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HEARING REPORT

WOODCREEK EAST CFD No. 2 (SERVICES DISTRICT)

Prepared for:

City of Roseville

Prepared by:

Economic & Planning Systems, Inc.

November 5, 2001

EPS #10182

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I. INTRODUCTION

BACKGROUND

The Woodcreek East Plan area encompasses approximately 180.7 gross acres of development located about 5 miles northwest of downtown Roseville. Woodcreek East is within the North Industrial Planning Area. The property within Woodcreek East was originally zoned for light industrial use. However, the developable portion of the property has since been re-zoned for residential use. The property within the District at the time of formation consists of two parcels, only one of which is designated for development. The other original parcel will be put to public use. The Woodcreek East project development agreement allows for 350 single family residential units on the developable portion of the property.

As shown in **Map 1**, the CFD is primarily accessed by Woodcreek Oaks Boulevard which abuts the project's western boundary. The property within the District is also bounded by the Roseville/Placer County line on the north and vacant, light-industrial-zoned land on the east and south.

PURPOSE OF THE ANALYSIS

The formation of a Community Facilities District ("CFD") is proposed to fund the costs of landscape maintenance and related services in the Woodcreek East project area. Services to be provided through annual CFD revenues include maintenance of the landscape corridors, parkway medians, neighborhood park and open space as well as mitigation monitoring, contract administration and other maintenance related public services.

The Woodcreek East project has formed the Woodcreek East Community Facilities District No. 1. The project was formed for the purpose of funding approximately \$4.3 million in backbone infrastructure including the construction of major road, sewer, water, and drainage facilities, as well as other public improvements.

This report serves as the Hearing Report required by the Mello-Roos Act. It discusses the public services to be funded, the structure of the CFD, and the Maximum Annual Special Taxes.

ORGANIZATION OF THE REPORT

Chapter II describes the land uses within the CFD along with the services to be provided by the CFD. **Chapter III** describes the annual maintenance and service costs

and the proposed maximum special tax for the land uses within the project. **Chapter IV** describes the structure of the proposed CFD and the Rate and Method of Apportionment of Special Tax.

Three exhibits are attached to this report. **Exhibit A** is the Rate and Method of Apportionment (the "Tax Formula"). **Exhibit B** is the list of authorized services which the CFD may fund. **Exhibit C** is the Woodcreek East CFD No. 2 (Services District) Boundary Map.

II. LAND USE AND SERVICE COSTS

LAND USE

Map 1 shows the proposed boundaries for the Woodcreek East CFD No. 2 Services District. The proposed total taxable acreage is designated for single family use. Approximately 350 residential units are planned within the district.

SERVICE COSTS

This section will describe the services to be funded, the costs of these services, and how these costs have been allocated throughout the project area.

The total estimated annual cost of on-site landscape maintenance and other authorized services is approximately \$115,250. The annual costs includes maintenance of the following:

- Landscape Corridors
- Median Strips
- Entries
- Neighborhood Park
- Open Space Buffer Areas
- Masonry Soundwalls
- Bike Trails

Other service costs included in the annual cost estimate are as follows:

- Vandalism
- Repair/Replacement
- Park Staff Contract Administration
- Water/Electric Costs
- Mitigation Monitoring

Figure 1 provides a detailed breakdown of these costs. Some of these items will require a lump sum expenditure; however, the City will collect special taxes on an annual basis and place these revenues in a sinking fund to accommodate future lump sum costs. A City administrative cost equal to 7 percent of the above costs and a County administrative cost of 1 percent are also included in the total project maintenance cost estimate.

FILED IN THE OFFICE OF THE CLERK OF THE CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA ON THIS 21ST DAY OF September 2001.

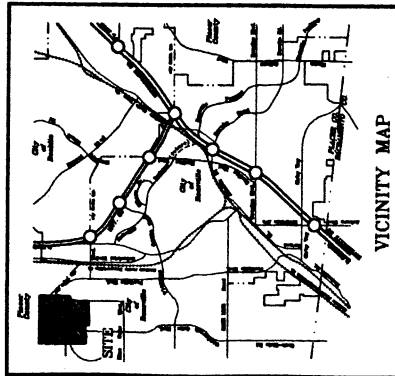
Carol Parkinson
CAROLYN PARKINSON, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THIS MAP WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE AT A REGULAR MEETING THEREOF, HELD ON THE 19TH DAY OF September 2001, BY ITS RESOLUTION NUMBER 01-5190.

Carol Parkinson
CAROLYN PARKINSON, CITY CLERK
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA

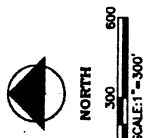
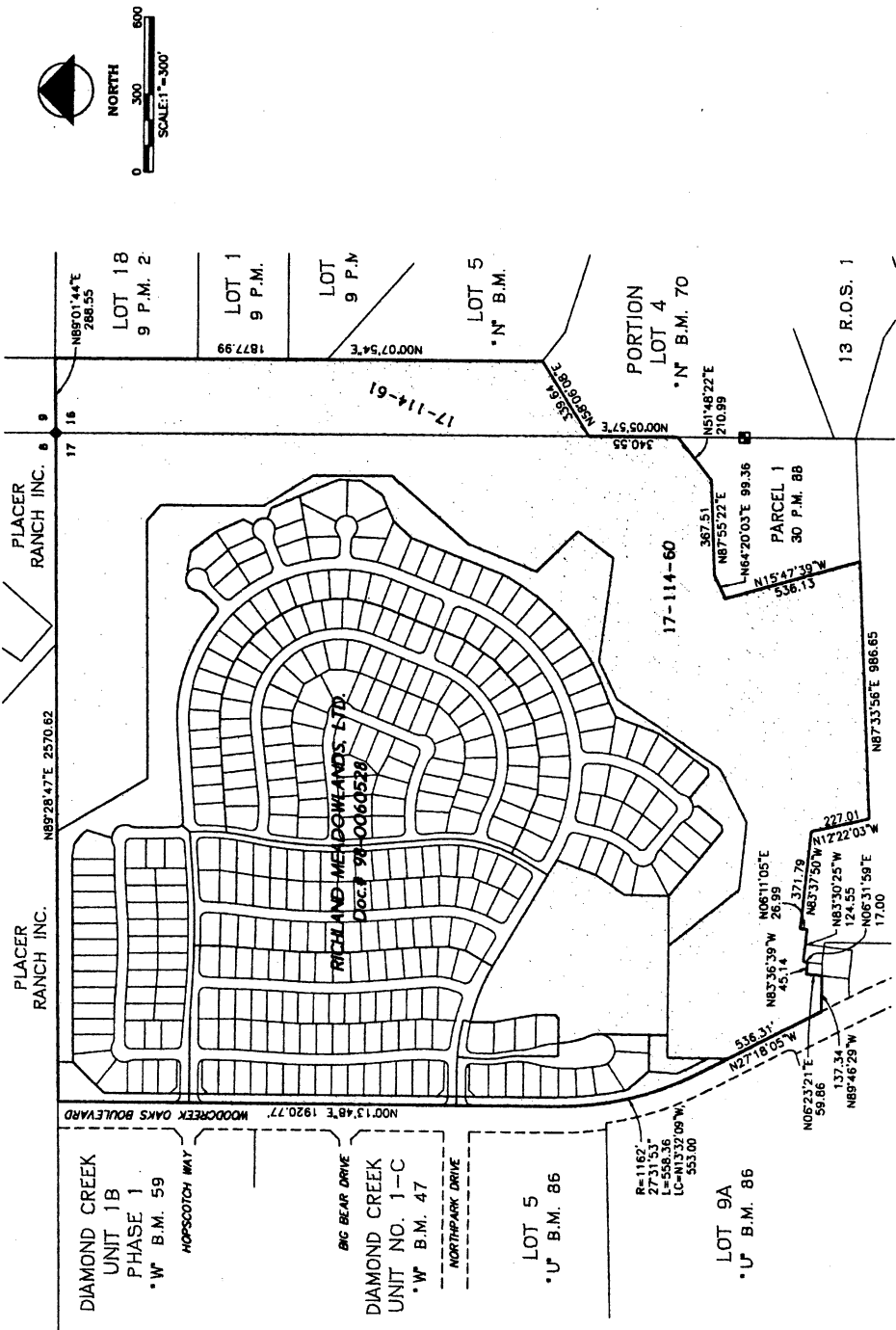
FILED THIS 26TH DAY OF September 2001, AT THE HOUR OF 10:15 O'CLOCK A.M. IN BOOK 3 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGE 27 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF PLACER, STATE OF CALIFORNIA.

Jim McConley
Bryan J. Davis
COUNTY RECORDER
COUNTY OF PLACER



- LEGEND**
- ANTICIPATED PUBLIC PARCELS.
 - DISTRICT BOUNDARY

9-05-2001 08:14:21 P:\10130\m\10462.dwg
There are no references in this drawing.



BOUNDARY MAP
WOODCREEK EAST
COMMUNITY FACILITIES DISTRICT No. 2
SERVICES DISTRICT
CITY OF ROSEVILLE
PLACER COUNTY, CALIFORNIA
PORTIONS OF SECTIONS 16 AND 17
TOWNSHIP 11 NORTH, RANGE 6 EAST, M.D.M.
AUGUST 21, 2001

Map 1



Figure 1
Woodcreek East CFD No. 2 (Services District)
Estimated Annual Services Costs

| | Unit | Annual Cost Per Unit | Annual Cost | Assumptions Based on |
|---|---------------------|----------------------|------------------|--|
| Landscape Corridor | | | | |
| Woodcreek Oaks Blvd - Eastern side <i>WE DA Section 16.2.1</i> | 111,514 Sq ft | \$0.18 per Sqft | \$20,072 | City of Roseville |
| Median Strips | | | | |
| Woodcreek Oaks Blvd - Eastern side | 37,897 Sq ft | \$0.18 per Sqft | \$6,821 | City of Roseville |
| Entrance Strips | 3,920 Sq ft | \$0.18 per Sqft | \$706 | City of Roseville |
| Interior Strip | 13,939 Sq ft | \$0.18 per Sqft | \$2,509 | City of Roseville |
| Subtotal | 55,757 Sq ft | | \$10,036 | |
| <i>WE DA Section 3.16.2.1</i> | | | | |
| Entries (Woodcreek Oaks Blvd - Eastern side) | | | | |
| Entry Signage | 4 Items | \$300 per Item | \$1,200 | Assumed |
| Community Sign | 1 Items | \$1,000 per Item | \$1,000 | Assumed |
| Entry Landscaping [1] | 1,400 Sqft | \$1.00 per Sqft | \$1,400 | Assumed |
| Subtotal | | | \$3,600 | |
| <i>WE DA Section 3.16.2.1</i> | | | | |
| Neighborhood Parksite | 4.50 Acres | \$9,500 per Acre | \$42,750 | Assumed based on estimated developed acres |
| <i>WE DA Section 3.16.2.6</i> | | | | |
| Open Space Buffer Areas | | | | |
| Fire Break | 32 Hours/year | \$84.00 per Hour | \$2,688 | City of Roseville |
| Trash Clean-up | Lump Sum | | \$500 | Assumed |
| Subtotal | | | \$3,188 | |
| <i>WE DA Section 3.16.2.3</i> | | | | |
| Masonry Soundwalls | | | | |
| Berm | 2,270 LF | \$0.50 per Lin. Ft | \$1,135 | City of Roseville |
| Frontage | 2,600 LF | \$0.50 per Lin. Ft | \$1,300 | City of Roseville |
| Subtotal | | | \$2,435 | |
| <i>WE DA Section 3.16.2.7</i> | | | | |
| Bike Trails | 3,165 LF | \$1.28 per Lin. Ft | \$4,051 | City of Roseville |
| <i>WE DA Section 3.16.2.2</i> | | | | |
| Sinking Funds | | | | |
| Vandalism | Lump Sum | | \$2,500 | Assumed |
| Repair & Replacement | Lump Sum | | \$2,500 | Highland Reserve North CFD No.2 |
| Subtotal | | | \$5,000 | |
| Park Staff Contract Administration | Lump Sum | | \$5,500 | Assumed |
| Water/Electric Costs [2] | Lump Sum | | \$7,511 | City of Roseville |
| Mitigation Monitoring | Lump Sum | | \$2,500 | ECORP |
| <i>WE DA Section 3.16.2.4</i> | | | | |
| Subtotal Costs | | | \$106,644 | |
| City Administrative Costs | | 7% of Costs | \$7,465 | |
| County Administrative Costs | | 1% of Costs | \$1,141 | |
| Total Costs | | | \$115,250 | |
| Annual Cost per Unit (350 Units) | | | \$330 | |

Annual_Costs

[1] Assumes 4 entries with 250 sqft and 1 entry with 400 sqft of planting area.

[2] Based on \$163 per landscaped acre per month times 3.8 acres. Cost provided by City Finance Dept.

LANDSCAPE CORRIDOR & MEDIAN STRIPS

Landscape maintenance will occur on the landscape corridor adjacent to the low-density residential units and contiguous to and within the right-of-way of Woodcreek Oaks Boulevard. Maintenance costs will include the following:

- Mowing
- Tree Care
- Repair and Replacement
- Associated electric and water utility costs
- Autumn leaf clean up

The total annual costs for the maintenance of the landscape corridor mentioned above are estimated to be approximately \$20,072.

CFD No. 2 will also provide for maintenance of median strips within both the Woodcreek Oaks Boulevard right-of-way and the District. Maintenance will include the same services listed above for the landscape corridor and is estimated to cost approximately \$10,036 annually.

PARK MAINTENANCE

CFD No. 2 will fund maintenance for the park as required by the Development Agreement. The park is located through the south entrance of and bordered on one side by Northpark Drive. Although the park parcel is 8.22 acres plus 0.37 acres of buffer area, it is expected that only 4.5 acres will be developed as active park area. Park maintenance is estimated to cost \$9,500 per active park acre for a total of \$42,750 per year. This will include maintenance of turf, landscaping, and irrigation.

MASONRY SOUNDWALLS

Included in the CFD No. 2 annual costs is an allocation for the maintenance of the masonry soundwalls. There are two areas of walls that are to be maintained, a berm wall of 2,270 linear feet and a frontage wall of 2,600 linear feet. The total maintenance costs are estimated at \$2,435 based on \$0.50 per linear foot.

ENTRY LANDSCAPING & SIGNAGE

It is estimated that four entry signs and one community sign will be maintained by the CFD No. 2 along with the entry landscaping. The entry areas are all located on the eastern side of Woodcreek Oaks Boulevard adjacent to the project. Sign maintenance is estimated to cost \$300 per entry sign and \$1000 per community sign. The cost of maintaining the entry landscaping is estimated to total \$1,400 based on \$1.00 per square foot. Total signage and entry landscaping maintenance costs are estimated to be \$3,600.

BIKE TRAILS

The total cost of maintaining the bike trails is approximately \$4,051, based on a total bike trail length of 3,165 linear feet and an estimated annual cost per unit of \$1.28 per linear foot.

SINKING FUND ITEMS

As noted above, the City will annually collect special taxes and place these revenues in a sinking fund to be used by the City to fund future maintenance needs including a set-aside to address vandalism and repairs and replacement. Approximately \$5,000 in total costs per year are allocated to vandalism and repair and replacement.

OTHER COSTS

Water/electric costs are estimated to be approximately \$7,511 annually based on a per acre cost of \$163 and a service area of 3.8 acres of landscape corridor and median strips. A lump sum annual allocation of \$5,500 is assumed to cover Park Staff administration costs. The cost of City Administration is 7 percent of all of the above costs and is estimated to be \$7,465 in year 1 of the CFD. The County also charges an annual fee of 1% of the annual costs to place the CFD on the County tax roll.

COST ALLOCATION

The annual maintenance costs are allocated to the 350 planned single family units in Woodcreek East on an equal basis as follows:

| | |
|-------------------------------|-----------|
| Total Estimated Annual Costs: | \$115,250 |
| Total Estimated Units: | 350 |
| Cost per Unit: | \$330 |

The Maximum Special Tax for the CFD is \$330 per residential unit for the base year. These maximum special taxes will be escalated in accordance with the Annual Tax Escalation Factor in each year following the base year in an amount not to exceed 4 percent annually.

III. PROPOSED ANNUAL COSTS AND MAXIMUM SPECIAL TAX

The CFD's annual maintenance and services costs will be funded through the collection of special taxes levied against the property within the CFD. Special taxes will be collected from each unit within the District.

The maximum annual cost of CFD services funded by special taxes was calculated assuming direct service costs and a City and County administrative expense. Total annual costs were calculated to be \$115,250 in 2001 dollars, including the 7 percent City administrative expense and a 1 percent County administrative expense.

The maximum special tax for the District is \$115,500 in 2001 dollars ($\$330 \times 350$ units). The special tax levy must provide for annual payment of the total annual costs. In years when less than maximum revenues are needed, the tax levy will be less than the maximum authorized rate.

IV. STRUCTURE OF THE PROPOSED CFD

DESCRIPTION OF THE COMMUNITY FACILITIES DISTRICT

Special taxes within the CFD will be levied according to the Rate and Method of Apportionment of Special Tax (the "Tax Formula"). The attached exhibits contain the formation documents for Woodcreek East CFD No. 2. **Exhibit A** contains the Tax Formula and **Exhibit B** is the list of authorized services to be funded by CFD No. 2. The purpose of CFD No. 2 is to provide funding for the annual costs of authorized CFD services.

DEFINITION OF ANNUAL COSTS

Each year the City will approve the anticipated annual costs for CFD No. 2 for the upcoming Fiscal Year. The annual costs will include the following items:

- Costs of authorized CFD services;
- Costs of a sinking fund set-aside for authorized CFD services;
- Costs of administering the CFD; and
- Any amounts needed to cure actual or projected delinquencies in Special Taxes for the current or previous Fiscal Year.

The City will then apply the Tax Formula to determine the tax levy for each unit.

DETERMINATION OF PARCELS SUBJECT TO SPECIAL TAX

The City shall prepare a list of parcels subject to the Special Tax using the records of the City of Roseville and the County Assessor. The City will tax all parcels within CFD No. 2 except those that are declared tax-exempt. Taxable parcels that are acquired by a public agency after CFD No. 2 is formed will remain subject to the special tax unless a "trade" resulting in no loss of tax revenue can be made, as described in Section 4 of the Tax Formula. Public parcels created by subdivision of a taxable parcel will not be subject to a special tax levy.

TERMINATION OF THE SPECIAL TAX

The special tax will be levied and collected in perpetuity.

ASSIGNMENT OF MAXIMUM SPECIAL TAX

The maximum annual special tax is set at a base rate of \$330 per unit for low density residential. The maximum annual special tax will escalate no more than 4 percent each year to cover actual or anticipated increases in the annual costs.

SETTING THE ANNUAL SPECIAL TAX RATE

After computing the annual costs, the City will determine the maximum annual special tax rate for each parcel. To determine the annual special tax, the City will use the process presented in Section 6 of the Tax Formula. This process is summarized as follows:

- Step 1: Calculate the Maximum Special Tax Revenue from Taxable Parcels.
- Step 2: Compare the Annual Costs with the Maximum Special Tax Revenue calculated in the previous step.
- Step 3: If the Annual Costs are less than the Maximum Special Tax Revenue, decrease the Special Tax levy proportionately for each Taxable Parcel until the Special Tax revenue equals the Annual Cost.

Once completed, the City will prepare the Tax Collection Schedule for each Parcel and send it to the County Auditor requesting that it be placed on the general, secured property tax roll for the following Fiscal Year. The Tax Collection Schedule shall not be sent later than the date required by the Auditor for such inclusion.

PREPAYMENT OF SPECIAL TAX OBLIGATION

Prepayment of special taxes is not permitted.

MANNER OF COLLECTION

The special tax will be collected in the same manner and at the same time as *ad valorem* property taxes. At the City's option, the special taxes may be billed directly to property owners.

EXHIBITS:

EXHIBIT A: RATE AND METHOD OF APPORTIONMENT

EXHIBIT B: LIST OF AUTHORIZED SERVICES

EXHIBIT C: BOUNDARY MAP



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EXHIBIT A:

RATE AND METHOD OF APPORTIONMENT

EXHIBIT A
CITY OF ROSEVILLE
WOODCREEK EAST
COMMUNITY FACILITIES DISTRICT NO. 2
(Services District)
RATE AND METHOD OF APPORTIONMENT

1. BASIS OF SPECIAL TAX LEVY

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 (the "Act") applicable to the land in the Woodcreek East Community Facilities District No. 2 (the "CFD") of the City of Roseville (the "City") shall be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate, as described below.

2. DEFINITIONS

"**Act**" means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 and following of the California Government Code.

"**Administrative Expenses**" means the costs incurred by the City to determine, levy and collect the Special Taxes, including salaries of City employees and the fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer the CFD as determined by the Finance Director.

"**Annual Cost(s)**" means for each Fiscal Year, the total of: 1) the estimated cost of authorized services; 2) Administrative Expenses, and 3) any amounts needed to cure actual or projected delinquencies in Special Taxes for the current or previous Fiscal Year.

"**Annual Tax Escalation Factor**" means an increase in the Maximum Special Tax Rate following the Base Year in an amount not to exceed 4% annually.

"**Base Year**" means Fiscal Year ending June 30, 2002.

"**CFD**" means the Woodcreek East Community Facilities District No. 2 of the City of Roseville.

"**City**" means the City of Roseville, California.

"**Council**" means the City Council of the City of Roseville as the legislative body for the CFD under the Act.

"**County**" means the County of Placer, California.

"**County Assessor's Parcel**" means the Parcel and Parcel number as recorded by the County Assessor on the equalized tax roll.

"**Final Use Small Lot Parcel**" means a Parcel designated for development as a single-family residence which is part of a Final Small Lot Subdivision Map.

"**Final Small Lot Subdivision Map**" means a recorded map designating the final Parcel splits for individual single-family residential Parcels.

"**Finance Director**" means the Finance Director for the City of Roseville or his or her designee.

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

"**Maximum Special Tax**" means the greatest amount of Special Tax that can be levied against a Parcel in a given Fiscal Year.

"**Maximum Special Tax Revenue**" means the greatest amount of revenue that can be collected in total from a group of Parcels by levying the Maximum Special Tax.

"**Parcel**" means any County Assessor's Parcel in the CFD based on the equalized tax rolls of the County.

"**Public Parcel**" means any Parcel that (1) is, or is intended to be, publicly owned, and (2) is normally exempt from the levy of general *ad valorem* property taxes under California law, including public streets; schools; parks; and public drainageways, public landscaping, greenbelts, and public open space. These Public Parcels – so identified at the formation of CFD – are exempt from the levy of Special Taxes.

"**Single-Family Unit**" means either a lot created by a Final Subdivision Map or a single-family unit as assigned by the City to the applicable Parcel with zoning allowing for no more than two units per Parcel.

"**Large Lot Development Parcel**" means a Parcel that has been allocated residential land use but not yet subdivided into Final Use Small Lot Parcels. Of the two original Parcels, only the Parcel that has been allocated residential land use is a Large Lot Development Parcel.

"**Special Tax(es)**" means any tax levy under the Act in the CFD.

"**Tax Collection Schedule**" means the document prepared by the City for the County Auditor to use in levying and collecting the Special Taxes each Fiscal Year.

"**Taxable Parcel**" means any Parcel that is not exempt from Special Taxes as defined below.

"Tax-Exempt Parcel" means all Public Parcels.

"Woodcreek East" means the Woodcreek East development of the North Industrial Plan Area (NIPA).

3. DETERMINATION OF PARCELS SUBJECT TO SPECIAL TAX

The Finance Director shall prepare a list of the Parcels subject to the Special Tax using the records of the County Assessor and the City's own records. The City shall identify the Taxable Parcels from a list of all Parcels within the CFD using the procedure described below.

- 1) Exclude all Tax-Exempt Parcels.
- 2) The remaining Parcels are subject to the Special Tax according to the formula detailed below.

It shall be the burden of the taxpayer to timely correct any errors in the determination of the Parcels subject to the Special Tax.

4. DURATION OF THE SPECIAL TAX

Taxable Parcels in the CFD shall remain subject to the Special Tax in perpetuity.

5. ASSIGNMENT OF MAXIMUM SPECIAL TAXES

The Maximum Special Tax for the CFD is **\$330 per Single-Family Unit** for the Base Year. These Maximum Special Taxes will be escalated in accordance with the Annual Tax Escalation Factor in each year following the Base Year.

By August 1 of each Fiscal Year, using the Definitions from Section 2, the Finance Director shall assign the Maximum Special Taxes to each Taxable Parcel as follows:

1. Large Lot Development Parcels – The Maximum Special Tax for a Large Lot Development Parcel shall be determined by multiplying the Maximum Special Tax per Single-Family Unit by the number of Single-Family Units allocated to the Large Lot Development Parcel or as otherwise designated by the City
2. Final Use Small Lot Parcels – The Maximum Special Tax for each Final Use Small Lot Parcel is equivalent to the number of Single-Family Units times the Maximum Special Tax per Single-Family Unit.
3. Conversion of a Tax-Exempt Parcel to a Taxable Parcel – if a Public Parcel is not needed for public use and is converted to private use, it shall become subject to the Special Tax.

4. Taxable Parcels Acquired by a Public Agency – A Taxable Parcel that is acquired by a public agency after the CFD is formed will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied pursuant to Section 53317.5 of Government Code. An exception to this may be made if the public ownership and use of a Tax Exempt Parcel is transferred to a Taxable Parcel of comparable acreage and the private ownership and use of the Taxable Parcel is transferred to the Tax Exempt Parcel. Where such a trading of ownership and uses occurs, the previously Tax-Exempt Parcel becomes a Taxable Parcel, and the Maximum Special Tax from the previously Taxable Parcel is transferred to the newly Taxable Parcel. This trading of Parcels will be permitted to the extent that there is no net loss in Maximum CFD Revenue.

6. SETTING THE ANNUAL SPECIAL TAX RATE

The Special Tax levy for each Taxable Parcel will be established annually as follows:

1. Compute the Annual Costs using the definitions in Section 2.
2. Determine the Special Tax levy for each parcel as follows:
 - Step 1: Calculate the Maximum Special Tax Revenue from Taxable Parcels.
 - Step 2: Compare the Annual Costs with the Maximum Special Tax Revenue calculated in the previous step.
 - Step 3: If the Annual Costs are less than the Maximum Special Tax Revenue, decrease the Special Tax levy proportionately for each Taxable Parcel until the Special Tax revenue equals the assigned Annual Cost.
3. Prepare the Tax Collection Schedule for each Parcel and send it to the County Auditor requesting that it be placed on the general, secured property tax roll for the following Fiscal Year. The Tax Collection Schedule shall not be sent later than the date required by the Auditor for such inclusion.

The City shall make every effort to correctly assign the number of taxable units and calculate the Special Tax for each parcel. It shall be the burden of the taxpayer to correct any errors in the determination of the parcels subject to the tax and their Special Tax assignments.

As development and subdivision of Woodcreek East takes place, the Finance Director will maintain a file of each current assessor's parcel number within the CFD, its Maximum Special Tax, and the authorized Maximum Special Tax on all Parcels within the CFD available for public inspection.

7. ADMINISTRATIVE CHANGES AND APPEALS

The Finance Director or designee has the authority to make necessary administrative adjustments to the Rate and Method of Apportionment in order to interpret any portions of the Special Tax formula that require clarification.

Any taxpayer who feels that the amount of the Special Tax assigned to a parcel is in error may file a notice with the Finance Director appealing the levy of the Special Tax. The Finance Director will then promptly review the appeal, and if necessary, meet with the applicant. If the Finance Director verifies that the tax should be modified or changed, a recommendation at that time will be made to the City Council and, as appropriate, the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted.

Interpretations may also be made by Resolution of the City Council for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties or any definition applicable to the CFD.

8. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as *ad valorem* property taxes; provided; however, the City or its designee may directly bill the Special Tax and may collect the Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary to meet its financial obligation.

Attachment 1
Woodcreek East CFD No. 2
Maximum Special Tax
Per Unit for Residential Land Uses

| Original Parcel [1] | Land Use | Residential Units [2] | Special Tax Per SF Unit | Maximum Special Tax [3] |
|------------------------|----------|-----------------------------|----------------------------|----------------------------|
| 017-114-060 | LDR | 350 | \$330 | \$115,500 |
| 017-114-061 | N/A | -- | \$0 | \$0 |

[1] Represents all Taxable Parcels at the time of CFD Formation.

[2] Represents entitlement under project Development Agreement.

[3] Maximum Special Tax represents the tax in the Base Year. The Maximum Special Tax can be adjusted annually by the Annual Tax Escalation Factor.

The logo consists of the letters 'EPS' in a bold, white, sans-serif font, centered within a dark gray square.

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EXHIBIT B:
LIST OF AUTHORIZED SERVICES

EXHIBIT B

CITY OF ROSEVILLE

WOODCREEK EAST COMMUNITY FACILITIES DISTRICT NO. 2 (Services District)

LIST OF AUTHORIZED SERVICES

The Maintenance Obligations to be financed, in whole or in part, by this District shall consist of the following:

1. maintenance of the landscape setback on the eastern side of Woodcreek Oaks Boulevard, including the soundwall, the City and neighborhood entry features and the landscape median;
2. maintenance of the trees in the landscape setback on the eastern side of the Woodcreek Oaks Boulevard;
3. maintenance of all public pedestrian or bicycle pathways which connect single family residential parcels to roadways and to the park site, to the extent that such pathways are not within or adjacent to public streets or within the improved park site or otherwise required to be maintained by City;
4. maintenance of the Open Space Buffer Areas and any lots that will be conveyed to the City excepting only the wetland preserve area subject to the Woodcreek East Declaration of Restrictions the maintenance of which is to be funded by the Woodcreek East Environmental Endowment, with such maintenance to include fire breaks and fire safety measures;
5. maintenance of turf, landscaping and irrigation for the neighborhood park site within the boundaries of CFD No. 2, including the reclaimed water booster pump serving the park site;
6. maintenance of the sound attenuation wall, berm, and related on-site sound attenuation improvements constructed as part of the CFD; and
7. performance and management of the environmental mitigation monitoring, including the annual review thereof, as required pursuant to the Woodcreek East Mitigation Monitoring Plan.

Other authorized services include:

General City Costs

- City and County costs associated with the setting, levy, and collection of the Special Taxes.
- City costs associated with contract administration.

Sinking Funds

The Special Taxes may be collected and set-aside in designated sinking funds to be used by the City to fund vandalism repair and future repairs to and replacement of landscaping, entry monuments and features, walls and fences, and other improvements the maintenance of which is funded by CFD No. 2. Such sinking fund amounts shall be limited to the annual cost allocations listed in the CFD No. 2 hearing report for such facility services.

EPS

Economic &
Planning Systems

Public Finance

Real Estate Economics

Regional Economics

Land Use Policy

EXHIBIT C:
BOUNDARY MAP

