



# Big Bear Fire Authority

**BIG BEAR FIRE AUTHORITY  
NOTICE & AGENDA OF AD HOC STRATEGIC PLANNING COMMITTEE MEETING  
October 29, 2024  
9:00 A.M.**

To: Director Perri Melnick  
Director Randall Putz  
Director Bob Rowe  
Vice Chair Kendi Segovia

Fire Chief Jeff Willis  
Assistant Chief/Fire Marshal Luke Wagner  
Director of Business Services Kristin Mandolini  
Board Secretary Chardelle Smith  
Authority Counsel Joey Sanchez  
Assistant Authority Counsel Nicholas Norvell  
Special Authority Counsel Richard Wall  
Local Media

CC: Board Chair Larry Walsh  
Director Rick Herrick  
Director John Russo  
Director Al Ziegler

NOTICE IS HEREBY GIVEN, that a meeting of the Ad Hoc Strategic Planning Committee of Big Bear Fire Authority will be held on October 29, 2024, at 9:00 a.m. This meeting will be held in the Emergency Operations Conference Room at Big Bear Fire Department located at 41090 Big Bear Boulevard, Big Bear Lake, California; said meeting being called pursuant to Section 54956 of the Government Code of the State of California for the purpose of considering the following matters:

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**OPEN SESSION**

**CALL TO ORDER**

**MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE**

**ROLL CALL**

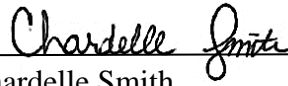
**PUBLIC COMMENT**

**DISCUSSION ITEMS**

**1. Strategic Planning Discussion and Approach**

**ADJOURN**

I hereby certify under penalty of perjury, under the laws of the State of California, the foregoing agenda was posted in accordance with the applicable legal requirements. Dated this 24th day of October, 2024.

  
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Chardelle Smith  
Board Secretary

*The Big Bear Fire Authority wishes to make all of its public meetings accessible to the public. If you need special assistance to participate in this meeting, please contact Board Secretary Chardelle Smith at 909-866-7566. Notification prior to the meeting will enable the Fire Authority to make reasonable arrangements to ensure accessibility to this meeting.*

**ORDINANCE NO. 246**

**ORDINANCE OF THE BOARD OF DIRECTORS OF THE BIG BEAR CITY COMMUNITY SERVICES DISTRICT, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 1 (FIRE SERVICES) OF THE BIG BEAR CITY COMMUNITY SERVICES DISTRICT, AUTHORIZING THE LEVY OF SPECIAL TAXES IN SUCH COMMUNITY FACILITIES DISTRICT**

WHEREAS, the BOARD OF DIRECTORS of the BIG BEAR CITY COMMUNITY SERVICES DISTRICT, CALIFORNIA (the "Board of Directors"), (a) initiated proceedings to (i) form Community Facilities District No. 1 (Fire Services) of the Big Bear Community Services District ("CFD No. 1"), (ii) authorize the issuance of bonds for CFD No. 1 to be secured by the levy of special taxes therein, and (iii) authorize the levy of special taxes within CFD No. 1; (b) held a public hearing regarding the foregoing and formed CFD No. 1; and (c) conducted an election and received a favorable vote from the qualified electors authorizing the levy of special taxes in CFD No. 1, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the California Government Code (the "Act").

BE IT ORDAINED AS FOLLOWS:

SECTION 1. This Board of Directors does, by the passage of this Ordinance, authorize the levy of special taxes pursuant to the rate and method of apportionment of the special taxes as set forth in Exhibit "A" attached hereto (the "Rate and Method"), referenced and so incorporated.

SECTION 2. This Board of Directors, acting as the legislative body of CFD No. 1, is hereby further authorized, by resolution, to annually determine the special tax to be levied for the then current tax year or future tax years, except that the special taxes to be levied shall not

exceed the maximum special taxes calculated pursuant to the Rate and Method, but the special taxes may be levied at a lower rate.

SECTION 3. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes.

SECTION 4. The special taxes shall be secured by the lien imposed pursuant to California Streets and Highways Code sections 3114.5 and 3115.5, which lien shall be a continuing lien and shall secure each levy of the special taxes. The lien of the special taxes shall continue in force and effect until the special tax obligations are prepaid, permanently satisfied, and canceled in accordance with California Government Code section 53344 or until the special taxes cease to be levied by the Board of Directors in the manner provided in California Government Code section 53330.5.

SECTION 5. This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the Secretary shall cause this Ordinance to be published in a newspaper of general circulation in the Fire Protection District pursuant to the provisions of California Government Code section 36933.

INTRODUCED AND FIRST READ at a regular meeting of the Board of Directors of the Big Bear City Community Services District, California, on May 19, 2008;

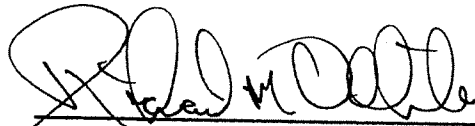
AND THEREAFTER ADOPTED at a regular meeting of the Board of Directors of the Big Bear City Community Services District, California, held on the 2nd day of June, 2008, by the following vote:

AYES: DIRECTORS: OLLILA, DAY, COLVEN, McDONALD, NEWSOME

NOES: DIRECTORS:

ABSTAIN: DIRECTORS:

ABSENT: DIRECTORS:



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Richard Ollila, President  
Big Bear City Community  
Services District

ATTEST:



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Mary Reeves, Secretary  
Big Bear City Community  
Services District

EXHIBIT A

RATE AND METHOD OF APPORTIONMENT

**BIG BEAR CITY COMMUNITY SERVICES DISTRICT  
Community Facilities District No. 1  
(Fire Services)**

**RATE AND METHOD OF APPORTIONMENT**

The following sets forth the Rate and Method of Apportionment for the levy and collection of Special Taxes within the boundaries of the Big Bear City Community Services District ("Agency") Community Facilities District No. 1, (Fire Services) ("CFD 1"). The Special Tax shall be levied and collected in CFD 1 each Fiscal Year, in an amount determined through the application of this Rate and Method of Apportionment. All of the real property in CFD 1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**SECTION A  
DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Acre" or "Acreage"** means the land area as shown on the Assessor's Parcel Map or in the Assessor's Data for each Assessor's Parcel. In the event that the Assessor's Parcel Map or Assessor's Data shows no Acreage, the Acreage for any Assessor's Parcel shall be determined by the CFD 1 Administrator based upon the applicable condominium plan, final map or parcel map. The Building Square Footage of an Assessor's Parcel is equal to the Acreage multiplied by 43,560.

**"Act"** means the Mello-Roos Communities Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD 1: the costs of computing the Special Taxes; the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of responding to public inquiries regarding the Special Taxes; the costs of the Agency, CFD 1 or any designee thereof related to an appeal of the Special Tax; the costs of the Agency's annual administration fees and third party expenses and; the cost of administering any Outstanding Debt, continuing disclosure, and related expenses. Administrative Expenses shall also include amounts advanced by the Agency for any administrative purposes of CFD 1.

**"Agency"** means the Big Bear City Community Services District, County of San Bernardino, State of California.

**"Annual Facilities Costs"** means the amounts required to annually fund facilities listed in Exhibit A.

**"Annual Maintenance Costs"** means the amounts required to annually fund services listed in Exhibit A.

**"Assessor's Data"** means Acreage or other Assessor's Parcel information contained in the records of the County Assessor.

**"Assessor's Parcel"** means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel number within the boundaries of CFD 1.

**"Assessor's Parcel Map"** means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

**"Board of Directors"** means the Board of Directors of the Agency, acting as the legislative body of CFD 1.

**"Building Permit"** means a permit for the construction of a residential or non-residential structure. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of, retaining walls, utility improvements, or other such improvements not intended for human habitation.

**"Building Square Foot/Foot"** means for Non-Residential property, the total of the gross area of the floor surfaces within the exterior wall of the building, not including space devoted to stairwells, basement storage, required corridors, public restrooms, elevator shafts, light courts, vehicle parking and areas incident thereto, mechanical equipment incidental to the operation of such building, and covered public pedestrian circulation areas, including atriums, lobbies, plazas, patios, decks, arcades and similar areas, except such public circulation areas or portions thereof that are used solely for commercial purposes. The determination of Building Square Feet shall be made by reference to appropriate records kept by the Agency.

**"CFD 1"** means Community Facilities District No. 1 (Fire Services) established by the Agency under the Act.

**"CFD 1 Administrator"** means an official of the Agency, or designee or agent or consultant thereof, responsible for determining the Facilities Special Tax Requirement and Maintenance Special Tax Requirement and providing for the levy and collection of Special Taxes each Fiscal Year.

**"CFD 1 Debt"** means any bonds, loans or other debt (as defined in Section 53317(d) of the Act), issued in one or more series, secured by the Facilities Special Taxes.

**"County"** means the County of San Bernardino, State of California.

**"Developed Property"** means, for each Fiscal Year, all Assessors' Parcels for which Building Permits were issued on or before June 1 of the prior Fiscal Year, and that each such Assessor's Parcel is associated with a Lot, as reasonably determined by the Agency.

**"Exempt Property"** means all Assessors' Parcels designated as being exempt from Special Taxes in Section F.

**"Facilities"** means those Facilities listed in Exhibit A.

**"Facilities Special Tax"** means that portion of the Special Tax levied in any Fiscal Year that will be used to pay the Facilities Special Tax Requirement.

**"Facilities Special Tax Requirement"** means (A) that amount with respect to CFD 1 determined by the Board or designee as required in any Fiscal Year to pay: (1) the Annual Facilities Costs related to Facilities; (2) pay debt service on all Outstanding Debt which is due in the calendar year that commences in such Fiscal Year; (3) the Administrative Expenses apportioned to Facilities; (4) any amount required to replenish any reserve fund that may be established in connection with CFD 1 Debt; (5) for reasonably anticipated delinquent Facilities Special Taxes based on the delinquency rate for Facilities Special Taxes levied in the previous Fiscal Year; and (B) less available funds.

**"Fiscal Agent Agreement"** means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which CFD 1 Debt is secured, as modified, amended and/or supplemented from time to time.

**"Fiscal Year"** means the period commencing on July 1 of any calendar year and ending June 30 of the following calendar year.

**"Lot"** means an individual legal lot for which a Building Permit may be issued.

**"Maintenance Special Tax"** means that portion of the Special Tax levied in any Fiscal Year that will be used to pay the Maintenance Special Tax Requirement.

**"Maintenance Special Tax Requirement"** means (A) that amount with respect to CFD 1 determined by the Board or designee as required in any Fiscal Year to pay: (1) the Annual Maintenance Costs related to the



CFD; (2) the Administrative Expenses apportioned to the Services; (3) any amount required to replenish any reserve fund that may be established in connection with CFD 1; (4) for reasonably anticipated delinquent Maintenance Special Taxes based on the delinquency rate for Maintenance Special Taxes levied in the previous Fiscal Year; (5) for any shortfall that exists if, in any Fiscal Year, the levy of the Maximum Facilities Special Tax on each parcel is insufficient to pay the Facilities Special Tax Requirement in that Fiscal Year; and (B) less available funds.

**"Maximum Facilities Special Tax"** means the maximum Facilities Special Tax, determined in accordance with Section C that can be levied by CFD 1 in any Fiscal Year on any Assessor's Parcel of Taxable Property.

**"Maximum Maintenance Special Tax"** means the maximum Maintenance Special Tax, determined in accordance with Section C that can be levied by CFD 1 in any Fiscal Year on any Assessor's Parcel of Taxable Property.

**"Non-Residential"** means all parcels of Developed Property for which a Building Permit has been issued for any type of non-residential use.

**"Outstanding Debt"** means all CFD 1 Debt which is outstanding under a Fiscal Agent Agreement.

**"Proportionately"** means, for Taxable Property, that the ratio of the actual Facilities Special Tax or the Maintenance Special Tax levied in any Fiscal Year to the Maximum Facilities Special Tax or the Maximum Maintenance Special Tax rate authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels.

**"Public Property"** means property within the boundaries of CFD 1 owned by, irrevocably offered or dedicated to, or for which an easement for purposes of public or private road right-of-way has been granted to the federal government, the State of California, the County, the Agency, or any local government or other public agency; provided that any property leased by a public agency to a private entity and subject to taxation under the Act shall be taxed and classified according to its use.

**"Residential"** means all parcels of Developed Property for which a Building Permit has been issued for purposes of constructing one or more residential dwelling units.

**"Services"** means those Services listed in Exhibit A.

**"Special Tax(es)"** means the combined Facilities Special Tax and Maintenance Special Tax that is levied in any Fiscal Year to pay the Facilities Special Tax Requirement and the Maintenance Special Tax Requirement, respectively.

**"Taxable Property"** means all Assessors' Parcels within the boundaries of CFD 1 which are not exempt from the Special Tax pursuant to Section F below.

**"Undeveloped Property"** means all vacant Taxable Property which is not classified as Residential or Non-Residential Property.

**SECTION B  
CLASSIFICATION OF ASSESSOR'S PARCELS**

On July 1 of each Fiscal Year, the CFD 1 Administrator shall determine the valid Assessor's Parcels for the current Fiscal Year for all Taxable Property in CFD 1. If any Assessor's Parcel(s) are no longer valid from the previous Fiscal Year, the CFD 1 Administrator shall determine the new Assessor's Parcel(s) that are in effect for the current Fiscal Year. To the extent that Assessor's Parcel(s) are subdivided, consolidated or otherwise reconfigured, the Maximum Facilities Special Tax rate and Maximum Maintenance Special Tax rate shall be assigned to the new Assessor's Parcel(s) pursuant to Section C below. Additionally, all Taxable Property within CFD 1 shall be classified as Residential or Non-Residential, and shall be subject to the Special Tax in accordance with the Rate and Method of Apportionment determined pursuant to Section C below.

**SECTION C  
MAXIMUM SPECIAL TAX**

**Maximum Facilities Special Tax**

The Maximum Facilities Special Tax shall be assigned to each parcel of Taxable Property within CFD 1 as shown in the table below.

**TABLE 1  
MAXIMUM FACILITIES SPECIAL TAX  
FISCAL YEAR 2008/2009**

<b>Development Status</b>	<b>Land Use Type</b>	<b>2008/2009 Rate</b>
Developed Property	Residential Lot size less than or equal to 7,200 square feet	\$250.00 per Lot
Developed Property	Residential Lot size greater than 7,200 square feet but less than or equal to 1.00 Acre	\$250.00 per Lot
Developed Property	Residential Lot size greater than 1.00 Acre	\$250.00 per Lot
Developed Property	Non-Residential Property	\$0.05 per Building Square Foot

**Annexation of Territory to CFD 1**

Parcels that are part of the original formation of CFD 1 or parcels which annex into CFD 1 through the end of Fiscal Year 2008/2009 shall be subject to the Maximum Facilities Special Tax rates as shown in Table 1. The Maximum Facilities Special Tax for those parcels shall remain fixed and shall not be subject to any annual escalation for the duration of the Facilities Special Tax collection.

Beginning Fiscal Year 2009/2010 and thereafter, for any parcel which annexes into CFD 1, the Maximum Facilities Special Tax shown in Table 1 shall be increased and then shall remain fixed and shall not be subject to any annual escalation for the duration of the Facilities Special Tax collection.

The method of calculating the increase of the Maximum Facilities Special Tax for parcels which annex into CFD 1 in Fiscal Year 2009/2010 and thereafter shall be according to the following:

The amount shown in Table 1 shall increase each Fiscal Year over the previous Fiscal Year by a factor equal to the greater of a) 2%, or b) the average annual percentage by which the Consumer Price Index for All Urban Consumers in the Los Angeles-Anaheim-Riverside area published by the Bureau of Labor Statistics of the

U.S. Department of Labor, or any successor to that index, increases over the ten years prior to March of the year in which the adjustment is made.

**Example**

The following example assumes 2% is greater than the CPI increase.

Beginning July 1, 2009, the Maximum Facilities Special Tax rate increase is equal to 2%. The Maximum Facilities Special Tax for Residential Developed Property that annexes into the CFD during Fiscal Year 2009/2010 shall be \$255. Beginning July 1, 2010 the Maximum Facilities Special Tax rate increase is equal to 2% of the previous Fiscal Year's Maximum Facilities Special Tax. The Maximum Facilities Special Tax for Residential Developed Property that annexes into the CFD during Fiscal Year 2010/2011 shall be \$260.10. *Note: This example is for illustrative purposes only.*

Sample Maximum Facilities Special Tax rates for future annexations of Residential Developed Property:

Fiscal Year 2008/2009 annexation: Maximum Facilities Special Tax = \$250  
 Fiscal Year 2009/2010 annexation: Maximum Facilities Special Tax = \$255 (\$250 x 1.02)  
 Fiscal Year 2010/2011 annexation: Maximum Facilities Special Tax = \$260.10 (\$255 x 1.02)

**Maximum Maintenance Special Tax**

The Maximum Maintenance Special Tax shall be assigned to each parcel of Taxable Property within CFD 1 as shown in the table below.

**TABLE 2  
 MAXIMUM MAINTENANCE SPECIAL TAX  
 FISCAL YEAR 2008/2009**

Development Status	Land Use Type	2008/2009 Rate
Developed Property	Residential Lot size less than or equal To 7,200 square feet	\$750.00 per Lot
Developed Property	Residential Lot size greater than 7,200 square feet but less than or equal to 1.00 Acre	\$1,000.00 per Lot
Developed Property	Residential Lot size greater than 1.00 Acre	\$1,500.00 per Lot
Developed Property	Non-Residential Property	\$0.15 per Building Square Foot

The Maximum Maintenance Special Tax shown in Table 2 above shall be increased each Fiscal Year over the previous Fiscal Year's Maximum Maintenance Special Tax beginning Fiscal Year 2009/2010 and thereafter by a factor equal to the greater of a) 2% or b) the average annual percentage by which the Consumer Price Index for All Urban Consumers in the Los Angeles-Anaheim-Riverside area published by the Bureau of Labor Statistics of the U.S. Department of Labor, or any successor to that index, increases over the ten years prior to March of the year in which the adjustment is made.

**SECTION D  
METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

**Facilities Special Tax**

The Facilities Special Tax shall be levied each Fiscal Year, commencing with Fiscal Year 2008/2009 by CFD 1. The annual Facilities Special Tax Requirement shall be apportioned to each parcel of Taxable Property within CFD 1 by the method shown below.

- First. Determine the Annual Facilities Special Tax Requirement.
- Second. Levy each Parcel of Taxable Property Proportionately up to the Maximum Facilities Special Tax described in Table 1 until the amount levied is equal to the annual Facilities Special Tax Requirement for that Fiscal Year (or such lesser amount generated by the application of the Maximum Facilities Special Tax rate to all parcels of Taxable Property).

**Maintenance Special Tax**

The Maintenance Special Tax shall be levied each Fiscal Year, commencing with Fiscal Year 2008/2009 by CFD 1 Administrator. The annual Maintenance Special Tax Requirement shall be apportioned to each parcel of Taxable Property within CFD 1 by the method shown below.

- First. Determine the annual Maintenance Special Tax Requirement.
- Second. Levy each Parcel of Taxable Property Proportionately up to the Maximum Maintenance Special Tax described in Table 2 until the amount levied is equal to the annual Maintenance Special Tax Requirement for that Fiscal Year (or such lesser amount generated by the application of the Maximum Maintenance Special Tax rate to all parcels of Taxable Property).

**SECTION E  
FORMULA FOR THE PREPAYMENT OF THE SPECIAL TAX**

**Facilities Special Tax**

Property owners may permanently satisfy the Facilities Special Tax Requirement by a cash settlement with the Agency as permitted under Government Code Section 53344. Prepayment is permitted only under the following conditions:

The Agency determines that the prepayment of the Facilities Special Tax obligation does not jeopardize the ability to pay for Facilities or make timely payments on debt service on any outstanding CFD 1 Debt.

Any property owner prepaying the Facilities Special Tax obligation must pay any and all delinquent special taxes and penalties prior to prepayment.

The prepayment amount shall be established by the following calculation:

- Step 1: Determine the annual Maximum Facilities Special Tax for the Assessor's Parcel based on the assignment of the annual Maximum Facilities Special Tax described in Section C.
- Step 2: The annual Maximum Facilities Special Tax may be reduced if all CFD 1 Debt has been issued, and the future debt service, through the maturity of all Outstanding Debt, is known with certainty, except that the Maximum Facilities Special Tax shall not be reduced below the amount determined necessary to pay the annual Facilities Special Tax.
- Step 3: Calculate the revenue produced by the annual Maximum Facilities Special Tax from the date of prepayment up to and including the last maturity date of Outstanding Debt based on the amount

determined in Step 2. If CFD 1 Debt has not yet been issued, for the purpose of this prepayment calculation the final CFD 1 Debt shall be assumed to mature in 2049, except that this assumed final maturity date may be amended by the Agency no later than the time of the calculation of the prepayment.

Step 4: Calculate the present value of the annual revenue stream determined in Step 3. The present value shall be calculated using that discount rate which, when the prepayment is invested in approved investments (as specified in the resolution authorizing the issuance of CFD 1 Debt) earning a rate of interest equal to the discount rate, would produce annual revenues equal to the amounts calculated in Step 3. The discount rate may not exceed the debt yield as determined by the Tax Reform Act of 1986, as may be amended. If CFD 1 Debt has not yet been issued, for purposes of this prepayment calculation, the discount rate shall be equal to the rate of interest being earned on the fund accumulation for the Facilities.

Step 5: Determine the prepayment amount by adding to the present value amount calculated in Step 4 any fees or expenses incurred by the Agency in connection with the prepayment calculation or the application of the proceeds of the prepayment.

With respect to any Assessor's Parcel that is prepaid, the CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of the Facilities Special Tax and the obligation of such Assessor's Parcel to pay the Facilities Special Tax shall cease.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of the Facilities Maximum Special Tax that may be levied on Taxable Property within CFD 1 both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Debt.

#### **Maintenance Special Tax**

The Maintenance Special Tax may not be prepaid.

### **SECTION F EXEMPTIONS**

Notwithstanding any other provision of this rate and method of apportionment of Special Tax, no Special Taxes shall be levied on Public Property, except as otherwise provided in this Section. Any property acquired by a public entity for non-public use shall be subject to the Special Tax.

When an Assessor's Parcel converts from Public Property to Taxable Property, that Assessor's Parcel will be subject to the Special Tax beginning the first Fiscal Year following conversion.

### **SECTION G APPEALS AND INTERPRETATION**

Any property owner may file a written appeal of the Special Tax with the CFD 1 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Tax that is disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD 1 Administrator shall review the appeal, meet with the appellant if the CFD 1 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD 1 Administrator's decision relative to the appeal, the owner may then file a written appeal with the Board of Directors whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD 1 Administrator or subsequent decision by the Board of Directors requires the Special Tax to be modified or changed in favor of the property owner, no cash refund

shall be made for prior years' Special Taxes, but an adjustment shall be made to credit future Special Tax levy (ies).

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

The Board of Directors reserves the right to make minor administrative and technical changes to this document that does not materially affect the rate and method of apportionment of the Maximum Special Tax rates. In addition, the Board of Directors may interpret this Rate and Method of Apportionment of Special Taxes for purposes of clarifying any ambiguity and make determinations relative to the annual administration of the Special Tax and any landowner or resident appeals. Any decision of the Board of Directors shall be binding as to all persons.

#### **SECTION H MANNER OF COLLECTION AND DURATION OF SPECIAL TAX**

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD 1 may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Facilities Special Tax shall continue to be levied and collected within CFD 1 to fund the annual Facilities Special Tax Requirement until all facilities have been acquired and/or constructed and all Outstanding Debt has been repaid, or until Fiscal Year 2048/2049, whichever comes earlier.

The Maintenance Special Tax shall continue to be levied and collected within CFD 1 to fund the annual Maintenance Special Tax Requirement in perpetuity.

**EXHIBIT "A"**

The Big Bear City Community Services District Community Facilities District No. 1 (Fire Services) will levy an annual Facilities Special Tax for the purposes of providing funding for:

**Facilities**

Renovation, expansion, acquisition, construction of existing and future fire protection facilities, rescue equipment, with a useful life of five years or more, including collection and accumulation of funds to pay for facilities, anticipated facilities cost shortfalls and reserves for repair and replacement of facilities, improvements, vehicles and equipment.

The Big Bear City Community Services District Community Facilities District No. 1 (Fire Services) will levy an annual Maintenance Special Tax for the purposes of providing funding for:

**Services**

Suppression and prevention, cost of personnel and professional contract services and services related thereto, including collection and accumulation of funds to pay for anticipated operating cost shortfalls.

## EXHIBIT B

### DESCRIPTION OF FIRE SERVICES

Fire suppression and prevention, cost of personnel and professional contract services and services related thereto, including collection and accumulation of funds to pay for anticipated operating shortfalls necessary to meet the increased demand for such public safety services resulting from new development within Community Facilities District No. 1 (Fire Services) of the Big Bear City Community Services District.

### DESCRIPTION OF TYPES OF FIRE FACILITIES

The types of fire facilities authorized to be financed by the issuance of bonds to be secured by the levy of special taxes within Community Facilities District No. 1 (Fire Services) of the Big Bear City Community Services District shall include renovation, expansion, acquisition, construction of existing and future fire protection and suppression facilities and equipment, rescue equipment, with a useful life of five (5) years or more, to the extent that such facilities and equipment are necessary to meet the increased demand for such facilities and equipment resulting from new development within the Community Facilities District and the territory within the Future Annexation Area.