50,353	\$ 2,122,763	\$ 1,389,160	\$ (22,283)	
Wastewater Collection & Treatment	\$ 196,666	\$ 238,507	\$ 41,841	\$ 318,724	\$ 197,264	\$ 598	
Road & Drainage Maintenance - (net of reimbursements)	\$ 1,220,903	\$ 1,217,779	\$ (3,124)	\$ 1,653,325	\$ 677,212	\$ (543,691)	
Security & Gate Operations	\$ 1,053,564	\$ 1,111,486	\$ 57,922	\$ 1,649,439	\$ 986,310	\$ (67,254)	
Brush Management & Fire Safety	\$ 298,926	\$ 296,873	\$ (2,054)	\$ 415,259	\$ 347,062	\$ 48,136	
Trash Services	\$ 210,527	\$ 214,190	\$ 3,662	\$ 324,042	\$ 213,134	\$ 2,607	
Fire/EMS	\$ 262,092	\$ 278,879	\$ 16,786	\$ 418,318	\$ 260,993	\$ (1,099)	
General & Administrative	\$ 1,268,042	\$ 1,336,818	\$ 68,776	\$ 1,943,911	\$ 1,434,474	\$ 166,432	
Total Operating Expense	\$ 5,922,163	\$ 6,156,328	\$ 234,165	\$ 8,845,781	\$ 5,505,609	\$ (416,554)	
Operating Surplus (Deficiency) - Before Loan Pmts	\$ 371,769	\$ 152,546	\$ 219,223	\$ 613,044	\$ 457,468	\$ (85,699)	
Less: Loan Payments (Prin + Int)	\$ (106,536)	\$ (106,536)	\$ -	\$ (159,804)	\$ (106,519)	\$ (17)	
Operating Surplus (Deficiency)	\$ 265,233	\$ 46,010	\$ 219,223	\$ 453,240	\$ 350,949	\$ (85,716)	
<u>Other Income (Expense)</u>							
Plus: Interest Income	\$ 72,032	\$ 40,000	\$ 32,032	\$ 60,000	\$ 57,829	\$ 14,203	
Plus: Capital Grants Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Plus: Miscellaneous Income	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	
Less: Depreciation Expense	\$ (1,215,844)	\$ (1,256,000)	\$ 40,156	\$ (1,884,000)	\$ (1,195,349)	\$ (20,495)	
Less: Replacements and Reserves	\$ (1,951)	\$ -	\$ (1,951)	\$ -	\$ (839)	\$ (1,112)	
Total Other Cash Flow (Use)	\$ (1,145,763)	\$ (1,216,000)	\$ 70,237	\$ (1,814,000)	\$ (1,138,359)	\$ (7,404)	
Net Income	\$ (880,530)	\$ (1,169,990)	\$ 289,460	\$ (1,360,760)	\$ (787,410)	\$ (93,120)	
<u>Other Cash Flow (Use)</u>							
Plus: Depreciation Expense	\$ 1,215,844	\$ 1,256,000	\$ (40,156)	\$ 1,884,000	\$ 1,195,349	\$ 20,495	
Less: Capital Expenditures	\$ (316,089)	\$ (474,000)	\$ 157,911	\$ (711,000)	\$ (514,881)	\$ 198,792	
Total Other Cash Flow (Use)	\$ 899,755	\$ 782,000	\$ 117,755	\$ 1,173,000	\$ 680,468	\$ 219,287	
Total Surplus (Deficiency)	\$ 19,225	\$ (387,990)	\$ 407,215	\$ (187,760)	\$ (106,942)	\$ 126,167	

05 - SANTA LUCIA COMMUNITY SERVICES DISTRICT
STATEMENT OF CASH FLOW

	<u>Unaudited</u> 2/28/2026	<u>Unaudited</u> 2/28/2025
Statement of Cash Flows		
Cash Flow from Operating Activities		
Net Income	(880,531)	(787,411)
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	1,222,438	1,202,124
Changes in other accounts affecting operations:		
(Increase)/decrease in accounts receivable	(1,439,366)	(765,926)
(Increase)/decrease in prepaid expenses	(108,904)	(103,645)
(Increase)/decrease in inventories	382	2,682
(Increase)/decrease in notes receivable	-	-
Increase/(decrease) in accounts payable	(22,568)	(380,517)
Increase/(decrease) in accrued liabilities	109,896	9,080
Increase/(decrease) in deferred revenues	-	(46,000)
Increase/(decrease) in other liabilities	41,318	8,186
Increase/(decrease) in affiliate balance	1,606,591	2,009,055
Net cash provided by operating activities	529,256	1,147,628
Cash Flow from Investing Activities		
Capital expenditures	(316,089)	(514,881)
Proceeds from sales of equipment	-	-
Net cash provided by investing activities	(316,089)	(514,881)
Cash Flow from Financing Activities		
Payments of long-term debt	(171,452)	(164,294)
Net cash provided by financing activities	(171,452)	(164,294)
Increase (Decrease) in Cash	41,715	468,454
Cash at Beginning of Year	2,887,040	2,467,473
Cash at the period ending	2,928,756	2,935,926

SANTA LUCIA COMMUNITY SERVICES DISTRICT

EXHIBIT 7-02

Meeting Date: April 27, 2026
To: Santa Lucia Community Services District Board
From: Phil Penko, Director of Security

Project/Matter: Quarterly Security Report

Background: Quarterly report to the Board.

Budget: None

Implementation: The Board has requested a quarterly report on Security matters within the District.

Justification: Promote and monitor life, health and safety within the Preserve community and neighboring properties.

Recommendation: Board review and consideration of Quarterly Report and Emergency Responses.

Exhibits:

Executive Summary

The first quarter of 2026 saw an increase in activity, particularly toward the end of the period. Vehicular traffic rose as did the number of events on the Preserve. Staffing was a bit of a challenge as one member of the SLP Security team took paternity leave for seven weeks during this period.

For more granular data, please review the tables below:

	Q1	Q2	Q3	Q4		Q1	Q2	Q3	Q4
Average Speed	32.16/29.69				Burglar Alarms	22			
Total Radar Traffic	19332/9587				Fire Alarms	8			
Contractor Citations	5				Other Alarms	1			
Contractor Warnings	7				Earthquakes	0			
Staff Citations	0				Owner Requests	64			
Staff Warnings	1				Storm Checks	19			
Guest Citations	0				Complaints				
Guest Warnings	0				Medical	4			
Owners/Member Letters/Citations	0				Property Damage	2			
Owner/Member Warnings	3				Traffic Collisions	3			
Vendor Citations	1				Trespass	1			
Vendor Warnings	1				Fires	0			
					Home Inspections***	63			

* RSC/CHAMISAL PASS

** RSC/ CHAMISAL PASS

*** SECURITY TOOK THIS OVER FROM RESIDENT SERVICES ON FEBRUARY 3, 2026

EVENTS

Date	Event	SLCSD Board Packet 04.27.26	Type/Location	Nature/Outcome
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1/13/2026	Delivery truck stuck on Robinson Canyon	Approximately 1.5 miles from CVR	Road closed at Penon and at Vasquez. CHP notified.
1/20/2026	Traffic Collision	Non-Injury at the Gatehouse	Semi struck post
1/28/2026	Hit & Run	Between Two Construction Workers	Report Taken
2/17/2026	Suspicious Circumstances	Vendor went to Wrong Home	Confirmed he had a legitimate reason to be on property and escorted him to correct address.
2/19/2026	Roadway Damage	On RSC 1.5 miles up from Gatehouse	Water bubbling up through asphalt. Steel plate placed over it
3/9/2026	Traffic Collision	Vendor ran off road near 21 RSC	Vehicle was towed from trees
3/13/2026	Speeding Vendor Vehicle and Failure to Yield	Hacienda seafood delivery driver failed to stop when Security tried to pull him over.	Chef notified, contacted the vendor, and requested the driver not come back.
3/19/2026	Vehicle Fire	On RSC within one mile of the Gatehouse	Spread to a small portion of vegetation along the roadway edge. Vehicle was a total loss.
3/31/2026	Trespassing	Banned subject attempted to come through the Main Gate.	Hired by owner who agreed to support the ban. Subject not allowed on property.

Respectfully Submitted,

Philip J. Penko
 Director of Security
 Santa Lucia Preserve

SANTA LUCIA COMMUNITY SERVICES DISTRICT

EXHIBIT 7-03

Meeting Date: April 27, 2026
To: Santa Lucia Community Services District Board
From: Shaw S. Pick, General Manager

Introduction of the Fire Sprinkle Ordinance 26-01 –

- Discussion of Proposed Ordinance
- Request District Counsel to read the title of the Ordinance
- Motion to waive further reading and introduce the Ordinance and authorize the General Manager to publish a summary of the Ordinance.
 - Exhibit: 7-03a: Ordinance 26-01

2025 Annual Water report - Staff provides the Board with an annual water report for the prior year. Attachments:

- Exhibit: 7-03b - SLP Environmental Health Report 2025

AN ORDINANCE OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT
PROHIBITING MUNICIPAL WATER SUPPLY FOR AN EXTERNAL SPRINKLER
SYSTEM FOR WILDFIRE DEFENSE

BE IT ORDAINED, by the Board of Directors of the Santa Lucia Community Services District, as follows:

Section 1. Purpose.

1.1 The purpose of this ordinance is to prohibit external sprinkler systems for wildfire defense from being connected to a municipal water system that is supplied by the water department within the Santa Lucia Community Services District.

1.2 Preventing external wildfire sprinklers from using municipal water preserves critical pressure and volume for firefighters and avoids depleting resources needed for household consumption.

1.3 Municipal water supplies are often in high demand during a wildfire event causing static water supplies (tanks, pools, etc.) to be the best choice for these systems to be connected to.

1.4 Numerous municipal water companies, fire departments and fire safe councils have recommendations that restrict or discourage the use of public water for exterior wildfire protection. The primary reason for these restrictions is that widespread and simultaneous use of exterior sprinklers during a wildfire can catastrophically drop water pressure, preventing fire resources from having the needed water supply and applying it where needed.

1.5 Municipal water systems are designed based on National Fire Protection Association standards and generally provide water to handle one-and-two family dwellings or large single structure fires, not the demand needed for a wildfire.

Section 2. Definitions.

As used in this ordinance, the following definitions shall apply:

- CSD - Community Services District
- IBHS - Insurance Institute for Business & Home Safety - an independent, non-profit scientific research organization supported by the property insurance industry.
- NFPA - National Fire Protection Association - a global organization dedicated to reducing death, injury, property, and economic loss due to fire, electrical, and related hazards.
- Passive wildfire mitigation strategies - class A roof, noncombustible siding, 0-5 foot noncombustible zone, etc.
- SLCSO - Santa Lucia Community Services District
- Tanks - above ground tanks or cisterns that hold water for static use

Section 3. Authority and Delegation.

The General Manager of the CSD and/or their designee shall have full authority and responsibility to enforce this ordinance. No person shall hinder, prevent, delay or interfere while assigned persons are engaged in carrying out the execution or enforcement of this Ordinance.

Section 4. Prohibition of External Sprinkler System

Any connection of any type of external sprinkler system for wildfire defense to the municipal water supply is hereby expressly prohibited.

Section 5. Supply Issues.

Municipal systems are designed for domestic use and structure fire suppression and often struggle with extreme demand during wildfires. Hooking an external sprinkler system to a municipal water supply may create unreliable water pressure and supply during an active wildfire compromising water availability for professional firefighters.

Section 6. Holding tanks and Tank Topping/Filling.

6.1 Using captured rainwater to fill tanks is highly encouraged. Holding tanks that are filled by the SLCSO water system connection will be limited to ¾" diameter pipe. This will limit the amount of water being used in the event of an emergency where gpm and pressure is crucial to protect life and property.

6.2 Tank topping/filling requests will be allowed from April 1st through June 30th with a required written notification to the water department of intent to fill and written approval by the water department of the request. Filling tanks or otherwise feeding exterior fire sprinkler systems during a fire event is prohibited. The SLCSO reserves the right to shut off water service to sprinkler systems using potable supplies to the detriment of firefighters during an emergency.

Section 7. Violations and Penalties.

7.1 Any person found violating any part of this ordinance may be subject to one or a combination of the following penalties:

- Daily fines;
- Service being disconnected by the water department;
- Liable for damage that occurs to water department infrastructure caused by the property owners water use; or
- Liable for property damage within the Santa Lucia Preserve caused by the property owners water use.

7.2 Fines imposed pursuant to this ordinance shall be assessed in accordance with Government Code section 53069.4. A first violation shall be subject to a fine of \$100; a second violation of the same ordinance provision within one year shall be subject to a fine of \$200; and each additional

violation within that same year shall be subject to a fine of \$500. Each day a violation continues shall constitute a separate violation.

Section 8. Appeals.

Appeals to the decisions by the General Manager of the CSD, or to the penalties imposed after violations of this ordinance, must be filed within 10 calendar days of the decision and shall be heard by the SLCSO Board of Directors and the decision of the Board will be final.

Section 9. Severability.

If any provision, clause, sentence or paragraph of this Ordinance, or application thereof to any person or circumstance, be held invalid by any court of law, such invalidity shall not affect other provisions or applications; therefore, the provisions of this Ordinance are declared to be severable.



Santa Lucia Community Services District, Water Department
1 Rancho San Carlos Rd., Carmel Ca. 93923, (831) 620-6783, Fax (831) 626-3293

February 26, 2026

Attn: Connor Cappi, REHS
Environmental Health Review Services
Monterey County Health Department
1270 Natividad Road
Salinas, CA 93906

Re: Santa Lucia Preserve (PC94067) Condition of Approval # 52: Annual Water Report;
System I.D. No. CA2702521

Dear Mr. Cappi:

Enclosed per condition #52, is a copy of the Annual Water Use Monitoring Report for
Calendar Year 2025.

Active connections for the year have increased to 202 excluding the non-potable golf
course irrigation connection. Through the end of 2025 we have added 3 completed
homes reaching a total of 151 completed and 25 lots under construction for a total of 176
for our market rate connections.

Please contact me should any questions arise.

Sincerely,

Aaron Dula
Santa Lucia Preserve
Director of Public Works
Licenses: T3 #35292; D2 #43277

Cc: Shaw Pick - SLCSD General Manager;
Jamison Watts - SL Conservancy Executive Director;
Johnathon Lear - Monterey Peninsula Water Management District

**Santa Lucia Preserve Water System
Annual Water Report for Year 2025**

2/26/26

Water System Deliveries:

	<u>Annual Use (in million gallons)</u>	<u># of Active Connects</u>	<u>Average Demand Day (in gpm)</u>
Residential/Facilities:			
Residential - Market Rate	31.65	176	60.2
Residential - Employee	0.24	11	0.4
Ranch Club-Hacienda/Sports/Eq	3.18	4	6.1
Golf Clubhouse/Restrooms	1.39	3	2.7
Services/Operations - Corp,Treat	0.38	4	0.7
Agricultural	1.18	4	2.2
Golf Course & System Losses (net)	24.50	0	46.6
Construction	0.00	0	0.0
TOTAL Well Water Deliveries:	<u>62.53</u>	<u>202</u>	<u>119.0</u>

Monthly Production:

See Table 1

Note: Any system loss due to known leaks and breaks is included in the golf course (potable) category. Gross golf water usage for the year was 58.20 million gallons (MG), with 24.19 MG delivered from wells (1.12 MG from potable sources & 23.07 MG from non-potable sources), 4.77 MG from reclaimed water, and 29.24 MG was captured from rain runoff. Gross golf water use is a combination of well production, storm water capture and reclaimed water. Storage ponds contained a surplus of 6.56 MG at the end of the pumping season.

Water System Statistics

Total Number of Active Connections: 202

Status of Buildout:

Residential - Market Rate	151 homes completed, 25 connects to homes in construction
Residential - Employee	11 existing homes
Ranch Club-Hacienda/Sports/Eq	Hacienda(1), Fitness Center / Event Barn(1), Equestrian Center(1), Boathouse(1)
Golf Clubhouse/Restrooms	Golf Clubhouse(1), Comfort Stations on golf course (2)
Services/Operations - Corp,Treat	Gatehouse(1), Wastewater Treatment Plant(1), New Corporation Yard (2)
Agricultural	Ranch Club Irrigation (2), Livestock watering (2)

Status of System & System Construction:

- All phases completed
- 4 booster stations, 2 transfer stations, 4 well water treatment facilities, 1 new treatment plant in final permitting phase
- 35 active potable wells, 5 new wells in SWRCB permitting process (2 for Node 1; 3 for new treatment plant)
- Storage tanks complete (1.9M gals)
- Potable system in 21 pressure zones
- Integrated control system ("SCADA") operating approximately complete
- Wastewater reclamation/reuse plant phase 2/ complete
- Total Lined Pond Golf Storage. (Capacity 49.4 MG)
- Golf fairways replaced with lower irrigation demand species (20% water savings estimated)
- Golf course irrigation system overhauled in 2023 (10% water savings estimated)

Water Supply Production

	<i>Annual (in million gallons)</i>	<i>Average Demand Day (in gpm)</i>	<i>Maximum System Averaged Demand Day (in gpm) (date)</i>	
Total Well Production:	<u>79.2</u>	<u>151</u>	<u>247</u>	<u>7/15/2025</u>

Monthly Production: See Table 2

Well Hydrographs: See Table 3

Well Status Summary:

ACTIVE CURRENT Wells	Historical Yield 2024 (in gpm)	Historical Yield 2025 (in gpm)
E3	37	37
G1	0	4
G2	0	2
* S1	6	7
* S3	5	5
S4	2	2
* T3	9	10
T6A	0	1
T7	1	1
T9	6	5
T9a	2	2
* T20	2	2
* T21	12	11
T24	9	7
T25	4	4
* T29	8	7
* R1	3	3
R5	0	0
R6	0	0
R10	3	8
R27	2	3
R33	0	0
* R42	12	9
N2	3	6
N3	22	22
* N4	3	4
* N5	9	6
* N6	18	18
* N7	28	26
* N8	18	17
N9	10	0
* N10	12	12
N11	4	4
* N12	10	9
N13	10	8
N14	3	2
N16	5	5
N18	0	0
* N21	5	5
* N22	4	3
* N23	44	42
* N24	3	3
* N25	16	14
* N27	5	4
* N28	3	3
* N29	46	44
* N30	11	10
* N31	2	1

INACTIVE / FUTURE WELLS

Wells	Approved Yield (in gpm)	Wells	Approved Yield (in gpm)
T17	4	T10	25
T26	9	T8	13
R9	4	V1	11
T11	35	V2	2
S6	0		
N26	50		
T24	6		

DESTROYED

N20	20
R13	
R15	

MONITOR *Approved*
Yield
Wells *(in gpm)*

R14	6
E4	3
T4	5
T12	9
T14	10
R11	4
R4	

Note 1: The "Active Current" category are wells available for use in 2025. "Inactive / Future" are wells that are not currently available for use, but may be used as monitor wells or connected in the future.

Note 2: Wells N2 and N3 are potable standby wells. Currently not connected to the potable system.

* N41	3	3
N50	18	18
* N51	46	42
* N54	31	31
S5	0	0
* N52	15	15
* N57	22	23
* N60	27	26
* N62	11	12
* N64	10	8
N65	0	0
N66	46	0
P1	3	3
P2	6	5
P3	4	3
P4	5	8
P5	6	6
P6	6	0
Total	676	601
* Potable	459	435

***Total well source capacity values represent gallons per minute while the wells were running and should not be understood as capable of producing the same flows continuously through-out any given year.*

66 Wells
33 Wells**

Compliance with Project Conditions

Compliance with FEIR Mitigation Measure Number 12:

Did average operating time during July-September exceed 12 hrs/day for more than 10% of active wells?	NO
Was more than 10% of the water production during July-September from wells operating more than 12 hrs/day on average?	NO
Did the average operating time throughout the year exceed 8 hrs/day for the active wells?	NO

As defined in the FEIR, a YES answer to any of the above is a general indicator that additional source capacity is needed. If any answers above were yes, explain below:

Compliance with Project Conditions 52 and 54 regarding source capacity:

	<u># of</u> <u>Connections</u>	<u>Per Unit</u> <u>Use</u>	<u>Daily Pump</u> <u>Requirement</u> <u>(in gpm)</u>
Current Uses:			
Residential - Market Rate	176	1	176
Residential - Employee	11	0.25	2.75
Ranch Club-Hacienda/Sports/Eq	4		6
Golf Clubhouse/Restrooms	3		3
Services/Operations - Corp, Treat	4		1
Agricultural	4		2
Construction	0		0
Golf Course	0		47
Subtotal Current Uses	<u>202</u>		<u>237</u>
Anticipated Increases:			
Residential - Market Rate	5	1	5
Residential - Employee	0	0.25	0
Other Uses	(no increases anticipated)		<u>0</u>
TOTAL Well Source Capacity Required			242
			vs.
TOTAL Well Source Capacity Historical		601	301 12-hr cycles
		x50%=	
		gpm	
ADDITIONAL SOURCE CAPACITY REQUIRED			0

As required by conditions 52 and 54 adequate source capacity must be available to meet any increase in development in the current year. If the calculation above requires additional source capacity to be developed, explain below:

Compliance with Project Conditions 12 and 13 regarding Protected Base Flow Reaches:

<u>Active Wells Located Within 1000 feet</u> <u>of a Protected Base Flow Reach</u>	<u>Dates of Operation</u> <u>Between April 1 and November 1</u>
T26	Not pumped
T14	Not pumped
T11	Not pumped
<hr/>	
Has the Base Flow Monitoring Program determined that the base flow in any of the Protected Base Flow Reaches dropped below the base line as a result of the project?	NO

As required by conditions 12 and 13, pumping of wells within 1000 feet of Protected Base Flow Reaches should be delayed until combined capacity of other wells is insufficient to meet demand. If the above answer is yes, explain below:

Santa Lucia Preserve Water System Report for Year 2025

Table 1. Monthly Total Water Deliveries

2025

TYPE OF POTABLE WATER USE	No. of Active Connections	MONTHLY POTABLE WATER DELIVERIES (MILLION GALLONS)												
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Residential - Market Rate	176	1.474	1.134	1.069	2.167	2.534	3.574	3.808	4.103	4.237	3.443	1.981	2.129	31.65
Residential - Employee	11	0.017	0.018	0.017	0.022	0.021	0.024	0.021	0.019	0.020	0.018	0.020	0.019	0.24
Ranch Club - Hacienda / Fitness / Equestrian / Boathouse	4	0.163	0.090	0.084	0.200	0.361	0.610	0.499	0.380	0.281	0.175	0.115	0.223	3.18
Golf - Clubhouse / Comfort Stations	3	0.063	0.043	0.059	0.120	0.090	0.176	0.219	0.133	0.146	0.152	0.068	0.125	1.39
CSD - NewCorpYard(2) / WWTP / Gatehouse	4	0.023	0.022	0.027	0.045	0.037	0.038	0.030	0.035	0.057	0.026	0.021	0.022	0.38
Agricultural - RC Irrigation (fitness & equestrian) / SLC Livestock	4	0.028	0.024	0.032	0.063	0.133	0.192	0.218	0.204	0.131	0.046	0.053	0.055	1.18
Golf Course: Potable	0	0.234	0.122	0.047	0.127	0.098	0.152	0.147	0.142	0.137	0.110	0.057	0.065	1.44
Golf Course: Non-Potable	0	0.641	1.463	2.707	0.802	3.242	2.794	3.652	2.030	3.098	2.436	0.000	0.201	23.07
Construction	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.00

Table 2. Monthly Production Statistics for Active Wells

2025

Well	Historical Yield* (gpm)	Approved Yield (gpm)	MONTHLY WATER PRODUCTION (MILLION GALLONS)												Maximum System Demand Day Production		
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	(Mgals)	(gpm)
E3	37	65	0.000	0.115	1.004	0.000	1.191	1.205	1.443	0.335	1.328	0.962	0.000	0.000	7.585	0.047	32.3
E4	0	3	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
G1	4		0.000	0.024	0.010	0.000	0.030	0.025	0.031	0.028	0.021	0.000	0.000	0.000	0.168	0.001	0.7
G2	2		0.000	0.000	0.003	0.000	0.037	0.051	0.052	0.040	0.039	0.033	0.000	0.000	0.255	0.002	1.2
S1	7	3	0.034	0.042	0.037	0.052	0.073	0.146	0.160	0.127	0.124	0.114	0.079	0.110	1.099	0.005	3.6
S3	5	2	0.000	0.000	0.000	0.000	0.027	0.059	0.063	0.050	0.051	0.049	0.037	0.050	0.386	0.002	1.4
S4	2	5	0.000	0.069	0.040	0.000	0.086	0.005	0.000	0.038	0.093	0.000	0.000	0.000	0.329	0.000	0.0
T3	10	11	0.171	0.135	0.090	0.109	0.099	0.047	0.182	0.186	0.128	0.182	0.052	0.100	1.482	0.006	4.1
T4	0	5	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
T6A	1	8	0.000	0.006	0.051	0.000	0.050	0.047	0.055	0.074	0.022	0.046	0.000	0.000	0.351	0.002	1.2
T7	1	6	0.000	0.009	0.021	0.021	0.026	0.024	0.029	0.024	0.024	0.020	0.000	0.000	0.198	0.001	0.7
T8	0	15	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
T9	5	50	0.000	0.155	0.144	0.000	0.193	0.171	0.189	0.142	0.165	0.139	0.000	0.000	1.299	0.006	4.2
T9A	2	-	0.014	0.007	0.020	0.000	0.067	0.002	0.027	0.013	0.018	0.000	0.000	0.000	0.169	0.001	0.6
T10	0	25	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
T11	0	35	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
T12	0	9	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
T14	0	10	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
T17	0	4	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
T20	2	2	0.076	0.054	0.059	0.070	0.063	0.058	0.069	0.058	0.021	0.002	0.000	0.042	0.573	0.002	1.5
T21	11	10	0.055	0.053	0.034	0.044	0.035	0.017	0.055	0.056	0.060	0.062	0.018	0.027	0.516	0.002	1.2
T25	4	17	0.121	0.059	0.067	0.000	0.096	0.095	0.114	0.092	0.088	0.067	0.000	0.000	0.799	0.004	2.6
T26	0	9	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
T29	7	30	0.092	0.056	0.057	0.119	0.177	0.123	0.158	0.168	0.129	0.145	0.098	0.120	1.444	0.005	3.5
R1	3	27	0.073	0.024	0.033	0.070	0.037	0.034	0.021	0.016	0.011	0.001	0.000	0.001	0.320	0.001	0.5
R5	0	1	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
R6	0	12	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
R9	0	4	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
R10	8	7	0.000	0.057	0.000	0.000	0.000	0.000	0.420	0.251	0.273	0.181	0.000	0.000	1.180	0.014	9.4
R11	0	4	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
R14	0	6	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
R27	3	2	0.000	0.004	0.005	0.000	0.001	0.000	0.001	0.000	0.008	0.007	0.000	0.000	0.027	0.000	0.0
R33	0	6	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
R42	9	31	0.044	0.052	0.047	0.066	0.102	0.176	0.182	0.144	0.160	0.144	0.074	0.090	1.282	0.006	4.1
N2	6	15	0.000	0.077	0.006	0.000	0.120	0.001	0.017	0.008	0.009	0.019	0.000	0.000	0.257	0.001	0.4
N3	22	46	0.000	0.118	0.090	0.000	0.133	0.114	0.125	0.099	0.103	0.092	0.000	0.056	0.929	0.004	2.8
N4	4	5	0.054	0.000	0.000	0.000	0.106	0.107	0.117	0.099	0.078	0.094	0.082	0.120	0.857	0.004	2.6
N5	6	9	0.034	0.037	0.032	0.057	0.074	0.100	0.117	0.068	0.055	0.000	0.040	0.018	0.632	0.004	2.6
N6	18	40	0.076	0.103	0.087	0.129	0.189	0.335	0.374	0.302	0.298	0.282	0.158	0.167	2.501	0.012	8.4
N7	26	192	0.092	0.135	0.117	0.179	0.269	0.473	0.479	0.377	0.463	0.435	0.222	0.232	3.474	0.015	10.7
N8	17	10	0.098	0.103	0.090	0.128	0.176	0.232	0.185	0.139	0.213	0.181	0.136	0.176	1.856	0.006	4.1
N9	0	17	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.111	0.414	0.023	0.000	0.000	0.549	0.000	0.0
N10	12	15	0.039	0.069	0.060	0.086	0.125	0.216	0.240	0.204	0.243	0.228	0.137	0.149	1.796	0.008	5.4
N11	4	3	0.000	0.015	0.101	0.000	0.100	0.074	0.083	0.069	0.074	0.070	0.000	0.000	0.587	0.003	1.9
N13	8	8	0.000	0.103	0.165	0.000	0.169	0.168	0.208	0.185	0.212	0.237	0.000	0.000	1.447	0.007	4.7
N14	2	23	0.000	0.009	0.039	0.000	0.081	0.033	0.035	0.029	0.030	0.028	0.000	0.000	0.283	0.001	0.8
N16	5	2	0.000	0.055	0.097	0.000	0.104	0.112	0.134	0.098	0.116	0.128	0.000	0.000	0.844	0.004	3.0
N18	0	4	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
N21	5	48	0.116	0.038	0.050	0.075	0.126	0.079	0.107	0.104	0.050	0.001	0.001	0.003	0.752	0.003	2.4
N22	3	19	0.088	0.019	0.033	0.077	0.062	0.063	0.025	0.075	0.027	0.001	0.001	0.002	0.472	0.001	0.6
N24	3	5	0.049	0.001	0.020	0.064	0.054	0.041	0.013	0.028	0.009	0.000	0.000	0.000	0.279	0.000	0.3
N26	0	50	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
N27	4	54	0.184	0.038	0.073	0.162	0.181	0.141	0.112	0.142	0.069	0.001	0.001	0.003	1.108	0.004	2.5
N28	3	131	0.123	0.026	0.041	0.094	0.108	0.084	0.071	0.089	0.043	0.001	0.001	0.002	0.682	0.002	1.6
N30	10	20	0.065	0.031	0.030	0.076	0.046	0.090	0.174	0.146	0.133	0.178	0.143	0.144	1.256	0.006	3.9
N31	1	36	0.007	0.004	0.004	0.009	0.014	0.010	0.012	0.009	0.000	0.000	0.010	0.010	0.079	0.000	0.3
N41	3	6	0.046	0.008	0.026	0.037	0.033	0.016	0.057	0.046	0.036	0.053	0.021	0.042	0.422	0.002	1.3
N12	9	18	0.035	0.060	0.048	0.088	0.072	0.062	0.065	0.047	0.062	0.028	0.000	0.074	0.641	0.002	1.4
N54	31	20	0.127	0.164	0.139	0.203	0.096	0.070	0.669	0.538	0.648	0.636	0.325	0.332	3.947	0.022	15.0
N23	42	200	0.178	0.237	0.199	0.290	0.428	0.760	0.831	0.657	0.883	0.830	0.418	0.433	6.143	0.027	18.6
N25	14	118	0.587	0.124	0.231	0.553	0.617	0.481	0.384	0.491	0.230	0.004	0.005	0.010	3.717	0.012	8.6
N29	44	93	0.189	0.253	0.218	0.318	0.468	0.827	0.934	0.751	0.504	0.273	0.164	0.264	5.164	0.030	20.9
S5	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
S6	0	1	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
T24	7	0	0.000	0.023	0.021	0.000	0.024	0.018	0.019	0.016	0.016	0.013	0.000	0.000	0.150	0.001	0.4
N50	18	0	0.000	0.066	0.071	0.000	0.084	0.049	0.057	0.028	0.000	0.000	0.000	0.000	0.355	0.002	1.3
N51	42	48	0.172	0.220	0.187	0.215	0.359	0.081	0.654	0.554	0.581	0.446	0.342	0.405	4.219	0.021	14.7
R4	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.0
N52	15		0.269	0.184	0.116	0.017	0.114	0.074	0.151	0.197	0.242	0.330	0.154	0.141	1.989	0.005	3.4
N60	26		0.118	0.109	0.103	0.164	0.109	0.349	0.339	0.334	0.455						

Table 3. Monthly Elevations for Active Production Wells*

2025

Well	Lat.	Long.	Elevation (ft)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
E3	36.45306841090	-121.80867153600	1419	1419	1419	1419	1419	1419	1419	1419	1419	1419	1419	1419	1419
E4	36.45931474630	-121.82373000100	1965	1873	1873	1874	1870	1870	1873	1869	1874	1873	1873	1871	1871
G1	36.43924000000	-121.79271500000	1487	1265	1050	1193	1258	769	881	793	791	732	785	783	1195
G2	36.44416700000	-121.79344800000	1461	1163	1078	1361	1421	1075	1066	1063	1066	1291	1037	1181	1293
S1	36.45374510090	-121.80969257700	1424	1205	1327	1262	1289	1289	1162	1183	1133	1159	1090	1236	1097
S3	36.45434896030	-121.80886116400	1406	826	826	826	826	1216	872	1026	916	886	855	1162	827
S4	36.44842065780	-121.79482081700	1449	1401	1330	1416	1422	1411	1420	1421	1420	1418	1321	1311	1400
T3	36.48656599709	-121.79259797286	1855	1271	1308	1449	1462	1348	1464	1356	1456	1433	1276	1276	1294
T4	36.4977765620	-121.83945745100	552	552	552	552	552	552	552	552	552	552	552	552	552
T6A	36.45262365460	-121.77999851200	1579	1252	1147	1173	1185	1128	1112	1102	1104	1108	1105	1113	1095
T7	36.44719752930	-121.77519260200	1718	1419	1422	1424	1308	1403	1294	1322	1292	1287	1284	1256	1318
T8	36.50485139520	-121.85425004400	314	308	308	309	309	309	303	314	306	306	306	314	314
T9	36.45964953860	-121.80368200400	1364	584	584	584	584	584	584	584	584	584	584	584	584
T9A	36.45957642300	-121.80385745700	1364	1349	1160	1356	1356	1127	1346	1350	1133	1324	1340	1136	1334
T10	36.43927004470	-121.78960681200	1536	1536	1536	1536	1536	1536	1536	1536	1536	1536	1536	1536	1536
T11	36.51975073850	-121.86411135100	153	152	152	152	153	152	152	151	153	153	153	153	153
T12	36.48995743300	-121.85853148000	1181	1089	1089	1091	1091	1089	1089	1089	1089	1089	1088	1088	1087
T14	36.48243832360	-121.85811828200	853	853	853	853	853	853	853	853	853	853	853	853	853
T17	36.50548363420	-121.81629958500	816	469	816	816	816	816	816	816	816	816	816	816	816
T20	36.44883028280	-121.81797463600	1467	1235	1227	1238	1236	1219	1238	1230	1235	1235	1233	1457	1459
T21	36.48523959610	-121.79137966900	1914	1576	1536	1811	1811	1520	1795	1495	1804	1801	1484	1574	1499
T25	36.44727171120	-121.78564836400	1645	1520	1516	1555	1560	1530	1517	1509	1513	1534	1515	1513	1529
T26	36.43713506880	-121.77362961200	1409	1379	1387	1390	1387	1375	1383	1381	1381	1381	1380	1379	1378
T29	36.43836822480	-121.74462741200	2182	1703	1718	1723	1719	1704	1708	1702	1697	1690	1689	1698	1689
R1	36.43083959580	-121.77809552600	1646	1326	1326	1375	1326	1361	1371	1373	1378	1376	1374	1380	1383
R5	36.46867591540	-121.80967008500	1990	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710
R6	36.47404282120	-121.82339209400	2007	1703	1702	1711	1843	1705	1705	1705	1697	1698	1698	1698	1698
R9	36.49927290940	-121.82870584300	1083	736	733	736	739	738	735	733	734	733	732	726	731
R10	36.45244856900	-121.79481119600	1478	1478	1478	1478	1478	1478	1478	1478	1478	1478	1478	1478	1478
R11	36.51024407670	-121.87058591700	744	598	597	601	601	572	592	592	591	592	590	588	589
R14	36.48797982810	-121.82312867100	1324	1051	1049	1048	1052	1054	1050	1051	1051	1052	1050	1050	1051
R27	36.46578357380	-121.77899485000	1516	1516	1516	1516	1516	1516	1516	1516	1516	1516	1516	1516	1516
R33	36.46081333750	-121.79728854000	1431	1431	1431	1431	1431	1431	1431	1431	1431	1431	1431	1431	1431
R42	36.45305229820	-121.81329337000	1448	1251	1389	1350	1379	1364	1240	1238	1248	1272	1191	1323	1203
N2	36.46228070100	-121.80664696100	1418	73	70	67	66	56	57	58	61	65	66	67	57
N3	36.46143405080	-121.80529211400	1391	428	259	343	296	249	249	249	249	249	249	249	249
N4	36.45112834740	-121.81596491400	1471	1406	1418	1424	1421	979	998	976	1058	993	1105	998	1299
N5	36.46491418830	-121.81601142300	1379	1224	1325	1347	1347	1342	1266	1260	1286	1313	1245	1304	1301
N6	36.46306141510	-121.81047850500	1501	1051	1051	1324	1330	1325	1208	1177	1232	1280	1074	1282	1077
N7	36.46363030900	-121.81264862700	1519	1267	1286	1295	1303	1297	1270	1269	1254	1261	1248	1257	1235
N8	36.45427903290	-121.81189121200	1464	1149	1342	1288	1312	1302	1046	1046	1260	1125	891	1251	1126
N9	36.47408106460	-121.81697368500	2147	1877	1877	1880	1880	1882	1881	1883	1881	1883	1882	1887	1883
N10	36.45501297950	-121.81421938500	1578	1379	1455	1421	1444	1443	1363	1375	1338	1355	1295	1410	1294
N11	36.44487621660	-121.78926764300	1638	1542	1253	1468	1278	1266	1190	1153	1170	1168	1176	1198	1156
N13	36.44617125100	-121.79212952000	1664	1584	1584	1473	1490	1490	1372	1372	1370	1454	1336	1336	1336
N14	36.45366241320	-121.79492818400	1434	1354	1382	1383	1343	1343	1240	1199	1157	1208	1178	1136	1154
N16	36.45274016110	-121.79858811000	1388	1353	1127	1162	1350	1260	1084	1108	1116	1114	1114	1108	1175
N18	36.45830974020	-121.79164778300	1443	1362	1363	1362	1362	1362	1363	1362	1362	1362	1361	1359	1360
N21	36.42995608190	-121.78165660600	1517	1192	1200	1206	1177	1194	1190	1190	1197	1190	1189	1192	1199
N22	36.43186956310	-121.78196122000	1476	1236	1209	1288	1277	1211	1226	1277	1286	1199	1211	1283	1286
N24	36.43441015120	-121.78223608000	1452	1452	1452	1452	1033	1034	1108	1112	1128	1122	1125	1131	1137
N26	36.43379041540	-121.77944388700	1631	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125	1125
N27	36.43146516380	-121.77406791100	1592	1115	1126	1158	1122	1115	1112	1128	1146	1119	1117	1141	1152
N28	36.43230853700	-121.77609987800	1536	1120	1128	1144	1125	1119	1116	1123	1132	1120	1120	1132	1137
N30	36.43887285880	-121.76049184000	1903	1576	1600	1576	1601	1601	1601	1592	1586	1558	1559	1559	1553
N31	36.43906523580	-121.74113564000	2225	1870	1875	1877	1880	1880	1882	1882	1882	1883	1884	1886	1887
N41	36.48693794680	-121.79456525900	1829	1241	1498	1595	1604	1453	1482	1423	1481	1401	1382	1267	1383
N12	36.46428414430	-121.80630789900	1616	1212	1213	1191	1169	1163	1162	1157	1152	1159	1156	1160	1143
N54	36.46602383070	-121.81555748100	1428	1219	1232	1234	1244	1248	1234	1232	1216	1212	1201	1209	1195
N23	36.46475908150	-121.81176645400	1602	1306	1316	1327	1328	1322	1300	1297	1281	1280	1273	1272	1252
N25	36.43258314870	-121.77780562000	1546	1125	1134	1159	1129	1121	1116	1125	1146	1121	1120	1141	1150
N29	36.46662683890	-121.81797191700	1405	1224	1243	1246	1255	1259	1231	1227	1210	1214	1208	1211	1203
S5	36.45566590180	-121.79556049100	1397	1369	1368	1369	1360	1362	1369	1369	1370	1369	1369	1371	1369
S6	36.46631010040	-121.83088643800	1182	1182	1182	1182	1182	1182	1182	1182	1182	1182	1182	1182	1182
T24	36.46989026000	-121.77257759700	1945	1945	1945	1945	1945	1945	1945	1945	1945	1945	1945	1945	1945
N50	36.43902943720	-121.79518855800	1490	1475	1461	1459	1474	1453	1454	1456	1428	1456	1464	1474	1471
N51	36.46820984580	-121.82344976600	1320	1240	1281	1281	1274	1261	1211	1164	1245	1187	1056	1194	1159
R4	36.46897008216	-121.79215795721	1401	1083	1081	1085	1079	1084	1085	1086	1087	1085	1085	1081	1085
N52	36.48487484000	-121.79332751000	1930	1683	1715	1754	1765	1736	1744	1764	1749	1742	1705	1744	1701
N57	36.48420659000	-121.79147086300	1990	1530	1530	1777	1773	1774	1774	1605	1772	1765	1771	1530	1757
N60	36.47597510345	-121.82855982071	2038	1432	1472	1467	1480	1478	1429	1430	1454	1441	1410	1431	1398
N62	36.46620948300	-121.80923693400	1845	1518	1543	1537	1543	1543	1522	1524	1526	1533	1512	1543	1512
N64	36.43897148596	-121.73846580735	2368	2115											

RESOLUTION NO. 26-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT CERTIFYING THE RESULTS OF A PROPERTY-RELATED FEE ELECTION AND APPROVING A BRUSH MANAGEMENT AND FIRE SAFETY INFRASTRUCTURE FEE

WHEREAS, the District has been conducting proceedings to implement a brush Management and Fire Safety Infrastructure Fee (the “Fee”); and

WHEREAS, on March 11, 2026, the Board of Directors held a full and fair public hearing (the “Hearing”) regarding the Fee; and

WHEREAS, after accepting public testimony and hearing all protests, the Board of Directors determined that a majority protest did not exist with respect to the Fee; and

WHEREAS, after the Hearing, by its Resolution No. 26-03 (the “March 11 Resolution”), the Board of Directors made certain findings with respect to the Fee and called a mail ballot election with respect to the Fee (the “Election”); and

WHEREAS, ballots and election materials were distributed as required by law; and

WHEREAS, on April 27, 2026, the Board of Directors held a public hearing on the Fee and, at the appointed time, caused the ballots in the Election to be tabulated; and

WHEREAS, the Board now desires to adopt the Fee.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SANTA LUCIA COMMUNITY SERVICES DISTRICT THAT:

Section 1. The Board of Directors certifies that in the Election ____ ballots were cast in support of the increased rates for the Fee and ____ ballots were cast in opposition to the increased rates for the Fee. Consequently, the voters have approved this Fee.

Section 2. Pursuant to Sections 61115 and 61123 of the Government Code, the Fee is hereby imposed, starting in Fiscal Years 2026-27, at a rate of \$1,411.00 per year per residential parcel. The Fee will apply to both estate and “employee housing” residential parcels. The District elects to collect the Fee on the property tax roll at the same time, in the same manner, and subject to the same penalties as the ad valorem property tax.

Section 3. The Board reaffirms each finding made in the March 11 Resolution

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PASSED AND ADOPTED at a meeting of the Board of Directors of The Santa Lucia Community Services District held on the 27th day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Boitano, President

ATTEST:

Shaw Pick, District General Manager