

**NOTICE OF PUBLIC HEARING ON INTENTION TO ESTABLISH  
COMMUNITY FACILITIES DISTRICT NO. 10  
OF THE SAN MARCOS UNIFIED SCHOOL DISTRICT**

**NOTICE IS HEREBY GIVEN** of the intention of the Governing Board ("Board") of the San Marcos Unified School District ("District") to form Community Facilities District No. 10 of the San Marcos Unified School District ("CFD No. 10") for the purpose of providing funds to plan for, study, design, acquire, construct, finance or refinance the costs of public facilities authorized to be funded, including, but not limited to, school facilities and related facilities ("Facilities"), to fulfill needs for public facilities and supporting infrastructure resulting from development within CFD No. 10 and authorize a levy of a special tax to pay for the Facilities as may be permitted by law presently or in the future.

**The time and place set for the hearing on the establishment of CFD No. 10 is February 20, 2018, at 6:30 p.m., or as soon thereafter as practicable,** at the District's Board Room, 255 Pico Avenue, Suite 250, San Marcos, California. At such time the testimony of all interested persons for or against the establishment of CFD No. 10, the extent of CFD No. 10, the proposed rate and method of apportionment of the proposed special tax, or the furnishing of specific specified types of public facilities by proposed CFD No. 10 will be heard. Protests may be made orally or in writing. Any protest 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. All written protests not personally presented by the author of that protest at the hearing shall be filed with the Clerk or Secretary of the District on or before the time set for the hearing. The District may waive any irregularities in the form or content of any written notice and at the hearing may correct minor defects in such proceedings. Written protests may be withdrawn, in writing, at any time before the conclusion of the hearing.

If 50% or more of the registered voters, or six registered voters, whichever is more, residing within the territory proposed to be included in CFD No. 10, or the owners of one-half or more of the area of land in the territory proposed to be included within CFD No. 10, file written protests against the establishment of CFD No. 10, and protests are not withdrawn so as to reduce the value of the protest to less than a majority, no further proceedings to create CFD No. 10, or levy the specified special tax, shall be taken for a period of one year from the date of the decision of the Board.

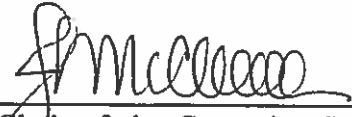
If the majority protests of the registered voters or the landowners are only against the furnishing of a specified type, or types, of facilities or services within CFD No. 10, or against the levying of a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the Resolution of Formation.

At the conclusion of the hearing, if the District determines to establish CFD No. 10, it shall adopt a Resolution of Formation and then submit a levy of the proposed special taxes to the qualified electors of CFD No. 10 in the next general election or at a special election to be held, notwithstanding any other requirement contained in the Elections Code, at least 90 days, but not more than 125 days following the close of the hearing, the concurrence of the election official conducting the election shall be required. However, the time for holding the election may be shortened with the unanimous consent of all qualified electors and the consent of the election official.

If at least 12 persons, who need not necessarily be the same 12 persons, have been registered to vote within the territory within CFD No. 10 for each of the 90 days preceding the close of the hearing, the vote shall be by registered voters of CFD No. 10 with each of the voters having one vote. Otherwise, the vote shall be by landowners within CFD No. 10 and each landowner shall have one vote for each acre, or portion of an acre, of land that such person or party owns within the boundaries of proposed CFD No. 10. The proposition to approve such special taxes shall, pursuant to California law, require a 2/3 favorable vote to be approved.

A summary of the resolution of intention to establish CFD No. 10 and to authorize special taxes, adopted by the Governing Board of the San Marcos Unified School District on January 16, 2018, is set forth below.

DATED: January 16, 2018

  
Clerk of the Governing Board of the San  
Marcos Unified School District

**SUMMARY OF RESOLUTION # 27-17/18 - RESOLUTION OF INTENTION OF THE GOVERNING BOARD OF THE SAN MARCOS UNIFIED SCHOOL DISTRICT TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 10 OF THE SAN MARCOS UNIFIED SCHOOL DISTRICT AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 10 OF THE SAN MARCOS UNIFIED SCHOOL DISTRICT**

**WHEREAS**, the San Marcos Unified School District ("School District") is a public school district organized and operating pursuant to the California Education Code; and

**WHEREAS**, the Governing Board of the School District ("Governing Board") has previously adopted its "Community Facilities District Financing Goals and Policies," dated August 26, 1996 ("CFD Finance Policy"); and

**WHEREAS**, the Governing Board has approved an agreement (the "Facilities Funding Agreement," as defined below) with the owners of certain property (described herein) (collectively, the "Owner") located within the boundaries of the School District relative to the mitigation of the impacts of a proposed residential development project (the "Project" as identified in the Facilities Funding Agreement) and certain related matters; and

**WHEREAS**, the Governing Board has received a written request from Owner requesting that this Governing Board undertake proceedings pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code of the State of California ("Act") for the establishment of a community facilities district to include such property which community facilities district is to be designated as "Community Facilities District No. 10 of the San Marcos Unified School District" ("CFD No. 10"); and

**WHEREAS**, the Governing Board of the School District intends to institute proceedings for the establishment of CFD No. 10 pursuant to the Act to provide funds to plan for, design, acquire, construct, lease, expand, improve, rehabilitate, finance, refinance and to potentially pay for certain existing obligations for the costs of facilities as described in Exhibit "A" ("Facilities") pursuant to the Act; and

**WHEREAS**, the financing and funding of the aforementioned Facilities to serve the area within the School District, including proposed CFD No. 10, shall also include costs of acquisition, construction, expansion, relocation, rehabilitation, leasing/purchasing and financing of public facilities including furnishings and equipment (including, to the extent permitted by law, vehicles and technology equipment and infrastructure), and required sites therefor and appurtenances thereto, including, but not by way of limitation, the planning and design work related thereto, as well as property, easements and rights of way, the cost of leasing or purchasing completed facilities, as may be further identified in the Community Facilities District Report (discussed herein) to be filed as provided by applicable law with the Clerk of the School District; and

**WHEREAS**, the cost(s) of financing the Facilities shall include the payment of principal of and interest on bonds, or other securities, in one or more series or issuances (collectively, the "Bonds"), to finance the Facilities, or direct costs, and/or other periodic costs, including, but not limited to, costs of administering CFD No. 10, the levy of taxes and administration of the Bonds or other debt or securities; the establishment and replenishment of reserve funds and any other necessary costs to serve the property within the boundaries of proposed CFD No. 10 depicted on Exhibit "B," attached hereto and incorporated by this reference ("Project Area"); and

**WHEREAS**, it is the intention of the School District to plan, design, construct, lease, acquire or finance the construction, modification, relocation, modernization, rehabilitation, upgrading,

expansion or acquisition of the Facilities, or any combination thereof, for the Project Area through the formation of CFD No. 10 subject to the authorization of Bonds and the levy of a special tax to pay for planning, construction, acquisition or installment purchase payments, lease or other payments including principal of and interest on Bonds to be approved at an election to be held within the boundaries of CFD No. 10.

**NOW, THEREFORE, THE GOVERNING BOARD OF THE SAN MARCOS UNIFIED SCHOOL DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section** CFD No. 10 is proposed to be established under the provisions and requirements of the Act. The School District has arranged for the preparation of a boundary map of proposed CFD No. 10 ("Map"). The proposed boundaries of the territory proposed for inclusion in CFD No. 10 are as depicted on Exhibit "B". Based on the information available, the Governing Board determines that the proposed boundaries of CFD No. 10 include the entirety of any Assessor's parcel which will be subject to the special taxes of CFD No. 10. The Map of CFD No. 10 shall remain on file in the office of the School District and shall be available for public inspection at least fifteen (15) days prior to the public hearing referenced herein. The Clerk of the Governing Board, or the Clerk's designee, is directed to record, or arrange to record, the Map with the County Recorder's office for the County of San Diego not later than fifteen (15) days prior to the public hearing referenced hereinafter. The approval and recording of such Map may also be the subject of a separate action by this Governing Board.

**Section** The name of the proposed community facilities district shall be "**Community Facilities District No. 10 of the San Marcos Unified School District.**"

**Section** The Governing Board finds that public convenience and necessity requires the Facilities proposed to be acquired, constructed and/or financed (as further described herein) by and through proposed CFD No. 10.

**Section** The Facilities to be planned, acquired, constructed, leased, or financed are public facilities as provided for in the Act and the Governing Board determines that the Facilities are necessary to meet increased demand placed on the School District as a result of development, including development which will occur in the future, within CFD No. 10. The Governing Board hereby finds and determines that the public interest will not be served by allowing the property owners in CFD No. 10 to enter into a contract pursuant to Government Code Section 53329.5(a). Notwithstanding the foregoing, the Governing Board, on behalf of CFD No. 10 may enter into one or more contracts directly with any of the property owners (including Owner) with respect to the construction and/or acquisition of any portion of the Facilities.

**Section** For all funds needed to accomplish the herein described actions, it is the intention of the School District to levy annually, in accordance with the procedures contained in the Act, a special tax secured by recordation of a lien against all nonexempt real property in CFD No. 10, which lien will be a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Act. The special tax shall be levied each year in the amounts specified in Exhibit "C" to this Resolution ("Rate and Method of Apportionment") for planning, construction, acquisition, relocation and rehabilitation of the Facilities which may include the principal of and interest on the Bonds proposed to be issued to finance the Facilities and other periodic costs; any payments for the Facilities or lease payments; the establishment and replenishment of reserve funds, including reserves for modernization and rehabilitation of Facilities constructed with

special tax revenues; the expenses incurred for administering, levying and collecting the special tax and Bonds, or each series thereof, legal, fiscal and financial consultant fees; discount fees; capitalized interest on the Bonds for a period not to exceed twenty-four (24) months; election costs; fees for bond counsel, other legal counsel and printing costs. The Governing Board also reserves the right to establish a fund, and use special tax revenues, pursuant to Section 53314.5 of the Act.

As herein provided, CFD No. 10 may also, in lieu of issuing Bonds, issue or execute and deliver other securities, including, but not limited to, lease revenue bonds or certificates of participation, which may involve a lease-purchase financing arrangement for property and/or facilities with a nonprofit public benefit corporation and may involve or include a pledge of the special taxes levied and collected within CFD No. 10, to pay principal, interest and/or the redemption or prepayment price(s) on such securities or obligation(s).

**Section** The Rate and Method of Apportionment and the manner of collection of the special tax is described in detail in attached Exhibit "C". The special tax takes into consideration the cost of making the Facilities available. The special tax is apportioned to each parcel on the foregoing basis pursuant to Section 53325.3 of the Act and such special tax is not based upon the ownership of real property.

Special taxes shall not be levied and collected with respect to any parcel that is exempt from special taxes pursuant to the Rate and Method of Apportionment or for which the special tax obligation has been fully prepaid and a notice of cancellation of special taxes has been recorded.

Any special taxes levied pursuant to the authorization of the qualified electors shall be collected annually on all assessors' parcels of Taxable Property (as defined in the Rate and Method of Apportionment) until the date provided for in the Rate and Method of Apportionment.

Under no circumstances will the special tax levied in any fiscal year as against any parcel used for private residential purposes (as defined in Government Code Section 53321(d)) within CFD No. 10 be increased by more than 10% as a consequence of delinquency or default by the owner(s) of any other parcel or parcels within CFD No. 10. The foregoing limitation shall only apply to the extent set out in Government Code Section 53321.

**Section** It is the intention of the Governing Board that owners of parcels within CFD No. 10 may prepay the designated special tax obligation to CFD No. 10 for such parcel(s) by those method(s) set forth in the Rate and Method of Apportionment.

**Section** Notice is given that a public hearing ("Hearing") on the establishment of CFD No. 10, the proposed Rate and Method of Apportionment and all other matters set forth in this Resolution of Intention, shall be held on February 20, 2018, at 6:30 p.m., or as soon thereafter as practicable at San Marcos Unified School District's Board Room located at the North County Regional Educational Center, 255 Pico Avenue, San Marcos, California, 92069.

**Section** At the time and place set forth above for the Hearing, the Governing Board shall receive testimony as to whether proposed CFD No. 10 shall be established and as to the Rate and Method of Apportionment. Any interested person, including taxpayers, property owners and registered voters within the boundaries of proposed CFD No. 10 may appear and be heard at the Hearing. The testimony of all such interested persons for or against the establishment of CFD No. 10, the extent of CFD No. 10, the proposed special taxes of CFD No. 10, or the furnishing of the Facilities, will be heard and considered.

**Section** The engineer and/or consultant(s) for CFD No. 10, or the staff of the School District, as appropriate, are hereby directed to study proposed CFD No. 10 and, at or before the time of the Hearing, file a report with the School District containing a description of the Facilities which will, in their opinion, be required to adequately meet the needs of CFD No. 10 including, but not limited to, those Facilities which were previously designed, constructed and completed through prior community facilities district financings for the benefit of the development project within the boundaries of CFD No. 10 and an estimate of the cost of providing the Facilities ("Community Facilities District Report"). The engineer, consultant(s) and/or staff member is directed to estimate the fair and reasonable cost of the study of, planning, purchase, construction, leasing or financing of the Facilities including the cost of planning and designing the Facilities, and all costs associated with the formation of CFD No. 10 issuance of the Bonds, as well as administration and collection of the special taxes and costs otherwise incurred to carry out the authorized purposes of CFD No. 10. The Governing Board directs that the Community Facilities District Report shall be provided to the Governing Board for consideration at the Hearing scheduled for February 20, 2018, and at that time copies of such Community Facilities Report shall be available for public review.

**Section**

(a) The School District may accept advances of funds from any sources, including private persons or private entities, and is authorized and directed to use such funds for any authorized purpose, or paying for any cost incurred by the School District in creating CFD No. 10. The School District may enter into agreements to:

(i) repay all such funds which are not expended or committed for any authorized purpose at the time of the election regarding the levy of the special tax, if the proposal to levy such tax should fail, and

(ii) to repay all such funds advanced from the proceeds of Bonds if Bonds of CFD No. 10 are issued and sold.

(b) Pursuant to Government Code Section 53314.9, the provisions hereof, the Governing Board hereby references that certain "School Facilities Funding Agreement" entered into by, and between the owner(s) of property within the boundaries of the territory proposed to be included within CFD No. 10 and the School District (the Facilities Funding Agreement). Based upon the terms of such Facilities Funding Agreement, the Governing Board hereby makes the following determinations:

(i) under the terms of the Facilities Funding Agreement, the referenced property owner(s) shall advance funds to pay for the School District's costs of forming CFD No. 10 and related matters, and the Governing Board expects to accept any such advances upon the terms stated in such Facilities Funding Agreement and any supplemental agreement(s) and/or amendment(s) thereto;

(ii) any funds advanced under the terms of the Facilities Funding Agreement shall be used by the School District to pay the costs of forming CFD No. 10 or for any authorized purpose for which CFD No. 10 is being formed pursuant to Government Code Section 53314.9(a);

(iii) such advance(s) of funds shall be repaid upon the terms and conditions provided in the Facilities Funding Agreement and solely from the special taxes and/or proceeds of Bonds issued by CFD No. 10 as set forth in the Facilities Funding Agreement;

(iv) such advance(s) shall be subject to the provisions of Section 53314.9(a)(2) of the Government Code; and

(v) as specified in the Facilities Funding Agreement, and as required in Government Code Section 53314.9(b), the obligation to repay any such advance(s) is not a debt or obligation of the School District.

**Section** At the Hearing, protests against the proposals described in this Resolution of Intention may be made orally by any interested person. Any protests pertaining to the regularity or sufficiency of the Hearing shall be in writing and shall clearly set forth the irregularities and/or defects to which the objection is made. All written protests not personally presented by the author of that protest at the Hearing shall be filed with the Clerk of the Governing Board at or before the time fixed for the Hearing. Written protests may be withdrawn in writing at any time before the conclusion of the Hearing. If, after completion of the Hearing, the Governing Board determines that written protests against the establishment of CFD No. 10 have been filed by 50% or more of the registered voters, or six registered voters, whichever is greater, residing within the boundaries of CFD No. 10, or owners of one-half or more of the area of land proposed to be included within CFD No. 10 and not exempt from the special tax, no further proceedings to establish CFD No. 10 or authorize the specified special tax, shall be taken for a period of one year from the date of such funding by the Governing Board. If such majority protest is limited to certain Facilities or a specified special tax, those Facilities or the specified special tax shall be eliminated from the resolution of formation by the Governing Board.

**Section** The Clerk or Secretary of the Governing Board is hereby directed to have a notice of the Hearing ("Notice") published pursuant to Section 6061 of the Government Code of the State of California in a newspaper of general circulation published in the area of proposed CFD No. 10. Such Notice shall contain a summary of this Resolution, state the time and place of the Hearing, contain a statement that the testimony of all interested persons or taxpayers shall be heard, have a description of the protest rights of the registered voters and landowners within the boundaries of proposed CFD No. 10, and contain a description of the proposed voting procedure for the election required by the Act. Such publication shall be completed at least seven days prior to the date of the Hearing. Additionally, the Clerk or Secretary is hereby directed to file, or arrange to be filed, a copy of this Resolution in accordance with the provisions of Government Code Section 53315.6.

**Section**

(a) If, following the Hearing, and subject to the provisions hereof, above, the Governing Board determines to establish CFD No. 10, the Governing Board shall then submit the levy of the special taxes in an election ("Election") to the qualified electors of CFD No. 10 pursuant to requirements contained in the Act and the applicable provisions of the Elections Code. If at least 12 persons, who need not necessarily be the same 12 persons, have been registered to vote within CFD No. 10 for each of the 90 days preceding the close of the Hearing, the vote shall be by registered voters of CFD No. 10 with each voter having one vote. If there are 12 or less persons registered to vote for each of the 90 days preceding the close of the Hearing, pursuant to Section 53326 of the Act, the vote shall be by the landowners of CFD No. 10, with each landowner having one vote for each acre of land that he or she owns within the CFD No. 10 not exempt from the special tax.

(b) The Election shall be conducted at least 90 days, but not more than 180 days, following the adoption of the Resolution of Formation adopted pursuant to Section 53325.1 of the Act. Notwithstanding the foregoing, the election may be conducted less than 90 days after the adoption of the Resolution of Formation with the unanimous consent of the qualified electors pursuant to Section 53326(a) of the Act. If the election is to be held less than 125 days following the close of the Hearing, the concurrence of the Election Official, as designated and defined herein, conducting the Election shall be required.

(c) The School District staff and consultants are directed to undertake, with the San Diego County Registrar of Voters office, a review of the Project Area to determine the number of registered voters, if any, within the Project Area. The results of such review shall be provided to this Governing Board at or prior to the adoption of the Resolution of Formation.

(d) Based upon information furnished to the School District it is anticipated that there will be less than 12 registered voters within the Project Area and that the Election will be among landowner voters of CFD No. 10. Contingent upon the timely completion of the above-referenced events and requirements, the Governing Board is expected to call and hold the Election at the date and time of the Hearing. Also contingent on such actions and findings, this Governing Board hereby states it intends to appoint the District's Assistant Superintendent, Business Services, or such District officer or employee as the Governing Board or District Superintendent shall hereafter designate in writing, to serve as the election official ("Election Official") for the Election to be conducted within CFD No. 10, pursuant to Government Code Section 53327(b).

(e) Pursuant to Government Code Section 53326(d) the Governing Board may determine to distribute the ballots for such Election by mail, or may allow such ballots to be distributed by hand.

(f) Subject to the foregoing, in the Resolution of Formation the Governing Board shall provide for additional provisions and voter qualifications for the call and conduct of the Election, as the Governing Board shall determine and direct.

**Section** The Community Facilities District Financing Policy is incorporated herein by this reference. The Community Facilities District Financing Policy is hereby made applicable to all proceedings for the formation of CFD No. 10, the authorization of special taxes, the authorization to incur bonded indebtedness and all other matters relating to CFD No. 10 unless expressly waived by action of this Governing Board. Pursuant to the provisions of the Act, this action shall constitute the adoption of a community facilities district financing policy for CFD No. 10.

**Section** It is the intention of this Governing Board, acting as the Legislative Body for CFD No. 10, to cause Bonds, or other debt or securities of CFD No. 10, to be issued pursuant to the Act to finance in whole or in part the acquisition and construction of the Facilities. The Bonds intended to be issued to finance the Facilities shall be specified in a resolution adopted by this Governing Board pursuant to the provisions of the Act.

**Section** The Governing Board hereby determines that the formation of CFD No. 10, and related election and procedural actions, will not have an effect on the environment and that such actions are correspondingly exempt from the requirements of the California Environmental Quality Act ("CEQA"). The Clerk of the School District is directed to, or arrange to, complete,



execute, file and post a Notice of Exemption in such regard pursuant to the provisions and requirements of CEQA.

**Section** No error, irregularity, informality, and no neglect or omission of any officer, in any procedure taken under this chapter, which does not directly affect the jurisdiction of the legislative body to order the installation of the facility or the provision of service, shall void or invalidate such proceeding or any levy for the costs of such facility or service. If any term, provision, finding, condition or directive of this Resolution, and the other proceedings for the formation of CFD No. 10, including, but not limited to, the authorization of the special tax, the authorization of the Bonds and related matters thereto shall, to any extent, be held invalid or unenforceable, the remainder of the proceedings, or the application of such term, provision, finding, condition or directive other than those to whom or which it is held invalid or unenforceable, shall not be affected thereby, and each such term, provision, finding, condition or directive shall be valid and enforceable to the fullest extent provided by law. If this Resolution, or the proceedings relative to CFD No. 10 are held invalid or unenforceable as against any particular piece or parcel of property within CFD No. 10, the remainder of the proceedings, or the application of any term, provision, finding, condition or directive applicable to other parcels of properties as against which such holding is not applicable, shall continue to be valid and enforceable to the fullest extent provided by law.

**Section** That the Superintendent and Assistant Superintendent, Business Services of the School District, or their designee(s), and other officers of the School District, are authorized to take any and all actions necessary to implement the orders and directives of this Resolution to proceed with the establishment of proposed CFD No. 10 and the authorization of special taxes of CFD No. 10, within the time periods specified by the Act.

APPROVED, ADOPTED, AND SIGNED on this 16<sup>th</sup> day of January, 2018.

GOVERNING BOARD OF THE SAN MARCOS UNIFIED SCHOOL DISTRICT

**EXHIBIT "A"**

**DESCRIPTION OF FACILITIES TO BE FINANCED**

The description of facilities to be financed through CFD No. 10 is on file with the Clerk of the Governing Board and is available for public review at the School District's business offices located at the North County Regional Educational Center, 255 Pico Avenue, San Marcos, California, 92069.

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**EXHIBIT "B"**

**BOUNDARY MAP OF PROPOSED  
COMMUNITY FACILITIES DISTRICT NO. 10**

The boundary map of proposed CFD No. 10 is on file with the Clerk of the Governing Board and is available for public review at the School District's business offices located at the North County Regional Educational Center, 255 Pico Avenue, San Marcos, California, 92069.

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**EXHIBIT "C"**

**PROPOSED RATE AND METHOD OF  
APPORTIONMENT OF SPECIAL TAXES**

The proposed Rate and Method of Apportionment of Special Taxes for CFD No. 10 is on file with the Clerk of the Governing Board and is available for public review at the School District's business offices located at the North County Regional Educational Center, 255 Pico Avenue, San Marcos, California, 92069.

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*The foregoing is a summary of Resolution #27-17/18 and does not purport to contain all of the information set out in that Resolution. The full text of such Resolution, and the Exhibits thereto, can be reviewed at the School District's business offices located at the North County Regional Educational Center, 255 Pico Avenue, San Marcos, California, 92069, and reference is made thereto as to the information contained therein.*