

**CITY OF ROSEVILLE
STONE POINT
COMMUNITY FACILITIES DISTRICT NO. 4
(Park and Drainage Maintenance Services District)
COMMUNITY FACILITIES DISTRICT REPORT**

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**CITY OF ROSEVILLE
STONE POINT
COMMUNITY FACILITIES DISTRICT NO. 4
(Park and Drainage Maintenance Services District)**

INTRODUCTION. The City Council of the City of Roseville (the "City") did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (the "Law"), on May ??, 2005, adopt a resolution entitled, "A Resolution of the City Council of the City of Roseville Declaring Its Intention to Establish the City of Roseville Stone Point Community Facilities District No. 4 (Park and Drainage Maintenance Services District and to Levy a Special Tax Therein to Finance the Costs of Certain Services In and For Such Community Facilities District". In the Resolution of Intention, the City Council expressly ordered the preparation of a written Community Facilities District Report (the "Report") for the proposed Community Facilities District.

The Resolution of Intention ordering the Report did direct that the Report generally contain the following:

1. A brief description of the services to be funded by the District; and
2. An estimate of the cost of providing the services, including the incidental expenses to be paid or repaid for the Community Facilities District.

For particulars, reference is made to the Resolution of Intention for the District, as previously approved and adopted by the City Council.

NOW, THEREFORE, the following data is submitted pursuant to the direction of the Board:

A. DESCRIPTION OF SERVICES. A description of the services eligible to be funded by the District is provided in Exhibit "A" attached hereto and hereby made a part hereof.

B. PROPOSED BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. The proposed boundaries of the District are those parcels on which special taxes may be levied to pay for the costs of the services. The proposed boundaries of the District are described in the map of the District recorded in Book ____ on Page ____ of Maps of Assessment and Community Facilities Districts in the office of the County Recorder for the County of Placer, a copy of which map is on file with the Clerk of the Board. Additional property is expected to be annexed into the CFD in future years; an amended boundary map will be recorded after each annexation.

C. COST ESTIMATE. The cost estimate for funding these services is set forth in Exhibit "B" attached hereto and hereby made a part hereof.

EXHIBIT A

**CITY OF ROSEVILLE
STONE POINT
COMMUNITY FACILITIES DISTRICT NO. 4
(Park and Drainage Maintenance Services District)**

DESCRIPTION OF SERVICES TO BE FUNDED BY THE DISTRICT

The Public Services to be financed, in whole or in part, by Stone Point CFD No. 4 shall consist of the following:

- (a) Autumn leaf cleanup for collector and local streets within the CFD;
- (b) Maintenance of Neighborhood Park Parcel 10, the Miner's Ravine Overlook located within Stone Point Parcel 14, and the public pedestrian or bicycle pathways (and appurtenances) which provide public access to Park Parcel 10 and the Overlook (to the extent such maintenance is not already financed by Stone Point CFD No. 2);
- (c) Maintenance of neighborhood entry features within the CFD, public rights-of-way and ancillary landscaping within the CFD, and landscape corridors adjacent to those portions of Stone Point Drive and Eureka Boulevard that either are within or abut the CFD;
- (d) Maintenance of bus shelters, bus stops and bus signs within the CFD or public rights-of-way abutting the CFD;
- (e) Storm water management;
- (f) Maintenance of drainage facilities including, in particular, the CDS units serving the CFD properties (to the extent such maintenance is not otherwise performed by the City of Roseville);
- (g) Maintenance of the fire access road between Stone Point Parcels 11 and 12; and
- (h) General City of Roseville and Placer County administrative costs including park staff contract administration services; City costs associated with the setting, levy and collection of the Special Taxes; other contingency costs as required by City; and administrative costs charged by the County.

In addition to the services costs set forth above, it is anticipated that the following incidental expenses may be incurred in connection with the CFD and may be a part of the annual costs which may be included in the special tax levy:

- Engineering services
- Special tax consultant services and costs
- City review and administration
- Publishing, mailing and posting of notices
- Governmental notification and filing costs
- Real estate acquisition costs
- Other necessary consultant costs
- Costs of posting and collecting the special taxes
- Personnel costs of the City
- Legal counsel services
- Legal counsel out of pocket expenses
- Independent financial advisor services

EXHIBIT B

**CITY OF ROSEVILLE
STONE POINT
COMMUNITY FACILITIES DISTRICT NO. 4
(Park and Drainage Maintenance Services District)**

SERVICES COST ESTIMATES *

1. ADVERTISING, LEGAL NOTICES & MAIL	\$500/YEAR
2. CONTRACTS	\$8,660/YEAR
3. IRRIGATION REPAIR/REPLANTING	\$2,600/YEAR
4. SPECIAL PROJECT RESERVE (SOUNDWALL, GRAFFITI)	\$5,000/YEAR
5. ELECTRICITY	\$240/YEAR
6. WATER	\$10,500/YEAR
7. LEGAL SERVICES	\$600/YEAR
8. PUBLIC WORKS AFS SERVICE COSTS	\$800/YEAR
9. TRANSPORTATION— ADMIN (TD3501)	\$3,100/YEAR
10. PUBLIC INFRASTRUCTURE— ADMIN	\$12,000/YEAR
11. WATER QUALITY	<u>\$0/YEAR</u>
Total, Maximum Annual Service Costs (Year 2005\$)	\$44,000/YEAR