

**CITY OF SAN JACINTO
COMMUNITY FACILITIES DISTRICT
No. 2003-1**

October 30, 2003

**COMMUNITY FACILITIES DISTRICT REPORT MELLO-ROOS
COMMUNITY FACILITIES ACT OF 1982**

**CITY OF SAN JACINTO
COMMUNITY FACILITIES DISTRICT NO. 2003-1**

Prepared for

**CITY OF SAN JACINTO
201 East Main Street
San Jacinto, CA 92583**

Prepared by

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I. INTRODUCTION

WHEREAS, the City Council of the City of San Jacinto (hereinafter referred to as the "Council") did, pursuant to the provision of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (hereinafter referred to as the "Act"), and specifically Section 53321.5 thereof, expressly order the filing of a written "Report" with the legislative body of the proposed community facilities district. This community facilities district being Community Facilities District No. 2003-1 shall hereinafter be referred to as:

"CFD No. 2003-1"; and,

WHEREAS, a Resolution of Intention of the City Council of the City of San Jacinto with respect to establishment of proposed City of San Jacinto Community Facilities District No. 2003-1, County of Riverside, State of California (hereinafter referred to as the "Resolution of Intention") did direct that said Report generally contain the following:

1. A brief description of the services by type; and
2. An estimate of the cost of providing those services or facilities; and
3. An estimate of the incidental expenses to be incurred in connection therewith.

WHEREAS, the City Manager of the City of San Jacinto has caused the Report to be prepared by David Taussig & Associates, Inc. pursuant to the provisions of the Resolution of Intention.

NOW, THEREFORE, David Taussig & Associates, Inc. does hereby submit the Report.

II. PROJECT DESCRIPTION

At the time of formation, CFD No. 2003-1 includes approximately 636 acres located throughout the City of San Jacinto. This property is expected to be developed with approximately 2,170 single family dwelling units.

It is expected that additional territory will be annexed into CFD No. 2003-1 in the future.

III. DESCRIPTION AND ESTIMATED COST OF PROPOSED SERVICES

A community facilities district may provide for the purchase, construction, expansion, improvement or rehabilitation of any real or tangible property, including public facilities and infrastructure improvements, with an estimated useful life of five (5) years or longer, or may finance planning and design work which is directly related to the purchase, construction, expansion, improvement or rehabilitation of any real or tangible property which is necessary to meet increased demands placed upon local agencies as a result of development or rehabilitation occurring within the community facilities district. A CFD may also provide for financing of certain public services to meet these demands.

A. Description of Proposed Services

CFD No. 2003-1 may finance all or some of the following: (a) police protection services, including but not limited to, criminal justice services, and (b) fire protection and suppression services.

B. Estimated Cost of Proposed Public Services

The services and the estimated annual costs herein are subject to review/confirmation. The costs listed in Table 1 below are based upon current estimates and actual costs may differ from those estimates herein.

**TABLE 1
Estimated Cost of Proposed Public Services**

Public Services	Estimated Annual Cost
Police Protection Services:	
Cost per Officer	\$149,517
Fire Protection Services:	
Cost per Engine Company	\$901,995
Cost per Ladder Company	\$1,032,171
Cost per Battalion Chief	\$150,000

(1) Police Protection

Total annual costs for police protection will be based on 1.1 sworn officers per 1,000 residents within CFD No. 2003-1.

(2) Costs for fire protection are based on the assumption that at buildout CFD No. 2003-1 will require three new engine companies, two new ladder companies, and one battalion chief.

The intent of CFD No. 2003-1 is to fund the anticipated revenue shortfall to the City of San Jacinto as a result of development within the CFD. Each year the Council will determine the amount needed to fund police and fire protection services for the CFD less a credit for general fund and other revenues available to offset such costs.

IV. BONDED INDEBTEDNESS AND INCIDENTAL EXPENSES

A. Projected Bond Sales

CFD No. 2003-1 is not currently authorized to sell bonds.

B. Incidental Expenses to be Included in the Annual Levy of Special Taxes

Pursuant to Section 53340 of the Act, the proceeds of any special tax may only be used to pay, in whole or part, the cost of providing public facilities, services and incidental expenses.

As defined by the Act, incidental expenses may include, but are not limited to, the cost of planning and designing public facilities to be financed, including the cost of environmental evaluations of those facilities; the costs associated with the creation of the district, determination of the amount of taxes, collection of taxes, payment of taxes, or costs otherwise incurred in order to carry out the authorized purposes out the district; and any other expenses incidental to the inspection of the authorized work. While the actual cost of administering CFD No. 2003-1 may vary, it is anticipated that the amount of special taxes which can be collected from the property currently in CFD No. 2003-1 will be sufficient to fund at least \$15,000 in annual administrative expenses.

V. RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX

All of the property located within CFD No. 2003-1, unless exempted by law or by the Rate and Method of Apportionment, shall be taxed for the purpose of providing necessary services to serve CFD No. 2003-1. Pursuant to Section 53325.3 of the Act, the tax imposed “is a Special Tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property.” The Special Tax “may be based on benefit received by parcels of real property, the cost of making facilities or authorized services available to each parcel or other reasonable basis as determined by the legislative body,” although the Special Tax may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution.

As shown in Exhibit A, the adopted Rate and Method of Apportionment provides information sufficient to allow each property owner within CFD No. 2003-1 to estimate the maximum annual Special Tax he or she will be required to pay. Sections A through C, below, provide additional information on the Rate and Method of Apportionment for CFD No. 2003-1.

A. Explanation for Special Tax Apportionment

When a community facilities district is formed, a Special Tax may be levied on each parcel of taxable property within the CFD to pay for the construction, acquisition and rehabilitation of public facilities, to pay for authorized services or to repay bonded indebtedness or other related expenses incurred by CFD No. 2003-1. This Special Tax must be apportioned in a reasonable manner; however, the tax may not be apportioned on an ad valorem basis.

When more than one type of land use is present within a community facilities district, several criteria may be considered when apportioning the Special Tax. Generally, criteria based on building square footage, acreage, and land uses are selected, and categories based on such criteria are established to differentiate between parcels of property. These categories are a direct result of the projected product mix, and are reflective of the proposed land use types within that community facilities district. Specific Special Tax levels are assigned to each land use class, with all parcels within a land use class assigned the same Special Tax rate.

The Act does not require that Special Taxes be apportioned to individual parcels based on benefit received. However, in order to insure fairness and equity, benefit principles have been incorporated in establishing the Special Tax rates for CFD No. 2003-1.

The major assumption inherent in the Special Tax rates set forth in the Rate and Method of Apportionment is that the level of benefit received from the proposed public services is a function of land use.

Three Land Use Classes have been established for CFD No. 2003-1. Single Family Property and Apartment Property shall be assigned to Land Use Classes 1 through 2 and taxed based on the number and type of unit(s) located on the Assessor’s Parcel. Non-Retail Commercial/Industrial Property will be assigned to Land Use Class 3 and taxed based on square footage of floor area located on the Assessor’s Parcel.

Based on the types of public services that are proposed for CFD No. 2003-1 and the factors described above, the Special Taxes assigned to Developed Property are generally proportionate to the relative benefits received by them, and, accordingly, the Special Taxes in CFD No. 2003-1 can be considered fair and reasonable.

B. Maximum Special Tax A

Exhibit B lists the fiscal year 2003-04 Maximum Special Tax A that may be levied against Developed Property within CFD No. 2003-1 to fund the Special Tax Requirement. Each July 1, the Maximum Special Tax A on Developed Property shall be increased by an amount equal to the percentage change in the Consumer Price Index with a maximum annual increase of six percent (6.00%) and a minimum annual increase of two percent (2.00%) of the amount in effect in the previous Fiscal Year. No Special Tax shall be levied on Undeveloped Property.

C. Maximum Special Tax B

Exhibit C lists the fiscal year 2003-04 Maximum Special Tax B that may be levied against property for which a building permit for new construction has been issued for an Assessor's Parcel. This one-time Special Tax shall be paid directly to the City. Each July 1, the Maximum Special Tax B shall be increased based on the percentage change in the Consumer Price Index with a maximum annual increase of six percent (6.00%) and a minimum annual increase of two percent (2.00%).

D. Apportionment of Special Taxes

Each year the Special Tax shall be levied subject to the methodology and Maximum Special Taxes set forth in the Rate and Method of Apportionment, in an amount sufficient to meet the special tax requirement.

The amount of the special tax requirement that is apportioned to each parcel is determined through the application of Section D of the Rate and Method of Apportionment.

E. Accuracy of Information

In order to establish the Maximum Special Tax rate for Developed Property as set forth in the Rate and Method of Apportionment for CFD No. 2003-1, David Taussig and Associates, Inc. has relied on information which was provided to David Taussig and Associates, Inc., by others. David Taussig and Associates, Inc. has not independently verified such data and disclaims responsibility for the impact of inaccurate data provided by others, if any, on the Rate and Method of Apportionment for CFD No. 2003-1, including the inability to meet the financial obligations of CFD No. 2003-1.

VI. BOUNDARIES OF COMMUNITY FACILITIES DISTRICT

The boundaries of CFD No. 2003-1 include all land on which the Special Taxes may be levied. A map showing the current boundaries of CFD No. 2003-1 is provided as Exhibit D.

VII. GENERAL TERMS AND CONDITIONS

A. Substitution of Facilities and Services

The descriptions of the public services, as set forth herein, are general in their nature. The final nature and location of services will be determined by the City of San Jacinto. The City of San Jacinto may modify the services provided and any such substitution shall not be a change or modification in the proceedings as long as the services provide a function substantially similar to that as set forth in this Report.

B. Appeals

Any landowner who feels that the amount of the Special Tax is in error may file a notice with the City of San Jacinto appealing the levy of the Special Tax. As appropriate, a representative of the City of San Jacinto will then review the appeal and, if necessary, meet with the applicant. If the findings of the representative verify that the amount of the Special Tax should be modified or changed, then, as appropriate, the Special Tax levy shall be corrected.

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EXHIBIT A

**CITY OF SAN JACINTO
COMMUNITY FACILITIES DISTRICT NO. 2003-1**

RATE AND METHOD OF APPORTIONMENT

**RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2003-1
OF THE CITY OF SAN JACINTO**

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in Community Facilities District No. 2003-1 of the City of San Jacinto ("CFD No. 2003-1") and collected each Fiscal Year commencing in Fiscal Year 2003-2004, in an amount determined by the Council through the application of the appropriate Special Tax for "Developed Property" as described below. All of the real property in CFD No. 2003-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel map.

"Act" means the Mello-Roos Community 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 No. 2003-1: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs to the City, CFD No. 2003-1 or any designee thereof of complying with City or CFD No. 2003-1 disclosure requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2003-1 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2003-1 for any other administrative purposes of CFD No. 2003-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Apartment Property" means any Assessor's Parcel of Residential Property that consists of a building or buildings comprised of attached residential units available for rental, but not purchase, by the general public and under common management.

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

"CFD Administrator" means an official of the City, or designee thereof, responsible for calculating the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD No. 2003-1" means Community Facilities District No. 2003-1 of the City.

"City" means the City of San Jacinto.

"Consumer Price Index" means the Consumer Price Index published by the U.S. Bureau of Labor Statistics for "All Urban Consumers" in the Los Angeles - Anaheim - Riverside Area, measured as of the month of December in the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Consumer Price Index for the City of Los Angeles.

"Council" means the City Council of the City, acting as the legislative body of CFD No. 2003-1.

"County" means the County of Riverside.

"Developed Property" means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued after March 1, 2003 and as of March 1 of the previous Fiscal Year.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Floor Area" for any Non-Residential Property means the total square footage of the building(s) located on such property, measured from outside wall to outside wall, exclusive of overhangs, porches, patios, carports, or similar spaces attached to the building but generally open on at least two sides. The determination of Floor Area shall be made by reference to the building permit(s) issued for such Assessor's Parcel.

"Land Use Class" means any of the classes listed in Table 1 and Table 2.

"Maximum Special Tax" means the Maximum Special Tax A and/or Maximum Special Tax B, as applicable.

"Maximum Special Tax A" means the Maximum Special Tax A, determined in accordance with Section C.1 below, that can be levied in any Fiscal Year on any Assessor's Parcel.

"Maximum Special Tax B" means the Maximum Special Tax B, determined in accordance with Section C.2 below, that can be levied on any Assessor's Parcel of Taxable Property on a one-time basis, at the time a building permit for new construction is issued for such Assessor's Parcel.

"Non-Residential Property" means all Assessor's Parcels for which a building permit(s) was issued for a non-residential use.

"Non-Retail Commercial/Industrial Property" means all Assessor's Parcels of Developed Property that are considered Non-Residential Property and that are not Retail Commercial Property.

"Property Owner Association Property" means, for each Fiscal Year, any Assessor's Parcel within the boundaries of CFD No. 2003-1 that was owned by or irrevocably offered for dedication to a property owner association, including any master or sub-association, as of January 1 of the previous Fiscal Year.

"Proportionately" means that the ratio of the actual Special Tax A levy to the Maximum Special Tax A is equal for all Assessor's Parcels of Developed Property.

"Public Property" means, for each Fiscal Year, (i) any property within the boundaries of CFD No. 2003-1 that was owned by or irrevocably offered for dedication to the federal government, the State, the City or any other public agency as of January 1 of the previous Fiscal Year; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use; or (ii) any property within the boundaries of CFD No. 2003-1 that was encumbered, as of January 1 of the previous Fiscal Year, by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units.

"Retail Commercial Property" means all Assessor's Parcels of Non-Residential Property for which the building permit was issued for a retail sales tax generating use or which is being used primarily for a retail sales tax generating use, as determined by the CFD Administrator. However, if the land use of an Assessor's Parcel changes, and such Assessor's Parcel no longer generates retail sales tax, such Assessor's Parcel shall no longer be considered Retail Commercial Property and shall be classified and taxed according to its use, as determined by the CFD Administrator.

"Single Family Property" means all Assessor's Parcels of Residential Property for which building permits have been issued for detached residential units, excluding Apartment Property.

"Special Tax" means the Special Tax A and/or Special Tax B, as applicable.

"Special Tax A" means the annual special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property to fund the Special Tax Requirement.

"Special Tax B" means the one-time Special Tax which is paid directly to the City at the time a building permit for new construction is issued for an Assessor's Parcel of Taxable Property.

"Special Tax Requirement" means that amount required in any Fiscal Year to meet the needs of CFD No. 2003-1 to: (i) pay for fire protection and suppression services (ii) pay for police protection services (iii) pay Administrative Expenses; less (iv) a credit for any funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2003-1 which are not exempt from the Special Tax pursuant to law or Section E below.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Taxable Property within CFD No. 2003-1 shall be classified as Developed Property or Undeveloped Property and shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Section C. Residential Property shall be assigned to Land Use Classes 1 and 2 based on the type of structure located on the Assessor's Parcel. Non-Retail Commercial/Industrial Property shall be assigned to Land Use Class 3.

C. MAXIMUM SPECIAL TAX RATE

1. Special Tax A

The Special Tax A is an annual Special Tax that shall be levied on Developed Property to fund the Special Tax Requirement.

a. Developed Property

(i) Maximum Special Tax A

The Maximum Special Tax A for Fiscal Year 2003-2004 for each Land Use Class is shown below in Table 1.

TABLE 1
Maximum Special Tax A for Developed Property
For Fiscal Year 2003-2004
Community Facilities District No. 2003-1

Land Use Class	Description	Maximum Special Tax A
1	Single Family Property	\$350 per unit
2	Apartment Property	\$262.50 per unit
3	Non-Retail Commercial/Industrial Property	\$0.119 per SF of Floor Area

(ii) Increase in the Maximum Special Tax A

On each July 1, commencing on July 1, 2004, the Maximum Special Tax A shall be increased based on the percentage change in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) per Fiscal Year.

(iii) Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Taxes that can be levied for all Land Use Classes located on that Assessor's Parcel.

b. Undeveloped Property

No Special Tax A shall be levied on Undeveloped Property.

2. Special Tax B

The Special Tax B is a one-time Special Tax that shall be paid directly to the City at the time a building permit for new construction is issued for an Assessor's Parcel of Taxable Property.

a. Maximum Special Tax B

The Maximum Special Tax B for Fiscal Year 2003-2004 for each Land Use Class is shown below in Table 2.

TABLE 2
Maximum Special Tax B
For Fiscal Year 2003-2004
Community Facilities District No. 2003-1

Land Use Class	Description	Maximum Special Tax B
1	Single Family Property	\$600 per unit
2	Apartment Property	\$450 per unit
3	Non-Retail Commercial/Industrial Property	\$0.204 per SF of Floor Area

b. Increase in the Maximum Special Tax B

On each July 1, commencing on July 1, 2004, the Maximum Special Tax B shall be increased based on the percentage change in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) per Fiscal Year.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

1. Special Tax A

Commencing with Fiscal Year 2003-2004 and for each following Fiscal Year, the Council shall determine the Special Tax Requirement. The Council shall levy the Special Tax A until the amount of Special Taxes equals the Special Tax Requirement.

The Special Tax A shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Special Tax A as needed to satisfy the Special Tax Requirement.

Notwithstanding the above, under no circumstances will the Special Tax A levied against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 2003-1.

2. Special Tax B

Commencing with Fiscal Year 2003-04 and for each following Fiscal Year, the Council shall levy the Special Tax B on each Assessor's Parcel that is subject to the Special Tax B at 100% of the applicable Maximum Special Tax B. The Special Tax B 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.

E. EXEMPTIONS

No Special Tax shall be levied on Retail Commercial Property, Property Owner Association Property or Public Property. However, should an Assessor's Parcel no longer be classified as Retail Commercial Property, Property Owner Association Property or Public Property, its tax-exempt status will be revoked.

F. APPEALS AND INTERPRETATIONS

Any landowner or resident may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously 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 Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has 30 days in which to appeal to the Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payments of Special Taxes. The second appeal must specify the reasons for its disagreement with the CFD Administrator's determination.

Interpretations may be made by the Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment.

G. MANNER OF COLLECTION

The Special Tax A shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that in Fiscal Year 2004-05 and each Fiscal Year thereafter, CFD No. 2003-1 may directly bill the Special Tax A, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act. Commencing in Fiscal Year 2003-04, the Special Tax B shall be paid directly to the City.

H. TERM OF SPECIAL TAX

The Special Tax A and Special Tax B shall be levied as long as necessary to fund items (i) and (ii) of the Special Tax Requirement.

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EXHIBIT B

**CITY OF JACINTO
COMMUNITY FACILITIES DISTRICT NO. 2003-1
MAXIMUM SPECIAL TAX A FOR
DEVELOPED PROPERTY**

Land Use Class	Description	Fiscal Year 2003-04 Maximum Special Tax A [1]
1	Single Family Property	\$350.00 per unit
2	Apartment Property	\$262.50 per unit
3	Non-Retail Commercial/Industrial Property	\$0.119 per SF of Floor Area

[1] On each July 1, commencing July 1, 2004, the Maximum Special Tax A for Developed Property 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.

EXHIBIT C

CITY OF JACINTO COMMUNITY FACILITIES DISTRICT NO. 2003-1 MAXIMUM SPECIAL TAX B

Land Use Class	Description	Fiscal Year 2003-04 Maximum Special Tax B [1]
1	Single Family Property	\$600.00 per unit
2	Apartment Property	\$450.00 per unit
3	Non-Retail Commercial/Industrial Property	\$0.204 per SF of Floor Area

[1] On each July 1, commencing July 1, 2004, the Maximum Special Tax B for property where a building permit has been issued 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.

EXHIBIT D

**CITY OF SAN JACINTO
COMMUNITY FACILITIES DISTRICT NO. 2003-1**

BOUNDARY MAP

AMENDED BOUNDARIES OF
CITY OF SAN JACINTO
COMMUNITY FACILITIES DISTRICT NO. 2003-1
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

This map amends the proposed boundary map for City of San Jacinto Community Facilities District No. 2003-1, County of Riverside, State of California, prior recorded at Book 55 of Maps and Assessment and Community Facilities Districts at Page 2-3, as instrument No. 2003-817118, on October 17, 2003 in the office of the County Recorder for the County of Riverside, State of California.

Assessor Parcel Numbers
within the Amended Boundaries of
Community Facilities District No.
2003-1:

- 431-020-007
- 431-040-026
- 431-040-027
- 433-030-001
- 433-030-002
- 431-050-018
- 431-050-024
- 431-100-002
- 431-100-007
- 431-100-014
- 431-160-006 thru 431-160-009
- 431-180-018
- 431-180-020
- 431-180-021
- 431-180-061
- 431-190-019
- 431-190-020
- 431-190-021
- 431-190-024
- 431-410-003 thru 431-410-015
- 434-160-009
- 434-160-010
- 434-300-002
- 434-300-011
- 434-300-012
- 434-300-013
- 435-240-021

(1) Filed in the office of the City Clerk of the City of San Jacinto this ____ day of _____, 2003.

Dorothy Chouinard, San Jacinto City Clerk

(2) I hereby certify that the within map showing the amended boundaries of Community Facilities District No. 2003-1, Riverside County, State of California, was approved by the City Council at a regular meeting thereof, held on this ____ day of _____, 2003, by its Resolution No. _____.

Dorothy Chouinard, San Jacinto City Clerk

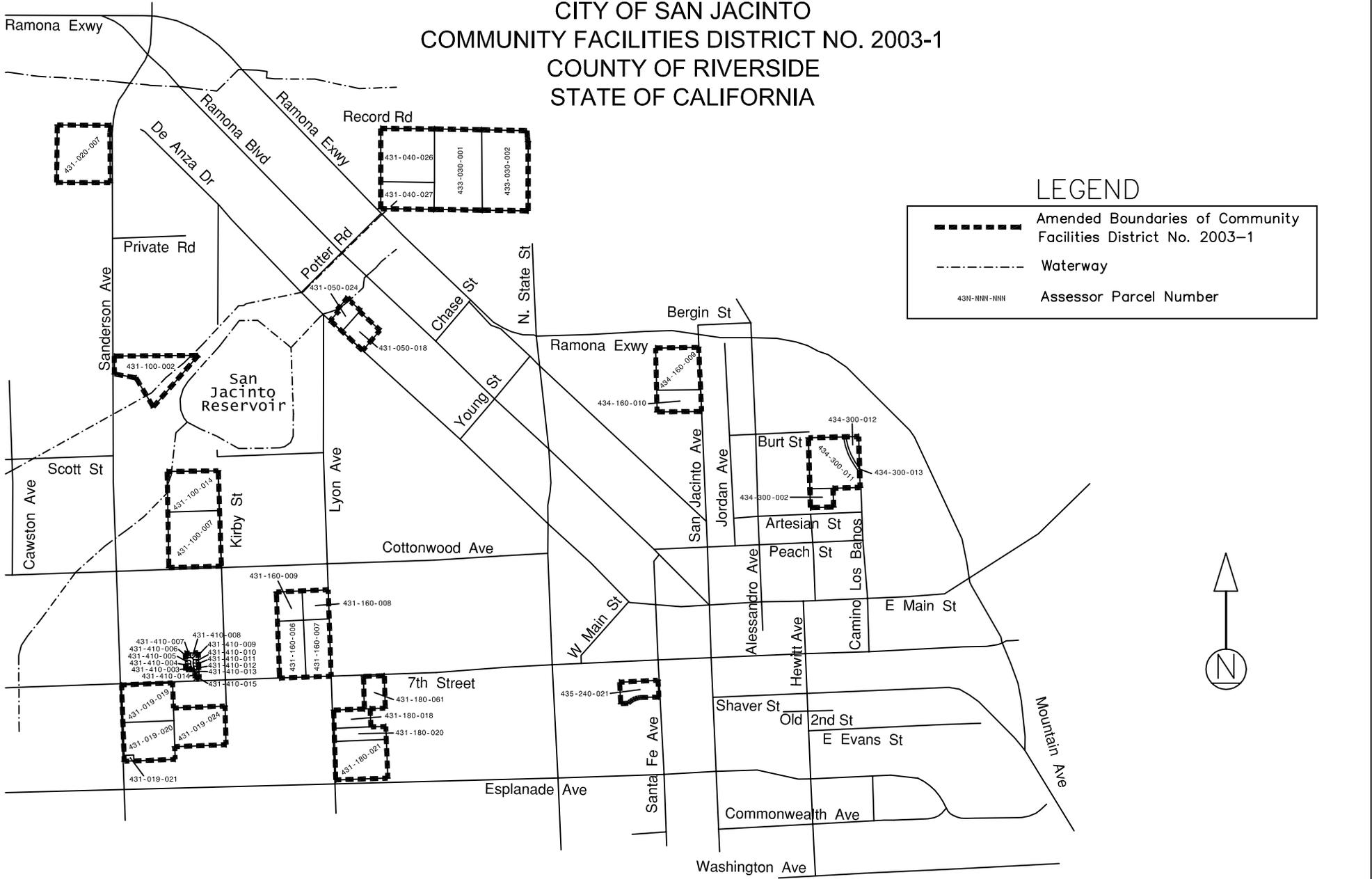
(3) Filed this ____ day of _____, 2003, at the hour of ____ o'clock __m, in Book _____ of Maps of Assessment and Community Facilities Districts at page _____ and as Instrument No. _____ in the office of the County Recorder of Riverside County, State of California.

Fee _____

County Recorder of Riverside County

Reference is hereby made to the Assessor maps of the County of Riverside for an exact description of the lines and dimensions of each lot and parcel.

AMENDED BOUNDARIES OF
CITY OF SAN JACINTO
COMMUNITY FACILITIES DISTRICT NO. 2003-1
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



LEGEND

--- Amended Boundaries of Community Facilities District No. 2003-1

- - - Waterway

43N-NNN-NNN Assessor Parcel Number

