

**SANTA LUCIA COMMUNITY SERVICES DISTRICT**  
**NOTICE OF PUBLIC HEARING ON**  
**PROPOSED BRUSH MANAGEMENT AND FIRE SAFETY**  
**INFRASTRUCTURE FEE**

**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 speak 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 a proposed Brush Management and Fire Safety Infrastructure Fee (the “Fee”).**

The District is proposing to increase the rates of its 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 will be subject to the proposed Fee. The Fee is proposed to fund brush management and fire safety services, such as, but not limited to, brush clearance appurtenant to roads and trails to improve fuel management; adding a Fire Behavior and Prevention Specialist to District staff; creation of lot-specific fuel management plans for all developed and developable lots; expansion and maintenance of the fire hydrant system; and housing for personnel providing brush management and fire safety programs. If approved, the Fee will be charged on the property tax roll annually beginning with the 2021/22 property tax bill, and will be in addition to other fees charged by the District.

The proposed rate for the fee is \$1,411 annually per publicly and privately owned parcel, excluding undevelopable parcels that are legally set aside as open space. This will raise approximately \$450,000 per year for brush clearance and fire safety programs.

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 call a mail ballot election to seek property-owner approval of the proposed Fee.

An owner of a parcel subject to the fees has the right to file a written protest against the proposed Fee. 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, with respect to a majority of the affected parcels, written protests against the proposed Fee, the Board will abandon proceedings to impose the Fee. 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. 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

### PROPOSED BRUSH MANAGEMENT AND FIRE SAFETY INFRASTRUCTURE FEE

#### 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. 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 fee.
4. 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.
5. 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.
6. A fee protest proceeding is not an election.
7. 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 fee.
  - 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 fee.
  - e. A request to withdraw the protest is received prior to the close of the public hearing on the proposed fee.
3. The General Manager's decision that a protest is not valid will constitute a final action of the District and will not be subject to any internal appeal.
4. 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.
5. 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 the 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.