

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SANTA LUCIA COMMUNITY SERVICES DISTRICT
MARCH 7, 2023

The special meeting of the Board of Directors of the SANTA LUCIA COMMUNITY SERVICES DISTRICT was held at the New Corporation Yard at the Santa Lucia Preserve, 121 Rancho San Carlos Road, Carmel, California, at 9:00 a.m. on Tuesday, March 7, 2023.

Call to Order. The meeting was called to order at 9:01 a.m. by President Mark BOITANO.

Roll Call. The following Directors were present: Mark BOITANO (via teleconference), Barbara SANTRY, Scot SMYTHE, Melissa THORME, and Cary WHITFIELD. Also present were Robert LATTA, Advisor; Robert Wellington, District Counsel (via teleconference, leaving at 10:44 a.m.); Forrest ARTHUR, District General Manager; Aimee DAHLE, District Executive Assistant (via teleconference); David SIMPSON, District Operations Manager; Chief David SARGENTI; Fire Chief for Monterey County Regional Fire District (MCRFD).

Public Comment. None.

General Manager's Report. Mr. ARTHUR introduced MCRFD Fire Chief SARGENTI as the new Fire Chief, replacing Michael Urquides, and reviewed the history of coverage between the Fire District and the District. Chief SARGENTI went into detail as to the services provided by MCRFD specific to the Santa Lucia Preserve, the call volume within the Preserve and the current staffing challenges faced by MCRFD. Chief SARGENTI answered questions on the draft agreement to provide additional firefighter and medical services to augment their current provision of service. Mr. ARTHUR provided further details as to how Preserve property taxes are currently allocated to MCRFD. Next, Mr. Arthur conveyed to the Board that the current collection on the tax roll, property related fees, could not be utilized to fund this new expansion of service. Mr. Arthur stated that staff will explore all potential funding mechanisms and update the Board at a future meeting. After further questions and discussion, the Board thanked Chief SARGENTI for his commitment to the fire district and he departed the meeting at 10:03 a.m.

Mr. ARTHUR informed the Board that a request was made by a neighboring property regarding the replacement of trees/shrubs along the Rancho San Carlos right of way. The request was based on a non-discoverable agreement between the developer and the property owner, the Tosh family. By written appeal, members of the family stated that the storms have taken down trees/shrubs and fence line that were installed under the said agreement and the written request was made to make the repairs needed to the fence and reimburse the family for expenses related to replacing the trees. After discussion regarding the agreement and work done since the start of the agreement, staff was directed to inform the Tosh family that the requested work will be completed

to repair the fence and reimbursement would be made provided that a new agreement be memorialized stating that the fence would be a Preserve responsibility and the trees/shrubs would be the property owner's responsibility.

Mr. ARTHUR informed the Board that the Big Sur Land Trust was requesting help with replacing two bridges that were failing leading into the Middledorf Reserve. Mr. ARTHUR stated that the Preserve currently has a rail car that would be a sufficient replacement for one of the bridges planned for replacement. The Board provided direction to staff to move forward with the negotiations with BSLT on the repairs.

Mr. ARTHUR next updated the Board on the status of the roads, stating that degradation of the pavement in several areas has caused higher expenses than planned and these increases exceed the projected expense detailed in the 5-year plan. Mr. ARTHUR then presented the Board with an estimate to complete a pavement study and report to provide a comprehensive plan for rehabilitation and maintenance over the next 10-year period. After discussion of the plan, a motion was made by Director SANTRY and seconded by Director THORME to approve the proposal from Willdan Engineering to study and prepare a report with not-to-exceed fees of \$110,550. Roll call was conducted and the motion passed unanimously. Mr. SIMPSON left at 10:49 a.m.

Preserve Company Update. Director WHITFIELD informed the board that the Preserve Company allocation study was almost complete. He also stated that communication regarding the 10-year plan for both Ranch and Golf Clubs would be presented in the coming months. Mr. WHITFIELD also stated that progress was being made with employee housing and a proposal was given to the Monterey County Board of Supervisors, however, no further discussion has ensued since that time.

Conservancy Update. Director SMYTHE updated the Board that the Conservancy was working closely with the Design Review Board to mitigate incidental take of Openlands during past construction projects. They are also working on an operations plan while dealing with current staff turnover in various positions. Director SMYTHE also stated that Board members are starting to cycle out and there will be new Board members joining, including anew Chairman being named in June.

Board Actions. Mr. ARTHUR presented Resolution 23-01, a Resolution to acknowledge no bid in the purchase of a tiny home for the purpose of emergency personnel sleeping quarters. Ms. DAHLE informed the Board that a 400 square foot, tiny home has been located and is available from the local youth organization Rancho Cielo. Ms. DAHLE stated that Rancho Cielo has offered the home in exchange for a \$50,000 donation to the program to help support their continued efforts to expand the teaching opportunities. Ms. DAHLE also stated there would be additional costs to transport and connect the home, however, total costs are estimated at under \$100,000. After research, staff found similar units to range in a cost of \$150,000 to \$300,000 with a minimum of a year wait time to build. After further discussion, a motion was made by Director SMYTHE and seconded by Director SANTY to approve Resolution 23-01. After roll call, the resolution passed unanimously with staff directed to continue with the donation to Rancho Cielo in exchange for the completed home.

Mr. ARTHUR next presented Resolution 23-02 for the construction and installation of utility lines near the San Clemente Gate, stating that after publicly advertising, no bids were received. A brief discussion followed regarding the scope of work followed by a motion from Director THORME and seconded by Director SANTRY, roll call and unanimous vote to approve staff to move forward with locating an appropriate contractor.

Mr. ARTHUR informed the Board that staff is currently registering 45” of rain within the rain season, filling the storage ponds. He also stated that staff will be looking at an aquifer study to analyze the impact of the increased rain activity.

Citizen’s Advisory Committee Comments. None.

There being no further business, a motion and second (THORME/SMYTHE) was made and the meeting was adjourned at 11:44 a.m.