

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

Forrest Park Corporation Yard, Bldg A
121 Rancho San Carlos Road
Carmel, California

March 11th, 2026
10:00 A.M.

Zoom Information

Via Internet Device

<https://zoom.us>
Meeting ID: 753 172 7581
Passcode: 772666

Via Telephone

(669) 900 6833
Meeting ID: 753 172 7581
Passcode: 772666

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 renewing the District’s Brush Management and Fire Safety Infrastructure Fee (the “Fee”).

In 2021, the community’s property owners approved a Brush Management and Fire Safety Infrastructure Fee for the District. The Fee has been collected from property owner’s annually on their property tax bills since 2021. Because the services funded by the Fee are still needed, the District’s Board of Directors has proposed to renew the fee at its existing rate.

The District is mailing you this notice because you are the record owner of a parcel that will be subject to the Fee. The Fee is proposed to continue funding brush management and fire safety services, such as, but not limited to, brush clearance appurtenant to roads and trails to improve fuel management; a Fire Behavior and Prevention Specialist; creation of lot-specific fuel management plans for all developed and developable lots; expansion and maintenance of the fire hydrant system. If approved, the Fee will be charged on the property tax roll annually beginning with the 2026/27 property tax bill and will be in addition to other fees charged by the District.

The proposed rate for the fee will remain unchanged at \$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 fire fuels clearance and fire safety programs.

If the \$1,411 rate is approved by the property owners this year, that rate will continue to be charged annually unless the Board determines that the Fee is no longer needed. If, at some point in the future, the Board proposes to increase the rate above \$1,411, that increase will require separate property-owner approval.

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. The proposed renewal will not go into effect unless the Board calls the election and the renewal is approved by the property owners at that election.

At the March 11, 2026 hearing, owners of parcels subject to the Fee have the right to file written protests against the proposed renewal. 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 renew 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 in person 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 the public input portion of the public hearing. Protests cannot be submitted electronically.

If you have any questions regarding the fee, the fee hearing, or this process, please feel free to contact the District at CSD@santaluciapreserve.com.

Date of mailing: January 21st, 2026.

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.
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.