

NOTICE OF PUBLIC HEARING

ESTABLISHMENT OF NORTH COUNTY FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2019-02 (FIRE STATION CONSTRUCTION AND CAPITAL REPLACEMENT)

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the North County Fire Protection District (the "District") did, on June 25, 2019, adopt its Resolution No. 2019-09 (the "Resolution") declaring its intention to establish a community facilities district entitled "North County Fire Protection District Community Facilities District No. 2019-02 (Fire Station Construction and Capital Replacement)" (the "CFD") to finance certain public facilities (the "Facilities"), including administrative and incidental expenses, and, subject to the vote of the qualified electors therein, authorizing a special tax in the CFD, under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act").

The Facilities include the construction and replacement of the following fire stations, as well as administrative and incidental expenses:

Station 1	315 East Ivy Street, Fallbrook, 92028-2138
Station 2	2180 Winterwarm, Fallbrook 92028-8280
Station 3	2309 Rainbow Valley Blvd., Fallbrook, 92028-9778
Station 4	4375 Pala Mesa Drive, Fallbrook, 92028-8914

If formed and approved by the qualified electors, the CFD will levy a special tax of \$60 per year on all parcels of taxable property within the proposed CFD, until Fiscal Year 2040-2041. Pursuant to Section 53340 of the California Government Code, properties of entities of the state, federal and local governments shall be exempt from the levy of special taxes of the proposed CFD. If adopted, the special tax will be collected on the property tax roll, at the same time and in the same manner as ad valorem property taxes. The boundary map of the proposed CFD is attached as Attachment 1 to the Resolution. A description of the rate, method of apportionment and manner of collection of the special tax is attached as Attachment 3 to the Resolution.

A complete copy of the Resolution and the boundary map of the proposed CFD, are on file with the Secretary of the District, 330 South Main Avenue, Fallbrook, California 92028-2938, and are available for review there during business hours by any interested persons.

A copy of the agenda material for this hearing is available on the District's website at <https://www.ncfire.org/>.

NOTICE IS FURTHER GIVEN that the Board has set a hearing on the establishment of the District, the proposed rate, method of appointment and manner of collection of the special tax. The time and place for the hearing is **Thursday, July 25, 2019, at 4:30 p.m.**, or as soon thereafter as practicable, at the Fallbrook Public Utility District Board Room, located at 990 East Mission Avenue, Fallbrook, California 92028.

At the hearing the testimony of all interested persons for or against the establishment of the CFD, the extent of the CFD (being the boundaries of the District), the furnishing of the Facilities and the proposed rate, method of apportionment and manner of collection of the special tax, will be heard. Protests may be made orally or in writing. However, any protests pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularities and defects to which the objection is made. Any written protest not personally presented by the author of that protest at the hearing shall be filed with the Secretary at or before the time set for the hearing. Written protests may be withdrawn in writing at any time before the conclusion of the hearing. The Board may waive any irregularities in the form or content of any written protest and at the hearing may correct minor defects in the proceedings.

If fifty percent (50%) or more of the registered voters residing within the territory proposed to be included in the CFD, or the owners of one-half (1/2) or more of the area of the land in the territory proposed to be included in the CFD and not exempt from the special tax, file written protests against the establishment of the CFD, and the protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to create the CFD, or to levy the special tax, will be taken for a period of one year from the date of the decision of the Board.

If the majority protests of the registered voters or the landowners are only against the furnishing of a specified type or types of Facilities within the District, those types of Facilities will be eliminated from the District proceedings.

At the hearing any person interested, including all persons owning property within the proposed CFD, will also be heard on any other matters set forth in the Resolution and they may present any matters relating thereto.

At the conclusion of the hearing, if the Board determines to establish the CFD and levy the special tax within the CFD it will adopt a resolution of formation, in which case it will submit the levy of the special tax to the qualified electors of the CFD in an election. The vote will be by registered voters of the CFD, with each voter having one vote. The election on the levy of the special tax will be consolidated with the election setting the appropriations limit for the CFD. At least two-thirds of the votes cast at the election shall be required for the measure to pass. The election will be conducted by mail-ballot.

Dated: July 12, 2019

By: Loren Stephen-Porter
Board Secretary