

## NOTICE OF PUBLIC HEARING

City of San Jacinto  
Community Facilities District No. 2003-1  
Annexation No. 63

NOTICE IS HEREBY GIVEN that at 6:30 p.m. on June 21, 2022, or as soon thereafter as practicable, the City Council of the City of San Jacinto, (the "City Council") will hold a public hearing on the Annexation of territory ("Annexation No. 63") to City of San Jacinto Community Facilities District No. 2003-1 (the "CFD"), the proposed rate, and method of apportionment of the special tax (the "Special Tax") to be levied on certain property within Annexation No. 63. It is anticipated that the public hearing may be held virtually by teleconference or web conference only. The virtual location will be identified on the agenda, in accordance with the Brown Act, for the meeting during which this public hearing will be conducted. If held in person, the public hearing will be conducted at the Council Chambers, 625 South Pico, San Jacinto California. Please check the agenda, which will be posted on the City's website, prior to the meeting for the location of the public hearing and related instructions.

On May 17, 2021 the City Council adopted Resolution No. 3914 (the "Resolution of Intention") declaring its intention to annex Annexation No. 63 to the CFD pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the "Act"), and to levy Special Taxes to finance police services, fire protection and suppression services.

The following are types of services to be provided for and financed by Annexation No. 63:

(a) police protection services, including but not limited to, criminal justice services, and (b) fire protection and suppression services. It is presently intended that the services will be provided, without preference or priority, to the existing territory in the CFD and the territory proposed to be annexed to the CFD.

Except where funds are otherwise available, a special tax sufficient to pay for such services and related incidental expenses authorized by the Act, secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be levied annually within the boundaries of the CFD and Annexation No. 63. Commencing with Fiscal Year 2003-04 a Maximum Special Tax shall be levied as follows: Special Tax A (1) \$350 per unit for Single-Family Property; (2) \$262.50 per unit for Apartment Property; (3) \$0.119 per SF of Floor Area for Non-Retail Commercial/Industrial Property. Special Tax B (1) \$600.00 per unit for Single-Family Property; (2) \$450.00 per unit for Apartment Property; (3) \$0.204 per SF of Floor Area for Non-Retail Commercial/Industrial Property. The Special Tax B is a one-time special tax that shall be collected by the City at the time a building permit for new construction is issued for an Assessor's Parcel of Taxable Property. For each subsequent fiscal year, the Maximum Special Tax A and Special Tax B shall be increased by the percentage change in the Consumer Price Index with a maximum annual increase of six percent (6.00%) and a minimum increase of two percent (2.00%) of the amount in effect in the previous Fiscal Year.

Any taxpayer that believes that the amount of the Special Tax assigned to a Parcel is in error may file a written notice with the CFD Administrator appealing the levy of the Special Tax. This notice is required to be filed with the CFD Administrator during the fiscal year the error is believed to have occurred. The City and/or CFD Administrator will then promptly review the appeal and, if necessary, meet with the taxpayer. If the City and/or CFD Administrator verifies that the tax should be changed, the Special Tax levy shall be corrected and, if applicable in any case, a credit shall be applied to the Special Tax levied on such parcel in the subsequent fiscal year.

The Special Tax as levied pursuant to Section D of the Rate and Method of Apportionment, shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the CFD may direct bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary, to meet the financial obligations of Annexation No. 63 and the CFD, or as otherwise determined appropriate by the City.

The Special Tax shall be levied in perpetuity to fund Public Services provided to Annexation No. 63 of the CFD.

If at least 12 persons have been registered to vote within the territory to be annexed to the CFD for each of the 90 days preceding the close of the public or protest hearing, the vote in the special election shall be by the registered voters of Annexation No. 63 with each voter having one vote. In that event, the special election shall be conducted by the Registrar of Voters of the County of Riverside and shall be held on a date selected by the City Council and the ballots for the special election shall be distributed to the qualified electors of Annexation No. 63 by mail with return postage prepaid, and the special election shall be conducted as a mail ballot election.

If at the time of the close of the protest hearing less than 12 persons have been registered to vote within the territory of Annexation No. 63, the vote shall be by the landowners of Annexation No. 63, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns within Annexation No. 63. In that event, the special election shall be conducted by the City Clerk.

At the hearing, the testimony of all interested persons, including all taxpayers or persons owning property in the area, for or against the annexation of Annexation No. 63 to the CFD, the extent of Annexation No. 63, the furnishing of a specified type or types of public facilities or services, will be heard. If 50 percent or more of the registered voters residing within the territory proposed to be annexed to the CFD, or the owners of one-half or more of the area of the land in the territory proposed to be annexed to the CFD and not exempt from the Special Tax, file written protests against the annexation of Annexation No. 63 to the CFD, and protests are not withdrawn so as to reduce the value of the protests to less than a majority, no further proceedings to annex Annexation No. 63 to the CFD or to levy the Special Tax shall be taken for a period of one year from the date of the decision of the City Council. 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 Annexation No. 63, or against levying a specified special tax, those types of facilities or services or the specified special tax shall be eliminated from the resolution of annexation. Protests can be delivered or mailed to the City Clerk at 595 S. San Jacinto Avenue, San Jacinto, CA 92583.

All capitalized terms not defined herein shall be as defined in the Resolution of Intention to Annex Territory to the CFD. The complete texts of the Resolution of Intention to Annex Territory to the CFD, the proposed Rate and Method of Apportionment of the Special Tax among parcels of real property in the CFD and Annexation No. 63, and the Boundary Map of Annexation No. 63 are on file in the office of the City Clerk and available for public inspection.

If you have any questions, please call NBS at (800) 676-7516.

Sincerely,  
City Clerk  
City of San Jacinto