



Economic &
Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

DRAFT FINAL

City of Roseville

**North Central Roseville
Community Facilities District No. 1**

Financing Plan

Prepared by:

Economic & Planning Systems

Supported by:

**Morton & Pitalo
Wade Associates**

August 1, 1990

#635

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LIST OF FIGURES

	<u>Page</u>
1. Location Map	3
2. Special Tax Areas Map	4
3. Summary of Taxes, Costs, and Bond Debt	6
4. Land Use Map	8
5. Land Use Table	9
6. Infrastructure Costs and Sources of Funding	12
7. Circulation Improvements Map	16
8. Water Line Improvements Map	17
9. Sewer Line Improvements Map	18
10. Electrical Distribution Line Improvements Map	19
11. Scenic Corridors Map	20
12. Infrastructure Phasing	23
13. Bond Sizing	25
14. Bond Size and Tax Requirement	26
15. Allocation of Costs and Special Tax	32
16. Allocation of Costs and Estimated Bond Debt	33
17. Special Taxes by Tax Area	34
18. Estimated Allocation of Special Tax	35
19. Special Tax Per Original Parcel	41
20. Special Tax by Facility and Land Use	42

I. INTRODUCTION

This report describes the implementation of the City of Roseville North Central Roseville Community Facilities District No. 1 (CFD No. 1), to finance infrastructure improvements necessary for the development of the North Central Roseville Specific Plan (NCRSP) Area. The land use plan for the NCRSP Area is described, as well as the infrastructure requirements to support the planned development, the proposed special bond issues, and the structure of CFD No. 1. CFD No. 1 includes the developable area of the NCRSP and the Country Estates subdivision located south of Diamond Oaks Boulevard. The Resolution of Formation is scheduled for August 1, 1990 by the City of Roseville. This document includes the Rate and Method of Apportionment of the Special Tax, which is also an exhibit to the resolutions authorizing the formation of CFD No. 1.

This financing plan is based on land uses in the North Central Roseville Specific Plan as of May 7, 1990. **Figure 1** shows the location of the NCRSP within the South Placer region. The project is located south of the Highway 65 bypass, north and east of downtown Roseville, and east of Washington Boulevard. The North Central Specific Plan was prepared by Wade and Associates and received approval from the Roseville Planning Commission and the Roseville City Council on May 31, 1990. The NCRSP is also governed by development agreements, negotiated with the City by each landowner. Provisions contained within these agreements govern the facilities that are required to be constructed by CFD No. 1.

CFD No. 1 includes over \$70 million of public facility improvements requiring nearly \$92.5 million in bonds. These improvements do not benefit every parcel equally; therefore, CFD No. 1 has been divided into six special tax areas. Parcels in any given special tax area are assigned a maximum annual special tax per unit or acre based on relative benefit from each set of improvements serving that area. A map of these special tax areas is shown as **Figure 2**.

Figure 3 provides a summary of the maximum annual special tax, facility cost allocation, and bond debt allocation per unit or acre for each area. The detailed assumptions used to arrive at these special tax rates along with a per-parcel breakdown of tax rates, facility costs, and bond debt are provided in the following chapters.

Chapter II describes the development plan for North Central Roseville Specific Plan Area.

Chapter III identifies the infrastructure that will be financed by CFD No. 1 using Mello-Roos special tax bonds.

Chapter IV describes the proposed bond issue schedule and relevant assumptions.

Chapter V describes characteristics of CFD No. 1 and the special tax formula.

Chapter VI evaluates the impact of the special tax burden on the land uses proposed for the project. Using the special tax as a percent of the single-family residential home value and the multi-family and commercial lease rates, the chapter concludes that the proposed special tax rates are within current industry guidelines.

Following Chapter VI is a series of exhibits which include the boundary map of the proposed CFD No. 1, the list of facilities to be constructed, and the special tax rate and method of apportionment.

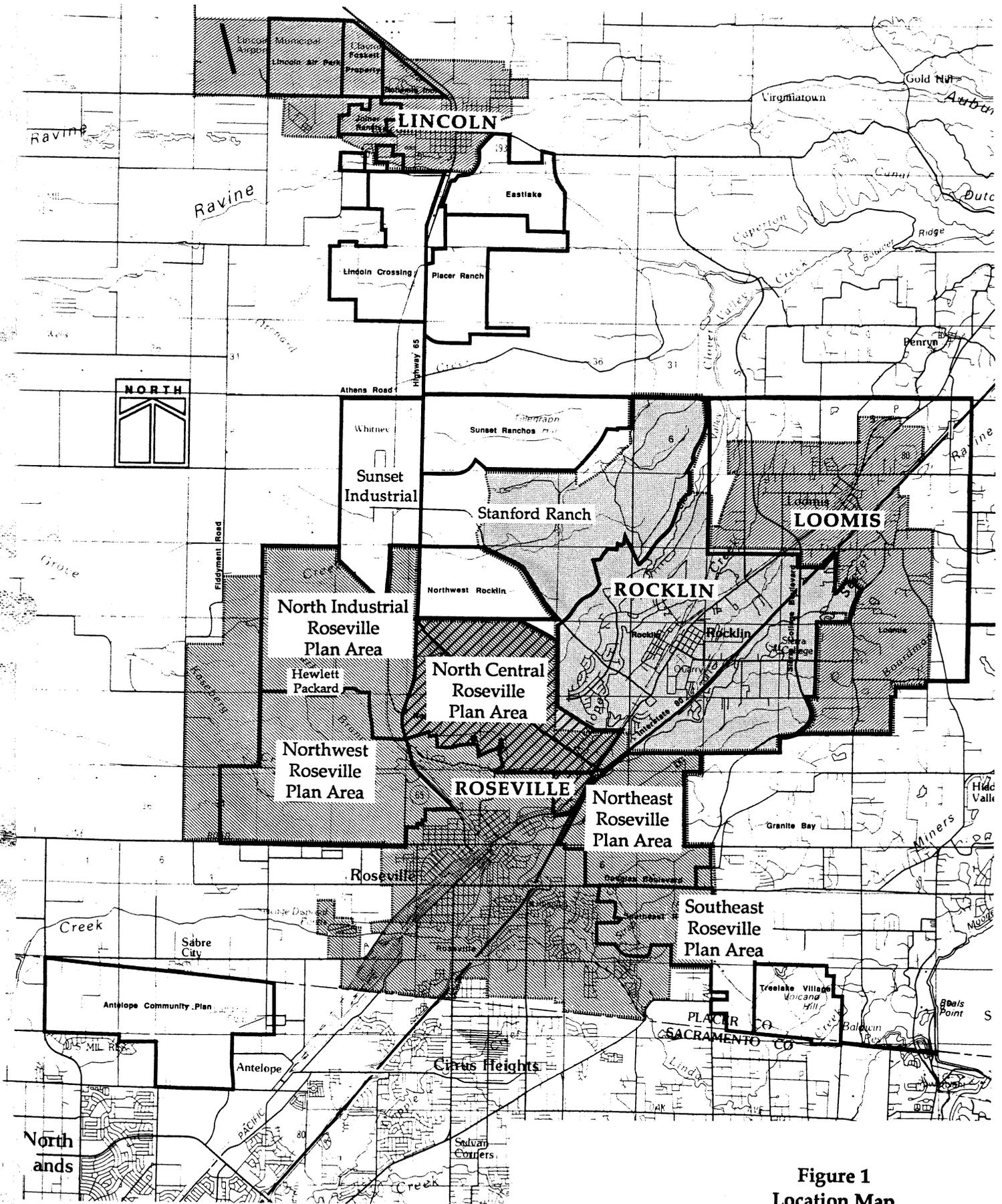
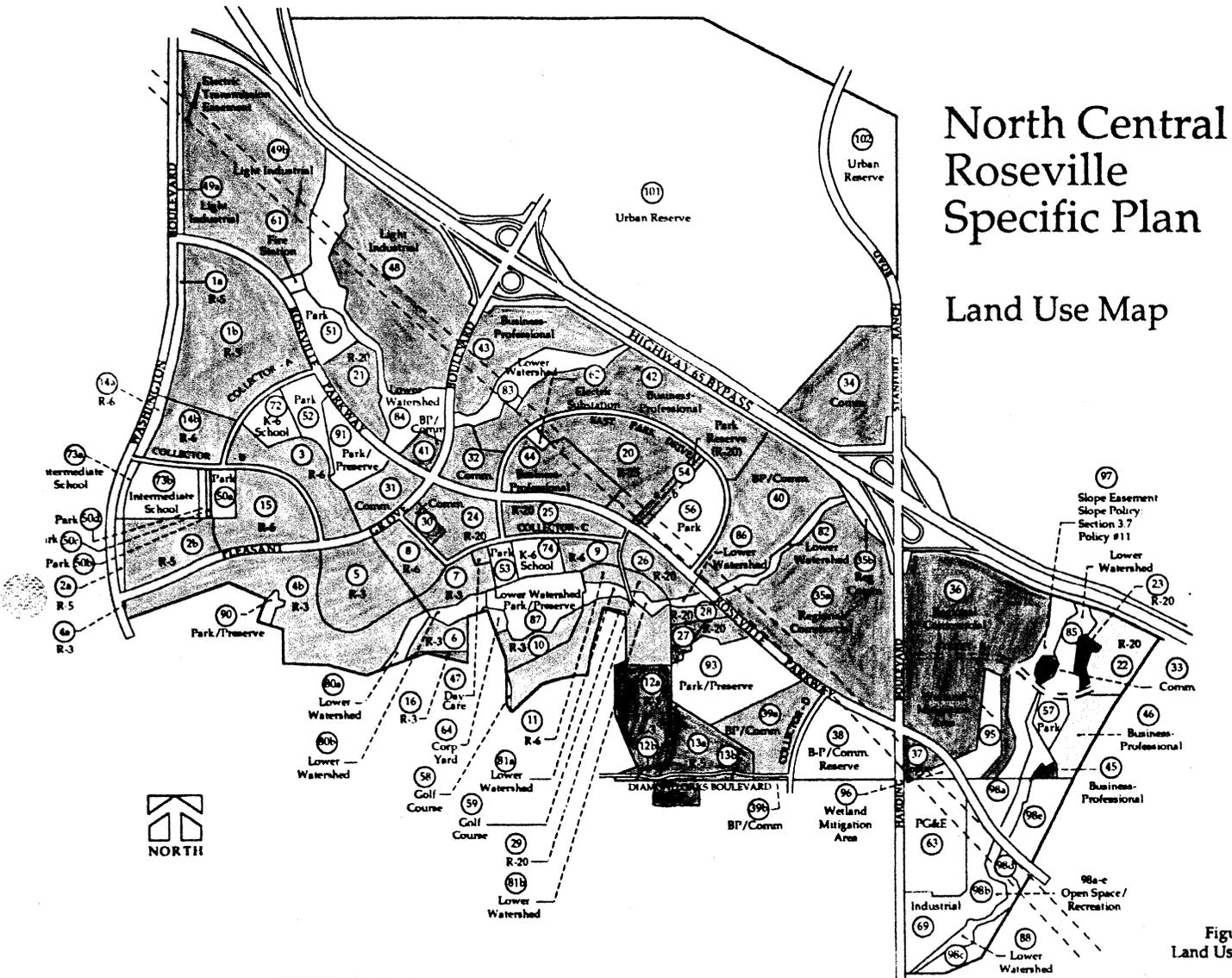


Figure 1
Location Map

**Figure 2
Special Tax Areas**



North Central Roseville Specific Plan

Land Use Map

Figure 2-
Land Use Ma

Special Tax Area	Facility Cost Allocation				
	Base	Sewer	Storm Drain	Schools	Owner Allocations
1	X	X	X	X	X
2	X		X	X	
3	X	X		X	
4	X	X	X	X	
5	X	X		X	X
6	X	X	X	X	X

Note: See definitions on following page.

Figure 2 continued
Special Tax Area Map
Definitions of Facility Cost Allocations

BASE FACILITIES:

The "Base" allocation of facility costs includes streets and roads (excluding most of Collector Road B), water improvements, neighborhood and citywide parks, a portion of lighting landscaping improvements, City inspection costs, and other engineering and management costs. The costs are reduced by the portion of the multi-family allocation spread to the RMB-owned single-family parcels (see "Owner Allocations" and Chapter V).

SEWER FACILITIES:

The "Sewer" allocation includes all Plan Area sewer mains, lift station, and force main improvements less the portion of the multi-family allocation spread to the RMB-owned single-family parcels (see "Owner Allocations"). It does not include the Dry Creek Sewerline reimbursements allocated to RMB and Roseville 150-owned parcels.

STORM DRAINAGE FACILITIES:

The "Storm Drainage" allocation includes detention basins and in-road storm drain crossings less the portion of the multi-family allocation spread to the RMB-owned single-family parcels (see "Owner Allocations").

SCHOOLS:

The "School" allocation includes the total potential Mello-Roos funding for NCRSP schools plus the prepayment of Country Estates K-8 school impact fees.

OWNER ALLOCATIONS:

ALLOCATION TO RMB-OWNED PARCELS - The "Allocation to RMB-Owned Parcels" includes 404-permit related improvements Collector Road B fronting Parcel 14, the NCRSP share of the Dry Creek Sewerline reimbursement, and the sum of the multi-family allocation shifted to single-family parcels from the above allocations.

ALLOCATION TO ROSEVILLE 150-OWNED PARCELS - The "Allocation to Roseville 150-Owned Parcels" includes the Roseville 150 share of the Dry Creek Sewerline reimbursement.

Figure 3
North Central Roseville Specific Plan
Summary of Maximum Annual Special Taxes, Facility Costs
and Bond Debt by Special Tax Area

Special Tax Area	Land Use	Maximum Annual Special Tax		Facility Cost		Bond Debt	
		Per Unit	Per Acre	Per Unit	Per Acre	Per Unit	Per Acre
						131.16%	131.16%
1	Single Family-Low (1)	\$1,930		\$14,349		\$18,820	
	Single Family-Medium (1)	\$1,692		\$12,585		\$16,507	
	Multi-Family	\$382		\$2,841		\$3,726	
	Commercial		\$8,466		\$62,957		\$82,572
	Regional Commercial		\$10,061		\$74,815		\$98,124
	Highway Commercial		\$10,657		\$79,249		\$103,940
	Business Park/Comm. Light Industrial		\$8,826 \$6,046		\$65,632 \$44,960		\$86,081 \$58,968
2	Single Family-Low (1)	\$1,364		\$10,143		\$13,304	
3	Multi-Family	\$368		\$2,736		\$3,589	
	Business Park/Comm.		\$8,391		\$62,398		\$81,839
4	Single Family-Low (1)	\$1,522		\$11,317		\$14,843	
	Single Family-Medium (1)	\$1,295		\$9,627		\$12,626	
	Multi-Family	\$371		\$2,761		\$3,621	
	Commercial Business Park/Comm.		\$8,292 \$8,652		\$61,658 \$64,333		\$80,869 \$84,377
5	Multi-Family	\$406		\$2,997		\$3,930	
	Commercial		\$7,925		\$59,025		\$77,415
	Business Park/Comm.		\$8,264		\$61,665		\$80,878
6	Commercial		\$8,193		\$60,926		\$79,908
	Regional Commercial		\$9,770		\$72,650		\$95,285

"summary"

(1) Single-family low-density land use is zoned R-3, 4, or 5; medium density is zoned R-6.

II. PROPOSED LAND USE PLAN

The North Central Specific Plan was recently completed by Wade and Associates and adopted by the City of Roseville's Planning Commission and City Council. The NCRSP's urban reserve and public-use parcels are not included in CFD No. 1; however, the Country Estates subdivision just south of the plan area is included. This chapter describes the NCRSP and CFD No. 1 land use plan as laid out in the North Central Specific Plan and used for the setting of the maximum annual special tax rates.

Figure 4 shows the proposed land uses, by parcel, for the entire NCRSP. All public-use parcels and urban reserve were excluded from CFD No. 1 boundaries. **Figure 5** summarizes the NCRSP land uses and the land uses included in the CFD No 1.

The land uses encompassed by CFD No. 1 include a mix of residential and commercial/industrial development as well as a large complement of public use lands including parks and park preserves, open space, wetlands, watersheds, and schools.

The single-family residential land uses are all located south of Roseville Parkway and include a 151 acres of R-3 zoned land, 8.5 acres of R-4, 118 acres of R-5, and 92.7 acres of R-6.

The NCRSP multi-family land is located primarily along both sides of Roseville Parkway. The multi-family parcels include 1,962 units of R-20 zoned land and 832 units of R-25 land.

The majority of the commercial/industrial land uses are located north of Roseville Parkway and east of Harding Boulevard. The commercial land is highlighted by two potential regional mall sites located on either side of Harding Boulevard and south of the Highway 65 bypass. The land use plan also calls for over 210 acres of business park/commercial uses, 79 acres of highway commercial and commercial land, and 189 acres of light industrial uses. The light industrial uses are found in the northern portion of CFD No. 1.

Public land use is a key component to the viability and attractiveness of the NCRSP area. The plan includes 108 acres of parks and park preserves; 193.7 acres of open space, watershed, and wetlands; and 34.4 acres of elementary and intermediate schools.

Figure 4

North Central Roseville Specific Plan

Land Use Map

May 7, 1990

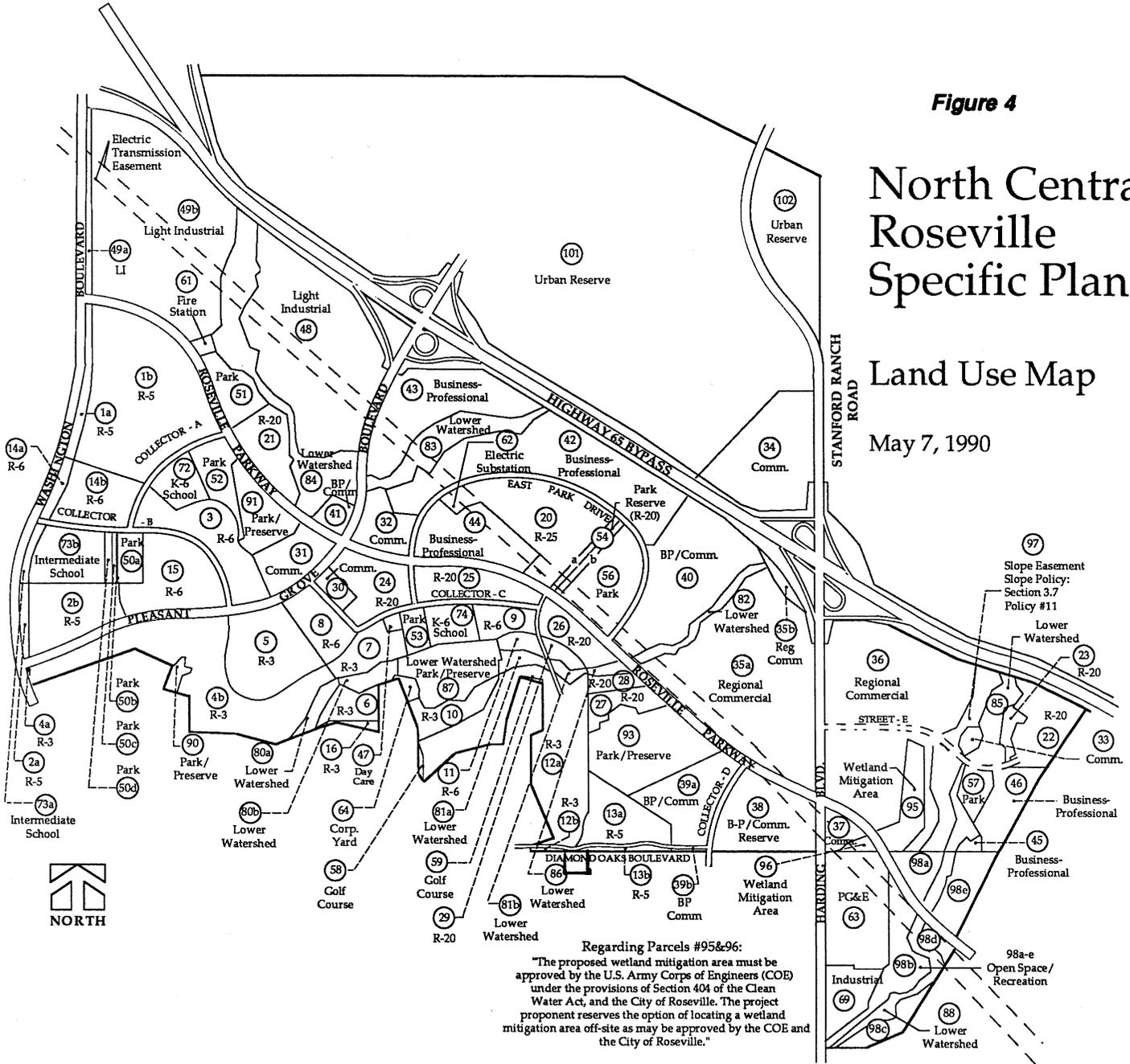


Figure 5
North Central Roseville Specific Plan
May 14, 1990
Plan Area and Mello-Roos CFD Land Uses

Land Use	Total Plan Area		Total Community Facilities District		Taxable Community Facilities District	
	Acres	Units	Acres	Units	Acres	Units
R-3	153.7	465	151.1	465	151.1	465
R-4	8.5	20	8.5	20	8.5	20
R-5	126.6	555	117.9	555	117.9	555
R-6	95.2	569	92.7	569	92.7	569
Country Estates (1)			6.0	19	6.0	19
Subtotal Single Family	384.1	1,609	376.1	1,628	376.1	1,628
R-20 (2)	99.6	1,962	99.6	1,962	99.6	1,962.0
R-25	34.4	832	34.4	832	34.4	832.0
Subtotal Multi-Family	134.0	2,794	134.0	2,794	134.0	2,794
Subtotal Residential	518.1	4,403	510.2	4,422	510.2	4,422
Business Park	130.9		130.9		130.9	
Business Park/Commercial	75.3		74.7		74.7	
Daycare Center	1.1		1.1		1.1	
Commercial	38.2		38.2		38.2	
Highway Commercial	41.5		41.5		41.5	
Regional Commercial	190.0		186.4		186.4	
Light Industrial	205.2		189.0		189.0	
Subtotal Commercial/Industrial	682.2		661.8		661.8	
PG&E, Elec. Substa, Fire Sta., & Corp Yar	35.2					
Schools	34.4					
Park	59.5					
Park/Preserve (2)	48.5					
Lower Watershed	114.9					
Wetland Mitigation Area	13.3					
Golf Course	0.9					
Slope Easement	18.1					
Open Space/Recreation	65.5					
Right-of-Way	86.1					
Subtotal Public and Open Space	476.5		0.0		0.0	
Urban and Commercial Reserve	653.6		29.5			
TOTAL ALL LAND USES	2,330.4	4,403	1,201.5	4,422	1,171.9	4,422
Total Developable Acres	1,175.9		1,171.9		1,171.9	
- as a % of Total Acres	70.1%		97.5%		100.0%	
excluding Urban Reserve						

"cfd_land_use"

- (1) Country Estates is participating in the CFD but is not a part of the NCRSP.
(2) 5.4 acres of potential park preserve is included in two R-20 zoned parcels. This property is assigned 44 multi-family units. If agreement is reached with the City on the acquisition of these parcels, the units and their corresponding special taxes will be transferred to another parcel.

Sources: Specific Plan Area - Wade & Associates; and Economic and Planning Systems

Draft 635LAND.XLS 8/1/90

III. INFRASTRUCTURE REQUIREMENTS

CFD No. 1 will fund both on-site and off-site infrastructure facilities necessary for development. Improvements to be funded, as shown in **Figure 6**, include:

- Highway 65/Harding Boulevard Interchange;
- The portion of Harding Boulevard within CFD No. 1 boundaries;
- Pleasant Grove Boulevard;
- Roseville Parkway;
- Diamond Oaks Boulevard;
- East Park Drive
- Collector Roads A, B, C, and D;
- Street E;
- Stanford Ranch Road fronting Parcel 34;
- In-Road Sewer Mains;
- Off-Road and Out-of-Area Sewer Mains;
- Lift Station No. 1 Improvements and Treatment Plant Connection;
- In-Road Water Mains;
- Off-Road and Out-of-Area Waterline Improvements;
- Storm Drainage Detention Facilities;
- Elementary and Intermediate Schools;
- Advance Funding of a Neighborhood Park;
- Purchase of a Citywide Park Parcel;
- Roadway Median & Hwy. 65/Harding Blvd. Landscaping;
- Bikepaths
- Park Preserve Improvements
- City Inspection Costs
- Management/Contract Administration
- Miscellaneous Other Improvements.

Other major infrastructure facilities needed for the Plan Area to develop include additional Highway 65 Bypass interchanges; Washington Boulevard widening; Harding Boulevard water main; off-site drainage retention facilities; and neighborhood and city-wide park development. These facilities will be paid for by a variety of fees, assessment districts, or in-tract development. The City is also collecting a variety of fees to mitigate the effects of the development of the Plan Area on City services.

In addition to the infrastructure requirements for the Plan Area, some CFD No. 1 facilities are oversized to serve other Plan Areas. For example, the water system is oversized to serve the North West and North Industrial Specific Plan Areas. The City has set aside funds from a previous NWRSP Mello-Roos CFD bond sale that will pay a portion of the NCRSP in-road

water mains. Reimbursements from the North Industrial will be obtained via development fees.

Some oversizing has also been done by developing Plan Areas to serve the NCRSP. CFD No. 1 will reimburse the oversizing costs that have already been paid. Costs of potential oversizing for the NCRSP will be paid in fees as development occurs.

Portions of Roseville Parkway, Pleasant Grove Boulevard, and Harding Boulevard are currently included in the City's Regional Road Fee program. Since these facilities are being built with CFD No. 1 funds, a Regional Road Fee credit will be given as properties develop. Credit will also be given for the Harding Boulevard/Highway 65 Interchange; however, that facility needs to be added into the Regional Road Fee program. Those portions of the neighborhood and city-wide parks funded by CFD No. 1 will also receive a credit against development fees.

Figure 6 also includes a reduction in facility cost credited to the Roseville 150-owned parcels. This was made to properly allocate the cost of the multi-family subsidy (described in Chapter V) between the major non-residential property owners.

The public improvements funded by CFD No. 1 are planned for construction over a three-year period with the majority of the facilities completed in the first two years. The financing plan provides the capability to finance these facilities with a single large bond issue or a series of bond issues depending on market conditions and the timing of construction.

Figures 7 through 11 show the location of the major infrastructure items being constructed in CFD No. 1. **Figure 7** shows circulation improvements; **Figure 8** shows water line improvements; **Figure 9** shows sewer line improvements; **Figure 10** shows electrical distribution line improvements; and **Figure 11** shows the NCRSP scenic corridors. CFD No. 1 will fund the construction of medians within the scenic corridors.

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
II. PROPOSED LAND USE	7
III. INFRASTRUCTURE REQUIREMENTS	10
IV. PROPOSED BOND ISSUES	21
Bond Issue Description	21
Maximum Annual Special Tax Requirement	22
V. SPECIAL TAX AND CFD NO. 1 COST ALLOCATION	28
Special Tax Areas	28
Facility Cost and Special Tax Allocation	29
VI. PROPOSED COMMUNITY FACILITIES DISTRICT	38
Description of the Community Facilities District	38
Determination of the Revenue and Tax Requirements	38
Setting the Annual Special Tax	38
Termination of the Special Tax	39
Prepayment of Special Tax	39
Exemptions	40
VII. TECHNICAL APPENDIX	43

Exhibit A - Rate and Method of Apportionment of Special Tax

Exhibit B - Boundary Maps

Exhibit C - Description of Facilities to be Financed

Figure 6
North Central Roseville Specific Plan
Infrastructure Costs and Sources of Funding
Preliminary Estimates

Facility	Segment No.	NCRSP Estimated Costs (1990 \$)	Source of Funding						
			NCRSP Infrastructure Mello-Roos (1)	Regional Fees/Assessment Districts (2)	Roseville Development Fees (3)	In Other Mello-Roos Facilities (4)	School Impact Fees (5)	In-Tract Development (6)	
Interchanges									
Harding Blvd. (Total = \$7,200,000)		6,100,000							
Pleasant Grove Blvd (Total = \$6,262,000)		2,504,800	2,504,800						
Blue Oaks Blvd. (Total = \$6,262,000)		1,252,400	1,252,400						
Subtotal		9,857,200	3,757,200	0	0	0	0	0	0
Regional Road Improvements		23,973,000	0	23,973,000	0	0	0	0	0
Streets and Roads - with Utilities									
Harding Blvd. South of Bypass	1	2,485,495							
Harding Blvd. Utility Relocation	6A	39,000							
Pleasant Grove Blvd (7)	7A	4,515,360							
"	8	1,677,505							
Washington Blvd - east side only		4,116,885							4,116,885
Roseville Parkway	2	880,555							
"	3A	5,939,155							
"	4A	2,123,130							
"	4B	1,269,255							
Diamond Oaks Blvd. and Collector Road D	5	1,630,240							
East Park Drive	9	3,091,315							
Collector Road A - Park Parcel 52	11	133,580							
Collector Road C (8)	10	1,925,356							
Collector Road B (8)	12	684,365					190,289		
Street E	24	1,657,050					225,027		
Stanford Ranch Road, North of Bypass		400,000							
Subtotal		32,568,246	0	23,973,000	0	415,316	0	0	4,116,885
Sewer System									
In-Road Sewer Mains		2,011,080							
Sewer Trunk Line - N of Parkway	13	880,900							
Sewer Trunk Line - S of Parkway	14	852,874							
South to Lift Sta. 2 - Offroad/Out of Area	16	2,375,900							
South to Dry Creek - Offroad/Out of Area	17	369,620							
Sewer to Parcel 34 - offroad	20	416,070							

Sources: Economic and Planning Systems and Morton and Pitalo, Inc.

Figure 6 continued
North Central Roseville Specific Plan
Infrastructure Costs and Sources of Funding
Preliminary Estimates

Facility	Segment No.	NCRSP Estimated Costs (1990 \$)	Source of Funding					
			NCRSP Infrastructure Mello-Roos (1)	Regional Fees/Assessment Districts (2)	Roseville Development Fees (3)	In Other Mello-Roos Facilities (4)	School Impact Fees (5)	In-Tract Development (6)
Lift Station No. 1 Improvements		935,000						
Lift Station No. 1/Treatment Plant Connection		500,000						
Antelope Creek Sewer Facilities		240,000						
Dry Creek Sewer Reimbursement		318,028						
Rose/Rocklin Assessment District		2,876,289	2,876,289					
Subtotal		11,775,761	2,876,289	0	0	0	0	0
Water System								
In-Road Water Mains		5,774,485						
Water Transmission Main - No. of 65	15	499,675						499,675
Water Main - Blue Oaks	18	235,750						
Water Main - I-80 to Parcel 36	19	707,825						
Water Main - to Parcel 34	21	396,175						
Water Main- Harding Boulevard	1A	680,225						680,225
Oversizing Reimbursement to Other Areas (9)		800,000						
Eureka/Atlantic/Harding Reimbursement		32,000						
NCRSP Urban Reserve Oversizing		(238,660)						
Oversizing Reimbursements to NCRSP (10)		(2,142,000)		(1,114,000)				
Subtotal		6,745,475	0	(1,114,000)	0	0	0	1,179,900
Storm Drainage								
Detention Basins		1,000,000						
Retention Basin		739,000	739,000					
In-Road Drainage Crossings		586,500						
Subtotal		2,325,500	739,000	0	0	0	0	0
NCRSP Schools		15,530,353	0	0	0	0	5,284,330	0
Country Estates Schools (11)		66,123	66,123	0	0	0	0	0
Neighborhood & Community Parks		15,393,752	0	14,793,752	0	0	0	0
Citywide Parks		570,900	0	0	0	0	0	0

Figure 6 continued
North Central Roseville Specific Plan
Infrastructure Costs and Sources of Funding
Preliminary Estimates

Facility	Segment No.	NCRSP Estimated Costs (1990 \$)	Source of Funding						
			Infrastructure Mello-Roos (1)	Regional Fees/ Assessment Districts (2)	Roseville Development Fees (3)	In Other Mello-Roos Facilities (4)	School Impact Fees (5)	In-Tract Development (6)	
Lighting and Landscaping Improvements									
Median Landscaping		1,122,630							
Highway 65/Harding I/C Landscaping		250,000							
Bikepaths		231,033							
Park Preserve Improvements & Sidewalks		623,064							
RMB 404-Permit Related Improvements		645,200							
Subtotal		2,871,927			0	0	173,548	0	0
Other									
Fiddymont Electrical Substation		125,000							
EIR Reimbursable Costs		150,000							
Engineering/Design (12)		1,250,000							
Staking (12)		1,000,000							
City Inspection (12)		486,217							
Management/Contract Administration (12)		1,944,869							
Soils (12)		300,000							
Multi-Family Reallocation (13)		(229,000)							
Subtotal		5,027,086			0	0	0	0	0
TOTALS		126,705,323	70,510,103	7,372,489	37,652,752	588,864	5,284,330	5,296,785	

NOTES:

- (1) A Mello-Roos Community Facilities District is being formed for the NCRSP. Cost items included in this column are presently planned to be funded through a series of Mello-Roos special tax bonds.
- (2) This column includes existing or proposed assessment districts or regional fee programs that will be used to fund improvements. The Roseville/Rocklin Sewer Assessment District levies a one-time assessment fee.
- (3) Roseville has an extensive fee program to pay for roads, water, sewer, and parks within the city. In some cases, notably roads, the NCHSP will pay for a portion of the costs covered by fees through the Mello-Roos CFD bonds. In these cases, a fee credit will be arranged with the city.
- (4) Some road facility costs are included in the school cost estimates portion of the Mello-Roos CFD and some lighting and landscaping costs are included

Figure 6 continued
North Central Roseville Specific Plan
Infrastructure Costs and Sources of Funding
Preliminary Estimates

Facility	Seg- ment No.	NCRSP Estimated Costs (1990 \$)	Source of Funding					
			NCRSP Infrastructure Mello-Roos (1)	Regional Fees/ Assessment Districts (2)	Roseville Development Fees (3)	In Other Mello-Roos Facilities (4)	School Impact Fees (5)	In-Tract Development (6)
in the road cost estimates portion of the Mello-Roos costs.								

(5) The School Districts are authorized to levy a residential development fee of \$1.56 per sq. ft. (\$.96 elementary; \$.60 high school) and a commercial/industrial developed fee of \$.26 per sq. ft. (\$.16 elementary; \$.10 high school). As a part of the development agreement, the High School District has negotiated a replacement of the \$.60/sf fee for residential development with a per unit fee. The estimates assume the financing of up to 100% of the NCRSP share of the local schools. The High School fees are not included here because the facility will be outside the NCRSP area.

(6) Certain facilities will be paid for by developers with parcels abutting the roadway, as part of their development.

(7) The Pleasant Grove costs include an at-grade signalized intersection at the 65 Bypass. The intersection will remain until an interchange is constructed.

(8) Some street and road frontages included in these cost estimates are included as part of the streets and roads portion of the Mello-Roos CFD.

(9) Based on City's "Water Distribution System Plan for Ultimate Build-Out and Reimbursement Requirements," page 9, dated 1/12/89. Overall system reimbursement is for the 54" and 48" pipes from the water treatment plant that will serve all areas.

(10) Reimbursements to NCRSP from the NWRSP area are being held by the City from the NWRSP area's Mello-Roos bond proceeds. These funds will be used to reduce the size of the NCRSP's Mello-Roos bond issue. Reimbursements to the NCRSP from the North Industrial Specific Plan Area and PCWA are assumed to be paid by fees and are dependent on development.

(11) Prepayment of Country Estates K-8 School Impact Fees.

(12) Staking and soils are lump sum estimates. Management and contract admin. is 4% of hard costs, excluding schools; inspection is 1% of hard costs per City Public Works staff.

(13) This reduction in the facility cost is credited to the Roseville 150 property in order to properly allocate the cost of the multi-family subsidy, described in Chapter V, between the major non-residential property owners.

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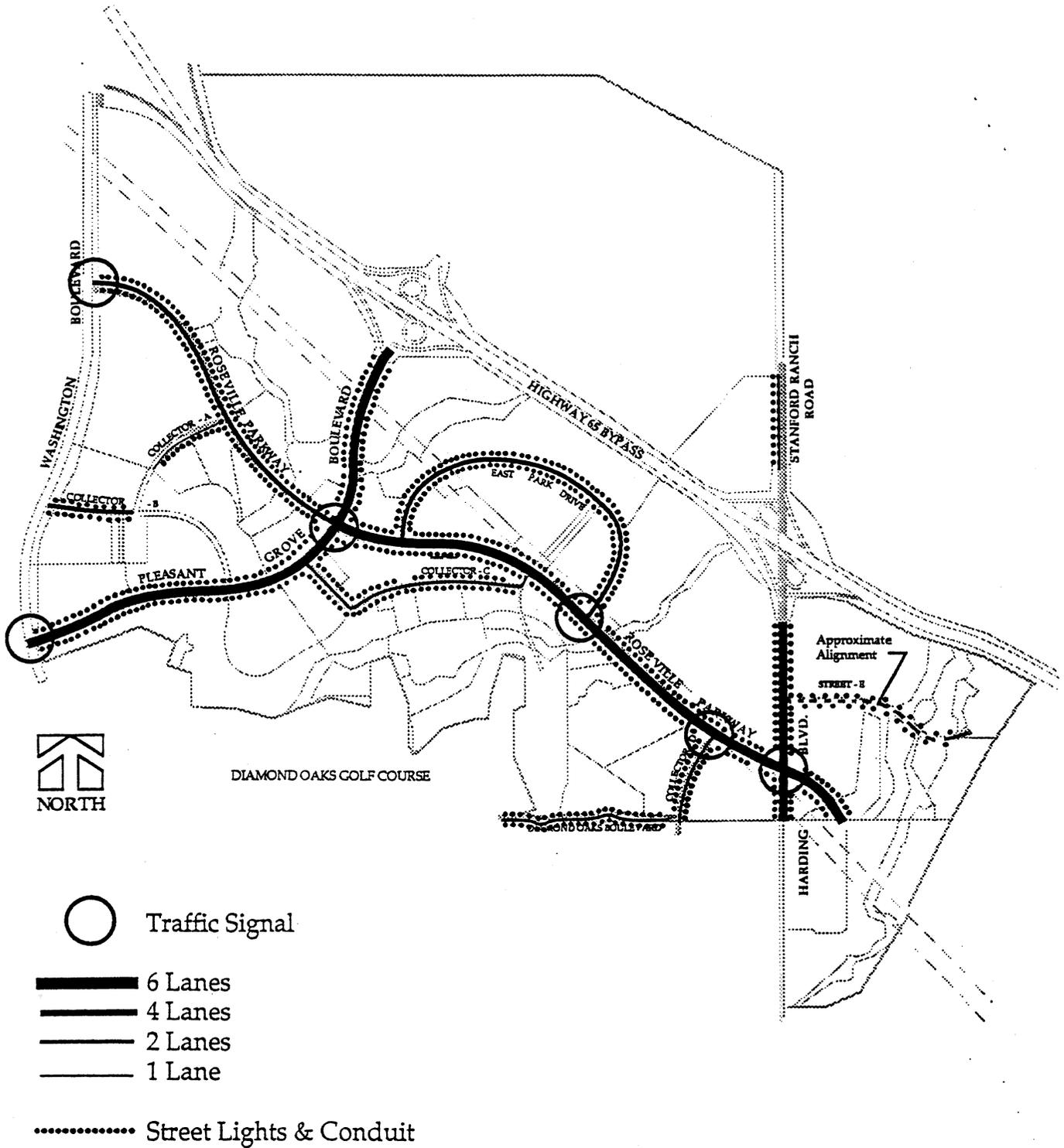


Figure 7
CFD Circulation
Improvements

5/17/90

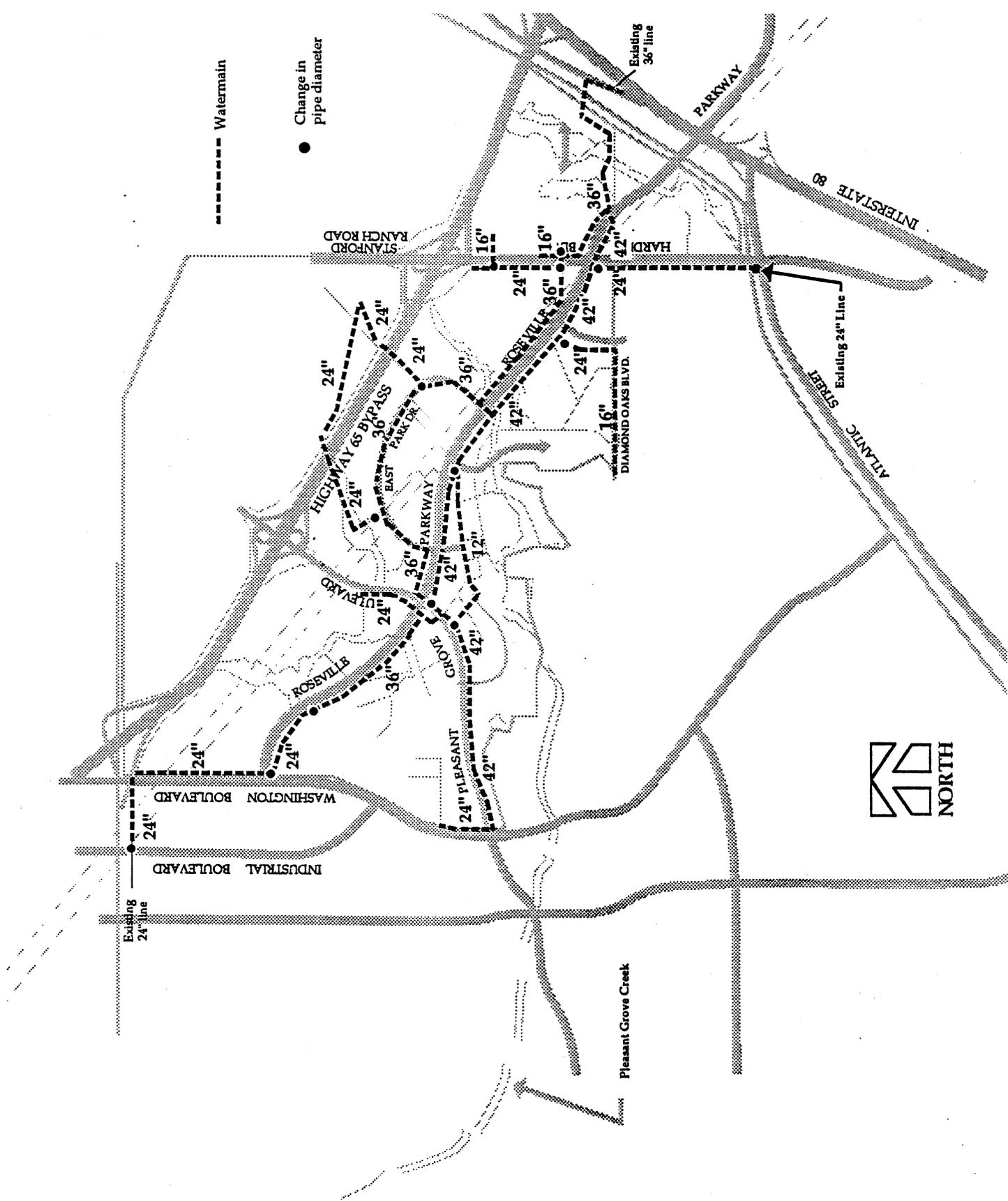


Figure 8
CFD Water Line
Improvements

5/17/90

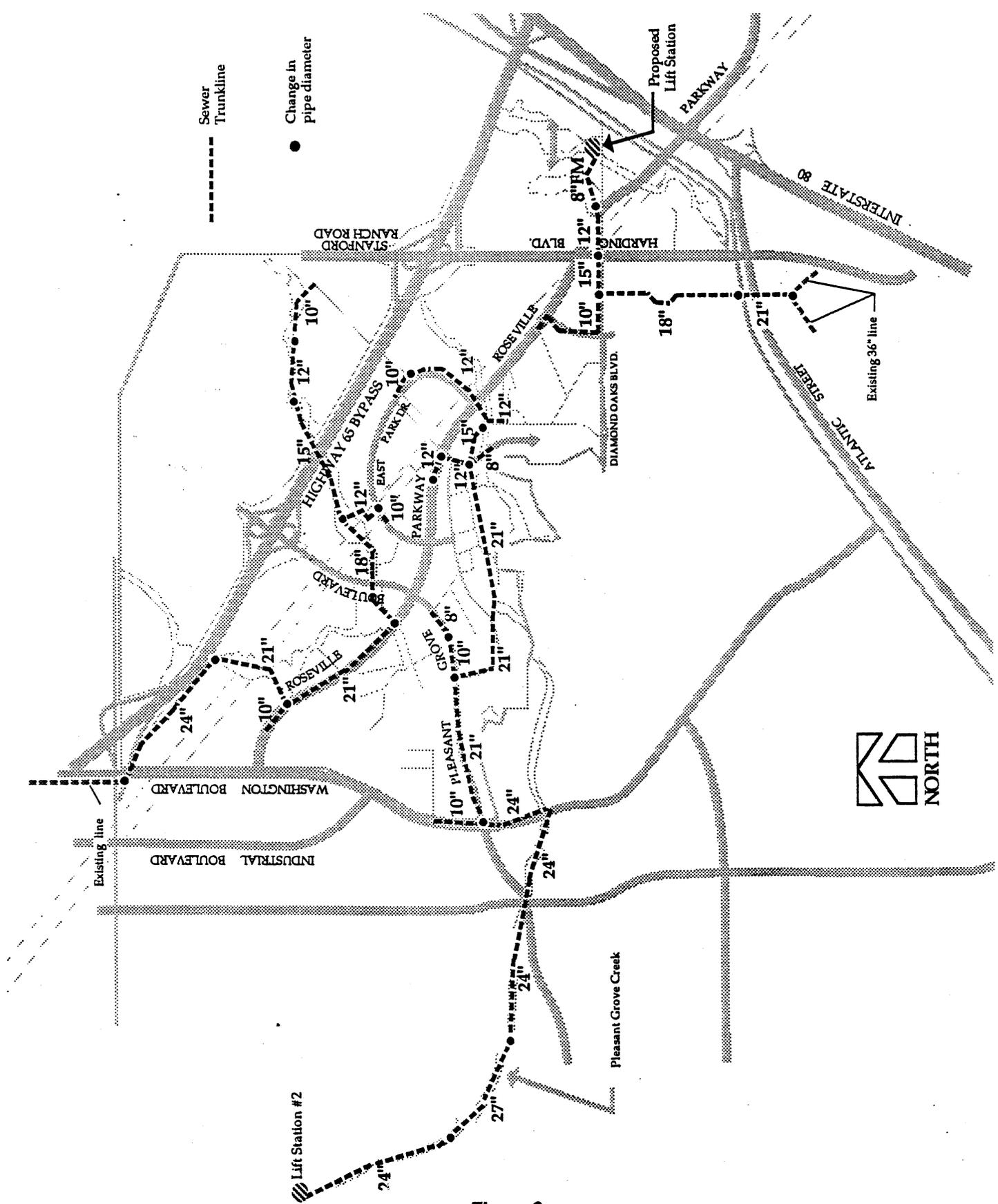
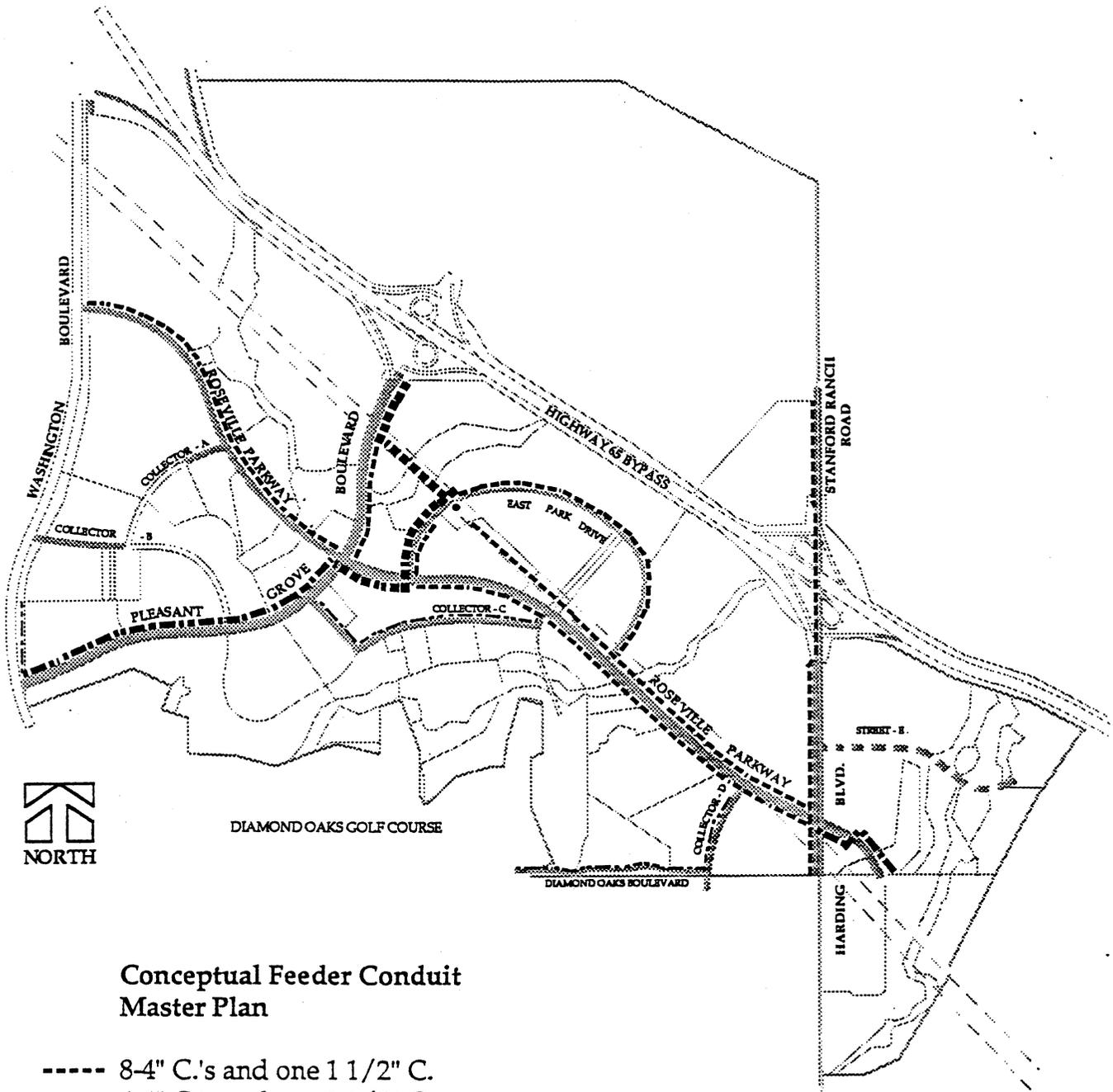


Figure 9
CFD Sewer Line
Improvements

5/17/90



**Conceptual Feeder Conduit
Master Plan**

- 8-4" C.'s and one 1 1/2" C.
- 4-4" C.'s and one 1 1/2" C.
- 12-4" C.'s and one 1 1/2" C.
- 1-4" C.
- 16-4" C.'s and one 1 1/2" C.

Figure 10

**CFD Electrical
Distribution Line
Improvements**

5/17/90

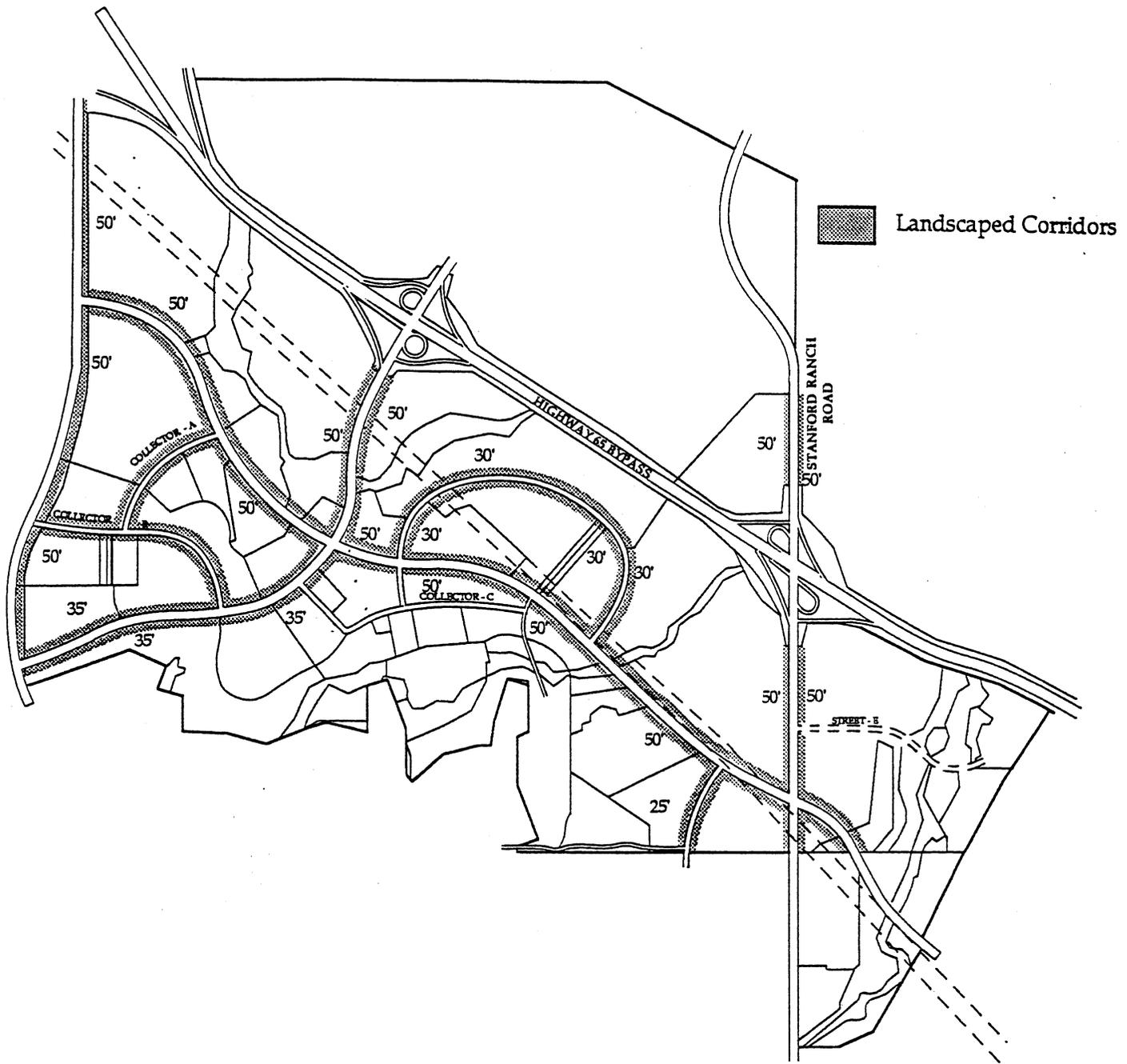


Figure 11
Scenic Corridors

5/17/90

IV. PROPOSED BOND ISSUES

Bond Issue Description

\$70.5 million is needed to finance the infrastructure improvements funded by CFD No. 1. Either a single large Mello-Roos special tax bond issue or a series of smaller bond issues would finance the infrastructure improvements over the next several years. A single large bond issue would ensure that all financing is in place to develop the project and would lock in the bond interest rates. A series of bond issues would allow for development to occur in phases associated with the project approvals. However, a series of bond issues may increase bond issuance costs, and bond debt service may increase if interest rates are greater than projected in this analysis.

In the planning process to set up CFD No. 1, two bond issues were assumed with the flexibility to move to a single bond issue should conditions warrant it. One bond issue of approximately \$78.8 million would fund \$60.1 million for improvements and bond costs, and another bond issue of \$13.7 million would fund \$10.4 million for improvements and bond costs. Combined, these two bond issues would total \$92.5 million. In order to provide a contingency, the total bond authorization for CFD No. 1 is set at \$95 million. **Figure 12** shows the infrastructure funded through CFD No. 1 and their distribution by potential bond issue.

Economic and Planning Systems, in conjunction with Bear, Stearns & Co., retained as underwriter by the City, estimated the bond requirements and the maximum amount of annual special taxes necessary to repay the bond interest and principal and CFD No. 1 administration costs. A series of bond issue alternatives were evaluated, but at the time of the formation of CFD No. 1, the exact size of each bond issue and bond interest rates was not known. Therefore, bond interest rates are conservatively assumed to be approximately 100 basis points above the current market at the time of bond sizing. The following analysis presents the alternative of two separate bond issues. This alternative provides conservative assumptions in estimating the bond issue costs, annual debt service, administrative costs, and the maximum annual special tax rates.

Figure 13 shows the key assumptions used to estimate the total bond size for each proposed issue. **Figure 14** summarizes the key features of the proposed bond issues including the amount of construction funding, bond issuance costs, annual debt service, and maximum annual special tax requirements.

Maximum Annual Special Tax Requirement

The total revenue requirement of the special tax is comprised of three major components. The first component is the debt service on the bonds. This includes the annual payments of interest and principal to the bond investors less earnings on the reserve fund. The second component is the annual cost of administering CFD No. 1. The third component is a provision for tax delinquencies. Because not all taxpayers will pay their tax bills promptly, an allowance for delinquencies has been included to ensure that adequate revenue will be collected from the special tax to provide the full amount necessary for debt service and annual administrative expenses.

The amount of revenue needed to offset expenses required to administer CFD No. 1 is estimated to be \$80,000 per year. This amount is inflated at 5% per year through the remainder of the life of CFD No. 1 to reach the highest maximum annual administrative cost. The cost is allocated between the two bond issues. The first two years of City administrative cost is included in the bond sizing as a cost of issuing the bonds.

A special tax coverage factor of 10% provides protection for unusually high periods of tax delinquency. A 10% coverage factor is typical for Mello-Roos CFD special tax bonds. It will only be levied as needed, and therefore the maximum annual special tax may never be fully levied.

Figure 12
North Central Roseville Specific Plan
Staging of Infrastructure Items Funded in Mello-Roos CFD

Facility	Segment Number	Estimated Facility Cost (1)		
		Stage 1	Stage 2	Total Facility Cost
Harding Boulevard Interchange		6,100,000	0	6,100,000
Streets and Roads - with Utilities				
Harding Blvd. South of Bypass	1	2,485,495	0	2,485,495
Harding Blvd. Utility Relocation		39,000	0	39,000
Pleasant Grove Blvd	6A	4,515,360	0	4,515,360
"	7A	0	1,677,505	1,677,505
Roseville Parkway	2	880,555	0	880,555
"	3A	5,939,155	0	5,939,155
"	4A	2,123,130	0	2,123,130
"	4B	1,269,255	0	1,269,255
Diamond Oaks Blvd. and Collector Road D	5	1,630,240	0	1,630,240
East Park Drive	9	0	3,091,315	3,091,315
Collector Road A - Park Parcel 52	11	133,580	0	133,580
Collector Road C (8)	10	1,735,067	0	1,735,067
Collector Road B (8)	12	459,338	0	459,338
Street E	24	1,657,050	0	1,657,050
Stanford Ranch Road, North of Bypass		400,000	0	400,000
Subtotal		23,267,225	4,768,820	28,036,045
Sewer System				
In-Road Sewer Mains		1,577,760	433,320	2,011,080
Sewer Trunk Line - N of Parkway	13	0	880,900	880,900
Sewer Trunk Line - S of Parkway	14	852,874	0	852,874
South to Lift Sta. 2 - Offroad/Out of Area	16	2,375,900	0	2,375,900
South to Dry Creek - Offroad/Out of Area	17	369,620	0	369,620
Sewer to Parcel 34 - offroad	20	0	416,070	416,070
Lift Station No. 1 Improvements		935,000	0	935,000
Lift Station No. 1/Treatment Plant Connection		500,000	0	500,000
Antelope Creek Sewer Facilities		240,000	0	240,000
Dry Creek Sewer Reimbursement		318,028	0	318,028
Subtotal		7,169,182	1,730,290	8,899,472
Water System				
In-Road Water Mains		4,407,365	1,367,120	5,774,485
Water Main - Blue Oaks	18	235,750	0	235,750
Water Main - I-80 to Parcel 36	19	707,825	0	707,825
Water Main - to Parcel 34	21	0	396,175	396,175
Oversizing Reimbursement to Other Areas		800,000	0	800,000
Eureka/Atlantic/Harding Reimbursement		32,000	0	32,000
NCRSP Urban Reserve Oversizing		(238,660)	0	(238,660)
Ovesizing Reimbursements to NCRSP		(1,028,000)	0	(1,028,000)
Subtotal		4,916,280	1,763,295	6,679,575
Storm Drainage				
Detention Basins		1,000,000	0	1,000,000
In-Road Drainage Crossings		379,500	207,000	586,500
Subtotal		1,379,500	207,000	1,586,500

Sources: Economic and Planning Systems and Morton and Pitalo, Inc.

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Figure 12 continued
North Central Roseville Specific Plan
Staging of Infrastructure Items Funded in Mello-Roos CFD

Facility	Segment Number	Estimated Facility Cost (1)		
		Stage 1	Stage 2	Total Facility Cost
NCRSP Schools		9,297,778	948,245	10,246,023
Country Estates Schools		66,123	0	66,123
Neighborhood Parks		600,000	0	600,000
Citywide Parks		570,900	0	570,900
Lighting and Landscaping Improvements	(see note (2))			
Median Landscaping		1,122,630		1,122,630
Highway 65/Harding I/C Landscaping		250,000		250,000
Bikepaths		131,033	100,000	231,033
Park Preserve Improvements & Sidewalks		249,516	200,000	449,516
RMB 404-Permit Related Improvements		432,600	212,600	645,200
Subtotal		2,185,779	512,600	2,698,379
Other				
Fiddyment Electrical Substation		125,000	0	125,000
EIR Reimburseable Costs		150,000	0	150,000
Engineering/Design		1,250,000	0	1,250,000
Staking		1,000,000	0	1,000,000
City Inspection		397,445	88,772	486,217
Management/Contract Administration		1,589,781	355,087	1,944,869
Soils		300,000	0	300,000
Multi-Family Reallocation (13)		(229,000)	0	(229,000)
Subtotal		4,583,227	443,859	5,027,086
TOTAL FACILITY COSTS		60,135,994	10,374,109	70,510,103

Notes:

- (1) All Morton & Pitalo Cost Estimates include 15% contingency
- (2) Cost split estimated for the respective bond issues.

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Source: Economic and Planning Systems, Inc. & Morton & Pitalo, Inc.

Figure 13
NCRSP COMMUNITY FACILITIES DISTRICT
Estimated Bond Sizes for Proposed Issues

(numbers rounded to thousands)

Cost Item	Factors	Potential Bond Issues		
		Stage 1	Stage 2	Total
TOTAL FACILITY COSTS FUNDED BY CFD BONDS (DIRECT COSTS - ROUNDED)		\$60,136,000	\$10,374,000	\$70,510,000
PROFESSIONAL SERVICES AND EXPENSES				
Bond Counsel		\$307,000	\$60,000	\$367,000
Underwriter's Discount	2.00%	\$1,576,000	\$274,000	\$1,850,000
Appraisal		\$25,000	\$25,000	\$50,000
Election Expense		\$5,000	\$0	\$5,000
City Issuance Administration		\$30,000	\$20,000	\$50,000
Tax Rate Consultant and mapping		\$100,000	\$12,500	\$112,500
Engineering Consultant		\$25,000	\$15,000	\$40,000
Financial Advisor		\$37,000	\$20,000	\$57,000
Official Statement Printing		\$20,000	\$20,000	\$40,000
Bond Printing		\$7,000	\$7,000	\$14,000
Paying Agent		\$2,500	\$2,500	\$5,000
Debt Statement		\$400	\$600	\$1,000
Contingency		\$20,000	\$10,000	\$30,000
Expenses During Cap. Int. Period				
City Administration		\$100,000	\$60,000	\$160,000
Paying Agent		\$9,000	\$9,000	\$18,000
Subtotal Bond Issuance Costs		\$2,263,900	\$535,600	\$2,799,500
BOND RESERVE FUND	10.00%	\$7,878,500	\$1,369,400	\$9,247,900
CAPITALIZED INTEREST (24 Months)		\$13,866,200	\$2,410,100	\$16,276,300
LESS EARNINGS DURING CONSTRUCTION PERIOD (1)		(\$5,359,600)	(\$995,400)	(\$6,355,000)
TOTAL BOND SIZE (2)		\$78,785,000	\$13,693,700	\$92,478,700

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(1) This amount varies depending on the construction draw down schedule and the amount of capitalized interest.

(2) Total bond size is calculated as 131% of the Phase 1 construction proceeds and 132% of Phase 2.

Source: Bear Stearns & Co., Inc. and Economic and Planning Systems

Figure 14
North Central Roseville Specific Plan Area
Estimated Mello-Roos CFD Bond Issue for Facilities

(numbers rounded to thousands)

Bond Size	Allocation % (1)	Stage I (August 1, 1990)	Stage II (July 1, 1991)	Total
Construction Proceeds (Facility Costs)	76.3%	\$60,136,000	\$10,374,000	\$70,510,000
Professional Services and Expenses (2)	2.9%	\$2,263,900	\$535,600	\$2,799,500
Bond Reserve Fund (3)	10.0%	\$7,878,500	\$1,369,400	\$9,247,900
Capitalized Interest (24 Months) (4)	17.6%	\$13,866,200	\$2,410,100	\$16,276,300
Less Earnings on Construction Fund (5)	(6.8%)	(\$5,359,600)	(\$995,400)	(\$6,355,000)
Total Bond Size (Estimated Bond Debt)	100.0%	\$78,785,000	\$13,693,700	\$92,478,700
Land Value Needed to Support Bonds	3:1 ratio	\$236,355,000	\$41,081,100	\$277,436,100

Annual Special Tax Requirement	Assumptions	Stage I	Stage II	Total
Annual Gross Debt Service (6) (assuming 8.8% avg coupon rate on 30 and 25 year bonds respectively)		\$7,533,000	\$1,371,600	\$8,904,600
(Less Earnings on Reserve Fund; 7.06% interest) (7)		(\$556,222)	(\$96,680)	(\$653,000)
Annual Net Debt Service		\$6,976,778	\$1,274,920	\$8,252,000
CFD Administration (8)		\$228,000	\$140,000	\$368,000
Coverage Factor (Debt service & Admin) (9)	10%	\$720,500	\$141,500	\$862,000
Maximum Annual Special Tax Requirement (10)		\$7,925,278	\$1,556,420	\$9,482,000

Source: Economic and Planning Systems

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Figure 14 continued
North Central Roseville Specific Plan Area
Notes for the
Estimated Mello-Roos CFD Bond Issue for Infrastructure Table

NOTES:

- (1) **ALLOCATION:** Average allocation percentages for Stage 1 bonds. Stage 2 percentages are similar to these.
- (2) **PROFESSIONAL SERVICES AND EXPENSES:** Includes underwriter's discount (assumes 2.0% of total issue) bond counsel (assumes 0.4% of total issue), tax rate consultant, appraisal, election expense, and other related expenses.
- (3) **BOND RESERVE FUND:** A maximum of 10% of the total bond size is held in a reserve fund to cover delinquencies in payment of the special tax.
- (4) **CAPITALIZED INTEREST:** This funds the first 24 months of the interest payments on the bond issues and the first year of the CFD administrative costs.
- (5) **LESS CONSTRUCTION FUND EARNINGS:** Amount varies depending on the construction draw down schedule and the amount of capitalized interest. This is used as a balancing figure.
- (6) **ANNUAL GROSS DEBT SERVICE:** Based on both stages of bonds being sold with an 8.8% average coupon rate. The first stage of bonds is assumed to have a 30-year maturity while the second stage, due to its smaller size, is assumed to have a 25-year maturity.
- (7) **LESS RESERVE EARNINGS:** Annual earnings on the bond reserve fund are subtracted from the gross debt service in order to estimate net debt service payable. The assumed reinvestment rate is 7.06%.
- (8) **CFD ADMINISTRATION:** These costs include a fiscal or paying agent, County charges to put taxes on the tax roles, and setting the tax levy for each parcel based on the special tax formula. Generally runs between 2% and 5% of the annual debt service.
- (9) **COVERAGE FACTOR:** This is the allowance for delinquencies in annual special tax payments. Any delinquencies in the first year are covered by the Bond Reserve Fund (see note (2)). In subsequent years the coverage factor will be assessed to replenish the Bond Reserve Fund and to cover any expected delinquencies for the next year. If all payments were made on time, the City would not levy the additional 10% authorized when determining the CFD's annual costs.
- (10) **MAXIMUM ANNUAL SPECIAL TAX:** Conservative assumptions are used in all cases in order to set the maximum annual special tax. If any estimates are less than the conservative assumptions used, then the City will levy an annual tax at a rate less than the maximum authorization.

V. SPECIAL TAX AND CFD NO. 1 COST ALLOCATION

The facility costs and maximum annual special taxes were assigned to each parcel in CFD No. 1 based on the relative benefits. This six step process included:

- determining which facilities benefited which parcels - this resulted in the formation of special tax areas;
- allocating facility costs by land use;
- reducing the cost allocated to the multi-family land uses;
- allocating the maximum annual special tax by facility group;
- allocating the maximum annual special tax by land use within each facility cost allocation group; and,
- allocating the maximum annual special tax by parcel.

This section describes the methodology used in each of these steps.

Special Tax Areas

The first step in the allocation process was to determine the parcels that benefited from the various facilities being funded through CFD No. 1. This resulted in dividing CFD No. 1 into six special tax areas. Each of the six areas was then allocated some or all of the facility cost for specific CFD No. 1 facilities. These areas are shown on **Figure 2** in Chapter I. This figure also indicates the facility groups allocated to each special tax area. These groups contain one or more of the CFD No. 1 facilities as described below:

- **Base Allocation** - The base allocation was spread to all parcels within CFD No. 1 and includes streets and roads (excluding most of Collector Road B), water improvements, neighborhood and citywide parks, a portion of the lighting and landscaping improvements, city inspection costs, and other engineering and management costs. The costs were reduced by the portion of the multi-family allocation spread to the RMB-owned single-family parcels (see "Owner Allocations" and the following section on cost allocation).
- **Sewer Allocation** - A few of the parcels in the southern portion of CFD No. 1 already have sewer service and did not benefit from the planned sewer lines; therefore, these parcels were not allocated any of the sewer facility cost. The sewer allocation includes all of the sewer facilities in CFD No. 1 except the Dry Creek sewer line reimbursements. The costs were reduced by the portion of the multi-family allocation spread to the RMB-owned single-family parcels.

- **Storm Drainage Allocation** - A few of the parcels in the eastern portion of the CFD No. 1 are in a different drainage shed from the rest of the parcels and did not benefit from the drainage facilities; therefore, they were not allocated any of the storm drainage facility cost. The storm drainage facility allocation includes the detention basins and the in-road drain crossings. The costs were reduced by the portion of the multi-family allocation spread to the RMB-owned single-family parcels.
- **School Allocation** - The school allocation includes the total potential CFD No. 1 funding for the NCRSP schools plus the prepayment of Country Estates K-8 school impact fees.
- **Owner Allocations** - The properties owned by RMB realty and Roseville 150 were each allocated costs for benefits only their parcels receive. For RMB these included 404-permit related improvements, Collector Road B fronting Parcel 14, a share of the Dry Creek sewer line reimbursement, and the sum of the multi-family allocation shifted to single-family parcels from the above allocations.

The Roseville 150 allocation includes a share of the Dry Creek sewer line reimbursement. In addition, there is an allocation reduction in their non-residential subsidy of the plan area's multi-family development in order to provide a proper overall cost allocation.

Facility Cost and Special Tax Allocation

The allocation of costs and the maximum annual special tax to each parcel was completed in several steps. First, the costs were allocated to each of the facility cost groups described above. Based on this cost allocation, the percentage of the total cost was calculated for each facility cost group. This percentage was then applied to the total maximum annual special tax to calculate each facility cost groups share of the special tax. **Figure 15** shows each cost group's facility cost and bond debt allocation, percent share of costs, and share of the maximum annual special tax.

The second step in the allocation process was allocating the cost of each individual facility to the land uses within each special tax area. This was accomplished by determining appropriate allocation factors for each of the facilities and applying these factors to the facility cost based on the amount of land use sharing in a particular facility cost group. The allocation assumptions used to spread the facility costs and actual allocations are included in the technical appendix. In general, facility costs were spread in the following manner:

<u>Facility</u>	<u>Allocation Factor</u>
Streets and Roads	PM-Peak Trips
Water	Water EDUs (see Appendix)
Sewer	Sewer EDUs (see Appendix)
Storm Drainage	Runoff Coefficients
Parks	Population
Lighting & Landscape	Acres
Schools (residential)	Students
Schools (commercial)	Square Feet
Other	Acres

Base, Sewer, and Storm Drainage Allocation costs allocated to multi-family land uses were reduced by 60% after the initial cost allocation. Fifty-five percent of this reduction was allocated to RMB-owned single-family land uses and the remainder was allocated to non-residential uses. The primary reason for the reallocation of facility costs was the amount of burden placed on the multi-family parcels before the cost reduction. Based on comparative development fees and special assessments in competitive areas, it was determined that giving the multi-family land uses their full allocation would hinder the development of multi-family parcels, a key ingredient to affordable housing in the NCRSP.

The re-allocation of costs to the RMB-owned single-family parcels was based on the shift of 50% of their affordable-housing requirement to multi-family parcels. The re-allocation equals the approximate cost of building the full affordable-housing requirement for single-family land uses based on information received from the City's Redevelopment Agency.

The re-allocation of costs to non-residential parcels was premised on the need and demand for affordable housing created by non-residential development. The allocation of these costs between non-residential land uses was based on the estimated number of employees for each land use. After the re-allocation of multi-family costs to the non-residential land uses, it was determined that the Roseville 150-owned parcels had been allocated more than their share of costs based on the ratio of non-residential land owned to multi-family land owned. For this reason, the Roseville-150 non-residential land use's facility cost allocation was reduced by \$229,000. This amount was also reduced from the overall facility costs funded through CFD No. 1.

After the allocation of costs by land use, an overall cost per unit (for residential uses) or per acre (for non-residential uses) was calculated for each land use for each facility cost group. **Figure 16** shows the cost per unit or acre by land use, facility cost group, and special tax area.

The maximum annual special taxes were spread to each land use within a facility cost group based on each land use's share of the total cost. A maximum annual special tax per unit or acre was then calculated. This allocation of the special tax is shown in **Figure 17** by land use,

facility cost group, and special tax area.

The final step in the allocation process was the actual allocation of facility cost and maximum annual special tax to each parcel included in CFD No. 1. This was accomplished by dividing the parcels into their respective special tax areas, identifying the units or acres of each parcel, and multiplying the units or acres by the maximum annual special tax and facility cost allocation per unit or acre. **Figure 18** shows, by special tax area, the acres, units, special tax, facility cost, and bond debt allocated to each parcel.

Figure 15
North Central Roseville Specific Plan
Allocation of Mello-Roos CFD Infrastructure Costs
and Maximum Annual Special Tax

Facility	Facility Cost	Bond Debt	Percent of Total Cost	Maximum Annual Special Tax
		131.16%		
Base Facilities (1)	\$46,413,171	\$60,873,800	65.61%	\$6,241,647
Sewer Facilities (2)	\$7,499,464	\$9,836,000	10.60%	\$1,008,529
Storm Drainage Facilities (3)	\$1,537,969	\$2,017,100	2.17%	\$206,826
K-8 Schools (4)	\$10,312,146	\$13,525,000	14.58%	\$1,386,778
Allocation to RMB-Owned Parcels (5)	\$4,799,324	\$6,294,600	6.78%	\$645,413
Allocation to Roseville 150-Owned Parcels (6)	\$177,028	\$232,200	0.25%	\$23,807
Subtotal	\$70,739,103	\$92,779,000	100.00%	\$9,513,000
Roseville 150 Multi-Family Allocation Credit	(\$229,000)	(\$300,300)		(\$30,789)
TOTAL	\$70,510,103	\$92,478,700		\$9,482,211

- (1) The "Base" allocation of facility costs includes streets and roads (excluding most of Collector Road B), water improvements, neighborhood and citywide parks, a portion of lighting and landscaping improvements, and other engineering and management costs. The costs are reduced by the portion of the multi-family allocation spread to the RMB-owned single-family parcels (see note 5).
- (2) The "Sewer" allocation includes all Plan Area sewer mains, lift station, and force main improvements less the portion of the multi-family allocation spread to the RMB-owned single-family parcels (see "Owner Allocations"). It does not include the Dry Creek Sewerline reimbursements allocated to RMB and Roseville 150-owned parcels.
- (3) The "Storm Drainage" allocation includes detention basins in-road storm drain crossings less the portion of the multi-family allocation spread to the RMB-owned single-family parcels (see note 5).
- (4) The "School" allocation includes the total potential Mello-Roos funding for NCRSP schools plus the prepayment of Country Estates K-8 school impact fees.
- (5) The "Allocation to RMB-Owned Parcels" includes 404-permit related improvements, Collector Road B fronting Parcel 14, the NCRSP share of the Dry Creek Sewer Line reimbursement, and the sum of the multi-family allocation shifted to single-family parcels from the above allocations.
- (6) The "Allocation to Roseville 150-Owned Parcels" includes the Roseville 150 share of the Dry Creek Sewer Line reimbursement.

Figure 16
North Central Roseville Specific Plan
Allocation of Facility Costs Funded Through the Mello-Roos
And Estimated Bond Debt by Special Tax Area

Special Tax Area	Land Use	Facility Cost Allocation					Total Facility Cost Per Unit	Total Facility Cost Per Acre	Bond Debt	
		Base	Sewer	Storm Drain	Schools	Owner Allocation				
1	Single Family-Low (1) Single Family-Medium (1) Multi-Family	Per Unit					\$14,349 \$12,585 \$2,841		131.16%	
		\$6,430	\$1,173	\$233	\$3,480	\$3,032			Per Unit	
		\$4,831	\$1,173	\$142	\$3,480	\$2,959			\$18,820	
		\$1,099	\$469	\$25	\$1,168	\$80		\$16,507		
	Commercial Regional Commercial Highway Commercial Business Park/Comm. Light Industrial	Per Acre							Per Acre	
		\$52,241	\$5,522	\$1,901	\$1,994	\$1,299			\$62,957	\$82,572
		\$63,558	\$6,054	\$1,925	\$1,845	\$1,432			\$74,815	\$98,124
		\$68,574	\$5,522	\$1,901	\$1,736	\$1,515			\$79,249	\$103,940
		\$53,983	\$6,266	\$1,935	\$2,148	\$1,299			\$65,632	\$86,081
		\$31,432	\$8,671	\$1,448	\$2,370	\$1,039	\$44,960	\$58,968		
2	Single Family-Low (1)	Per Unit					\$10,143		Per Unit	
		\$6,430		\$233	\$3,480				\$13,304	
3	Multi-Family	Per Unit					\$2,736		Per Unit	
		\$1,099	\$469		\$1,168				\$3,589	
	Business Park/Comm.	Per Acre							Per Acre	
\$53,983		\$6,266		\$2,148		\$62,398			\$81,839	
4	Single Family-Low (1) Single Family-Medium (1) Multi-Family	Per Unit					\$11,317 \$9,627 \$2,761		Per Unit	
		\$6,430	\$1,173	\$233	\$3,480				\$14,843	
		\$4,831	\$1,173	\$142	\$3,480				\$12,626	
		\$1,099	\$469	\$25	\$1,168		\$3,621			
	Commercial Business Park/Comm.	Per Acre							Per Acre	
		\$52,241	\$5,522	\$1,901	\$1,994				\$61,658	\$80,869
	\$53,983	\$6,266	\$1,935	\$2,148		\$64,333	\$84,377			
5	Multi-Family	Per Unit					\$2,997		Per Unit	
		\$1,099	\$469		\$1,168	\$261			\$3,930	
	Commercial Business Park/Comm.	Per Acre							Per Acre	
\$52,241		\$5,522		\$1,994	(\$732)	\$59,025			\$77,415	
	\$53,983	\$6,266		\$2,148	(\$732)	\$61,665	\$80,878			
6	Commercial Regional Commercial	Per Acre							Per Acre	
		\$52,241	\$5,522	\$1,901	\$1,994	(\$732)			\$60,926	\$79,908
	\$63,558	\$6,054	\$1,925	\$1,845	(\$732)	\$72,650	\$95,285			

(1) Single-family low-density land use is zoned R-3, 4, or 5; medium density is zoned R-6.

Figure 17
North Central Roseville Specific Plan
Maximum Annual Special Taxes
by Special Tax Area

Special Tax Area	Land Use	Maximum Annual Special Tax					Maximum Annual Tax Per Unit	Maximum Annual Tax Per Acre
		Base	Sewer	Storm Drain	Schools	Owner Allocation		
1	Single Family-Low (1) Single Family-Medium (1) Multi-Family	Per Unit						
		\$865	\$158	\$31	\$468	\$408	\$1,930	
		\$650	\$158	\$19	\$468	\$398	\$1,692	
		\$148	\$63	\$3	\$157	\$11	\$382	
	Commercial Regional Commercial Highway Commercial Business Park/Comm. Light Industrial	Per Acre						
		\$7,025	\$743	\$256	\$268	\$175	\$8,466	
		\$8,547	\$814	\$259	\$248	\$193	\$10,061	
		\$9,222	\$743	\$256	\$233	\$204	\$10,657	
		\$7,260	\$843	\$260	\$289	\$175	\$8,826	
		\$4,227	\$1,166	\$195	\$319	\$140	\$6,046	
2	Single Family-Low (1)	Per Unit						
		\$865		\$31	\$468		\$1,364	
3	Multi-Family	Per Unit						
		\$148	\$63		\$157		\$368	
	Business Park/Comm.	Per Acre						
	\$7,260	\$843		\$289		\$8,391		
4	Single Family-Low (1) Single Family-Medium (1) Multi-Family	Per Unit						
		\$865	\$158	\$31	\$468		\$1,522	
		\$650	\$158	\$19	\$468		\$1,295	
		\$148	\$63	\$3	\$157		\$371	
	Commercial Business Park/Comm.	Per Acre						
		\$7,025	\$743	\$256	\$268		\$8,292	
		\$7,260	\$843	\$260	\$289		\$8,652	
5	Multi-Family	Per Unit						
		\$148	\$63	\$3	\$157	\$35	\$406	
	Commercial Business Park/Comm.	Per Acre						
		\$7,025	\$743	\$256		(\$98)	\$7,925	
	\$7,260	\$843	\$260		(\$98)	\$8,264		
6	Commercial Regional Commercial	Per Acre						
		\$7,025	\$743	\$256	\$268	(\$98)	\$8,193	
	\$8,547	\$814	\$259	\$248	(\$98)	\$9,770		

(1) Single-family low-density land use is zoned R-3, 4, or 5; medium density is zoned R-6.

Figure 18
North Central Roseville Specific Plan
Estimated Allocation of Mello-Roos Maximum Annual Special Tax,
Facility Costs, and Bond Debt to Specific Parcels

Original Taxable Parcel (1)	Land Use	Ownership	Acres	Units	Maximum Annual Special Tax		Facility Cost		Bond Debt 131.16%
					Per Unit	Total	Per Unit	Total	
Special Tax Area 1									
1B	R-5	RMB	75.00	345	\$1,930	\$665,731	\$14,349	\$4,950,405	\$6,492,778
2B	R-5	RMB	23.05	120	\$1,930	\$231,559	\$14,349	\$1,721,880	\$2,258,358
3	R-6	RMB	26.25	157	\$1,692	\$265,722	\$12,585	\$1,975,920	\$2,591,547
4B	R-3	RMB	56.70	169	\$1,930	\$326,112	\$14,349	\$2,424,981	\$3,180,520
5	R-3	RMB	27.19	82	\$1,930	\$158,232	\$14,349	\$1,176,618	\$1,543,211
6	R-3	RMB	7.25	21	\$1,930	\$40,523	\$14,349	\$301,329	\$395,213
7	R-3	RMB	10.26	25	\$1,930	\$48,241	\$14,349	\$358,725	\$470,491
8	R-6	RMB	12.91	80	\$1,692	\$135,400	\$12,585	\$1,006,838	\$1,320,534
9	R-6	RMB	6.33	38	\$1,692	\$64,315	\$12,585	\$478,248	\$627,253
14B	R-6	RMB	18.05	120	\$1,692	\$203,100	\$12,585	\$1,510,257	\$1,980,801
15	R-6	RMB	25.70	154	\$1,692	\$260,644	\$12,585	\$1,938,163	\$2,542,027
20	R-25	RMB	34.42	832	\$382	\$317,860	\$2,841	\$2,363,621	\$3,100,043
21	R-20	RMB	14.85	304	\$382	\$116,141	\$2,841	\$863,631	\$1,132,708
24	R-20	RMB	16.76	343	\$382	\$131,041	\$2,841	\$974,426	\$1,278,022
25	R-20	RMB	15.64	320	\$382	\$122,254	\$2,841	\$909,085	\$1,192,324
26	R-20	RMB	10.85	223	\$382	\$85,196	\$2,841	\$633,519	\$830,901
27	R-20	RMB	8.59	174	\$382	\$66,476	\$2,841	\$494,315	\$648,326
28	R-20	RMB	3.58	72	\$382	\$27,507	\$2,841	\$204,544	\$268,273
30	Comm	RMB	3.97			\$33,612	\$62,957	\$249,939	\$327,812
31	Comm	RMB	13.96		\$8,466	\$118,192	\$62,957	\$878,880	\$1,152,709
32	Comm	RMB	12.40		\$8,466	\$104,984	\$62,957	\$780,667	\$1,023,896
34	Highway Comm	RMB	41.47		\$10,657	\$441,961	\$79,249	\$3,286,442	\$4,310,382
35A	Regional Comm	RMB	91.69		\$10,061	\$922,501	\$74,815	\$6,859,759	\$8,997,019
39A	B-P/Comm	RMB	21.80		\$8,826	\$192,411	\$65,632	\$1,430,778	\$1,876,558
40	B-P/Comm	RMB	49.43		\$8,826	\$436,279	\$65,632	\$3,244,190	\$4,254,966
41	B-P/Comm	RMB	3.48		\$8,826	\$30,715	\$65,632	\$228,399	\$299,561
42	B-P	RMB	59.51		\$8,826	\$525,247	\$65,632	\$3,905,760	\$5,122,659
43	B-P	RMB	36.65		\$8,826	\$323,480	\$65,632	\$2,405,413	\$3,154,855
44	B-P	RMB	20.42		\$8,826	\$180,231	\$65,632	\$1,340,205	\$1,757,767
47	Daycare Center	RMB	1.09		\$8,466	\$9,228	\$62,957	\$68,623	\$90,004
48	Light Industrial	RMB	88.23		\$6,046	\$533,459	\$44,960	\$3,966,829	\$5,202,754
49B	Light Industrial	RMB	100.77		\$6,046	\$609,279	\$44,960	\$4,530,628	\$5,942,214
54a	Park Pre. (R-20)	RMB	2.70	22	\$382	\$8,405	\$2,841	\$62,500	\$81,972
54b	Park Pre. (R-20)	RMB	2.70	22	\$382	\$8,405	\$2,841	\$62,500	\$81,972
	Subtotal		943.65	3,623		\$7,744,441		\$57,588,019	\$75,530,430

Figure 18 continued
North Central Roseville Specific Plan
Estimated Allocation of Mello-Roos Maximum Annual Special Tax,
 Facility Costs, and Bond Debt to Specific Parcels

Original Taxable Parcel	Land Use	Ownership	Acres	Units	Maximum Annual Special Tax		Facility Cost		Bond Debt	
					Per Unit	Per Acre	Total	Per Unit	Per Acre	Total
Special Tax Area 2										
12Aa	R-4	CD COMM	25.50	82	\$1,364	\$111,855	\$10,143	\$831,757	\$1,090,904	
13A	R-5	Mourier	17.40	90	\$1,364	\$122,767	\$10,143	\$912,905	\$1,197,334	
015-360-21-0-0	R-1 (4)	Ron Ward	6.00	19	\$1,364	\$25,918	\$10,143	\$192,724	\$252,770	
	Subtotal		48.90	191		\$260,540		\$1,937,386	\$2,541,008	
Special Tax Area 3										
22	R-20	333 Mavrias	17.00	340	\$368	\$125,101	\$2,736	\$930,256	\$1,220,091	
46	B-P	333 Mavrias	13.20		\$8,391	\$110,764	\$62,398	\$823,650	\$1,080,270	
	Subtotal		30.20	340		\$235,865		\$1,753,906	\$2,300,361	
Special Tax Area 4										
10	R-4	RMB	8.53	20	\$1,522	\$30,438	\$11,317	\$226,337	\$296,856	
11	R-6	CD COMM	3.42	20	\$1,295	\$25,893	\$9,627	\$192,539	\$252,527	
12Ab	R-4	CD COMM	25.50	83	\$1,522	\$126,317	\$11,317	\$939,300	\$1,231,954	
16	R-3	City of Rose.	1.10	3	\$1,522	\$4,566	\$11,317	\$33,951	\$44,528	
29	R-20	CD COMM	2.43	50	\$371	\$18,565	\$2,761	\$138,048	\$181,058	
	Subtotal		40.98	176		\$205,778		\$1,530,175	\$2,006,924	
Special Tax Area 5										
23	R-20	Roseville 150	4.50	92	\$406	\$37,381	\$2,997	\$275,700	\$361,598	
33	Comm	Roseville 150	2.60		\$7,925	\$20,606	\$59,025	\$153,464	\$201,279	
45	B-P	Roseville 150	1.10		\$8,264	\$9,091	\$61,665	\$67,832	\$88,966	
	Subtotal		8.20	92		\$67,077		\$496,996	\$651,842	

Figure 18 continued
North Central Roseville Specific Plan
Estimated Allocation of Mello-Roos Maximum Annual Special Tax,
Facility Costs, and Bond Debt to Specific Parcels

Original Taxable Parcel	Land Use	Ownership	Acres	Units	Maximum Annual Special Tax		Facility Cost		Bond Debt	
					Per Unit	Per Acre	Per Unit	Per Acre	Total	Total
(1)					(2)					
Special Tax Area 6										
36	Regional Comm	Roseville 150	94.70		\$9,770	\$925,226	\$72,650	\$6,879,951	\$9,023,503	
37	Comm	Roseville 150	5.30		\$8,193	\$43,425	\$60,926	\$322,906	\$423,512	
	Subtotal		100.00			\$968,651		\$7,202,857	\$9,447,015	
TOTAL CFD (5)			1,171.93	4,422		\$9,482,400		\$70,509,300	\$92,477,600	

(Notes Follow)

NOTES:

- (1) Original Parcels are those existing at the formation of the CFD. Maximum Annual Taxes assigned to these parcels are divided among successor parcels as development occurs.
- (2) The Maximum Annual Special Tax per unit assumes that assigned to the parcel in the Specific Plan as constructed. the Special Tax formula will be written so that if fewer units are built, the tax per unit will be increased.
- (3) Cost of bond issue -- reserve fund (10%), capitalized interest (24 months), and other costs -- added to the facility costs.
- (4) This is the Assessor's Parcel Number for the Country Estates subdivision. This subdivision is participating in the CFD but is not a part of the NCRSP area.
- (5) Total CFD numbers differ slightly from the original totals due to rounding.

VI. PROPOSED COMMUNITY FACILITIES DISTRICT

Description of the Community Facilities District

The financing plan calls for the City of Roseville to establish CFD No. 1. The boundary map for CFD No. 1 is found in Exhibit B. Parcels within CFD No. 1 will pay an annual special tax based upon the rate and method of apportionment described in Exhibit A.

Determination of the Annual Revenue Requirement and the Annual Special Tax Requirement

Each fiscal year, the City Finance Director or his or her designee will approve the annual revenue requirement and the annual special tax requirement for CFD No. 1. The annual revenue requirement will include the following items:

- Debt Service on Special Tax Bonds
- Replenishment of the Bond Reserve Fund
- Anticipated Tax Delinquencies
- Administration of the Community Facilities District
- Eligible Pay-As-You-Go Expenditures

The annual special tax requirement will be determined by subtracting other available revenues, such as reimbursement payments, fees, or prepaid special taxes, from the annual revenue requirement. The Finance Director will then apply the special tax formula described in Exhibit A of this report to determine the special tax levy for each parcel.

Setting the Annual Special Tax

The maximum annual special tax is assigned on a per parcel basis. CFD No. 1 is divided into six special tax groups. Each special tax group is comprised of one or more parcels and has one landowner at the formation of CFD No. 1. The parcels in each special tax group represent a portion of the total maximum annual special tax. The maximum annual special tax for each parcel by special tax group and the percent of maximum annual tax for each special tax group is shown as Figure 19. The parcel numbers on this map correspond to the CFD No. 1 boundary map parcels which were numbered consecutively.

Each year after the determination of the annual costs by the City Finance Director, each special tax group will be assigned its share of those costs based on its percentage share of the maximum annual special tax. The special tax will be levied in each special tax group in an

amount necessary to pay its share of the annual costs. The levy of the annual special tax will be done first to final use parcels and then to planned parcels. A final use parcel is a single-family parcel that has a final subdivision map or any other parcel that has obtained a use permit. The special tax levy will occur in the following manner:

- Final use parcels will be levied their maximum annual special tax. If this provides too much revenue, the special tax will be lowered proportionately for each parcel until the special tax revenue equals the annual costs;
- If the revenue from final use parcels do not cover the special tax groups annual costs, a special tax will be levied on planned parcels, up to their maximum annual special tax, until the revenue from the special tax group equals its share of the annual costs.

Termination of the Special Tax

The Special Tax will be levied for as long as is needed to pay the principal and interest on debt incurred in order to construct the authorized facilities, the costs and incidental expenses of services, the construction of the authorized facilities, or any authorized pay-as-you-go expenditures.

When all of the expenditures incurred by CFD No. 1 in order to construct the authorized facilities, and to retire any debt associated with this construction, have been paid, the Special Tax shall cease to be levied.

Prepayment of Special Tax

Landowners may prepay the facility costs allocated to a parcel up to 45 days prior to the sale of the first series of special tax bonds or may permanently satisfy the special tax obligation by a cash settlement with the City after the initial sale of bonds as permitted under Government Code Sections 53321 and 53344. Prepayment after the initial bond sale is permitted only under the following conditions:

- The Parcel is a whole original parcel or a successor parcel greater than 10 acres.
- The City determines that the prepayment of the special tax obligation does not jeopardize its ability to make timely payments of debt service on outstanding bonds.
- Any landowner prepaying the special tax obligation must pay any and all delinquent special taxes and penalties prior to prepayment.

The prepayment amount shall be established according to the formula specified within Exhibit A - Rate and Method of Apportionment.

Exemptions

Public use parcels include all publicly owned facilities and parcels planned for public use. Open space, wetlands areas, parks, public landscape corridors, schools, public drainageways, green-belts, and right of way dedicated for public roads are defined as public use parcels. The boundary map excludes the public use parcels contained in the NCRSP. In addition, the tax plan exempts from the special tax all public use parcels based on the proposed tentative maps submitted by the project landowners.

Parcels that are taxable at the time of filing a final map will remain taxable even if the parcel becomes a non-taxable use at a later date unless the special tax obligation is satisfied as described under "Prepayment of Special Tax" above. Tax-exempt parcels that are converted to a taxable parcel status will be subject to the maximum annual special tax based on that parcels land use and CFD No. 1 facilities from which it benefits according to **Figure 20**.

Figure 19
North Central Roseville Community Facilities District No. 1
Maximum Annual Special Tax Per Original Parcel

Special Tax Group	Tentative Map Parcel # (1)	CFD Taxable Parcel # (2)	Land Use	Residential Unit Assignment	Maximum Annual Special Tax	Percent of Total Special Tax		
A	1A	1	R-5	237	\$456,963			
	1B	2	R-5	108	\$208,768			
	2	3	R-5	120	\$231,559			
	3A	4	R-5	132	\$222,738			
	3B	5	R-6	25	\$42,984			
	4	6	R-3	169	\$326,112			
	5	7	R-3	82	\$158,232			
	6	8	R-3	21	\$40,523			
	7	9	R-3	25	\$48,241			
	8	10	R-6	80	\$135,400			
	9	11	R-6	38	\$64,315			
	10	12	R-4	20	\$30,438			
	14B	16	R-6	120	\$203,100			
	15	17	R-6	154	\$260,644			
	16	18	R-3	3	\$4,566			
	20	19	R-25	832	\$317,860			
	21	20	R-20	304	\$116,141			
	24	23	R-20	343	\$131,041			
	25	24	R-20	320	\$122,254			
	26	25	R-20	223	\$85,196			
	27	26	R-20	174	\$66,476			
	28	27	R-20	72	\$27,507			
	30	29	Commercial		\$33,612			
	31	30	Commercial		\$118,192			
	32	31	Commercial		\$104,984			
	34	33	Highway Commercial		\$441,961			
	35	34	Regional Commercial		\$922,501			
	39A	38	Business Park/Commercial		\$192,411			
	40	39	Business Park/Commercial		\$436,279			
	41	40	Business Park/Commercial		\$30,715			
	42	41	Business Park		\$525,247			
	43	42	Business Park		\$323,480			
	44	43	Business Park		\$180,231			
	47	46	Daycare Center		\$9,228			
	48	47	Light Industrial		\$533,459			
	49	48	Light Industrial		\$609,279			
	54A	49	Park Preserve (R-20)	22	\$8,405			
	54B	50	Park Preserve (R-20)	22	\$8,405			
			Subtotal Group A		3,646		\$7,779,445	82.04%
	B	11	13	R-6	20		\$25,893	
		12A	14	R-4	165		\$238,172	
		29	28	R-20	50		\$18,565	
			Subtotal Group B		235		\$282,629	2.98%
	C	13A	15	R-5	90		\$122,767	1.29%
	-0-0		51 (015-360-21-0-0)	R-1 (Country Estates)	19		\$25,918	0.27%
	E	22	21	R-20	340		\$125,101	
		46	45	Business Park			\$110,764	
			Subtotal Group E		340		\$235,865	2.49%
	F	23	22	R-20	92		\$37,381	
		33	32	Commercial			\$20,606	
36		35	Regional Commercial		\$925,226			
37		36	Commercial		\$43,425			
	45	44	<i>Business Park</i>		\$9,091			
		Subtotal Group F		92	\$1,035,728	10.92%		
		TOTALS		4,422	\$9,482,352	100.00%		

(1) Parcel numbers as shown on June 1990 Tentative Map. These parcels differ slightly from the May 7, 1990 NCRSP parcel numbers.

(2) Parcel numbers are as designated in the North Central Roseville CFD No. 1 Boundary Map. Parcel 51 also shows its Assessor's Parcel Number.

Figure 20
North Central Roseville Community Facilities District No. 1
Maximum Annual Special Tax by Facility and Land Use
for Annexation Parcels and Parcels Converting From Tax-Exempt to Taxable Status

Facility	Residential (Per Unit) (1)			Commercial/Industrial (Per Acre) (1)				
	R-1 to R-5	R-6 to R-15	R-16 to R-30	Commercial	Regional Commercial	Highway Commercial	Business Park Commercial	Light Industrial
Street and Roads	\$366	\$308	\$253	\$5,381	\$6,736	\$7,578	\$5,381	\$2,050
Water	\$227	\$169	\$169	\$471	\$471	\$471	\$471	\$1,121
Sewer	\$158	\$158	\$63	\$743	\$814	\$743	\$843	\$1,166
Storm Drainage	\$31	\$19	\$3	\$256	\$259	\$256	\$260	\$195
Neighborhood Parks	\$47	\$37	\$31					
Schools	\$468	\$468	\$157	\$268	\$248	\$233	\$289	\$319
Lighting & Landscaping	\$63	\$38	\$11	\$236	\$236	\$236	\$236	\$236
Engineering and Related Costs (2)	\$73	\$44	\$13	\$271	\$271	\$271	\$271	\$271
Other (3)	\$89	\$54	\$16	\$332	\$332	\$332	\$332	\$332
Special Tax Group A Allocation (4)	\$408	\$398	\$11	\$175	\$193	\$204	\$175	\$140
Special Tax Group F Allocation (5)			\$35	(\$98)	(\$98)	(\$98)	(\$98)	(\$98)

- Notes:
- (1) Land Uses as specified in the NCRSP.
 - (2) Engineering and Related Costs include engineering design of facilities, staking, city inspection, infrastructure planning, and soils testing.
 - (3) Other CFD costs include EIR reimburseable costs, management/contract administration, and Fiddlyment Electrical Substation.
 - (4) Parcels originally under the ownership of RMB Realty at the time of the formation of the CFD are allocated Dry Creek Sewerline reimbursements, a portion of Collector Road B, 404 Permit-related lighting and landscaping, and a multi-family housing tax adjustment.
 - (5) Parcels originally under the ownership of Roseville 150 at the time of the formation of the CFD are allocated Dry Creek Sewerline reimbursements.

Source: Economic and Planning Systems

VII. TECHNICAL APPENDIX

This chapter includes the cost allocation tables referenced in chapter V. along with several tables that provide additional detail on the estimating of key CFD No. 1 facility costs. In addition, worksheets are provided that calculate estimated credits for the City's Regional Road Fee and Neighborhood and Citywide Park Fees.

**North Central Roseville Specific Plan
Allocation of Mello-Roos Construction Costs to Land Uses — Detail
Base Allocation**

Facility	Estimated Cost	Residential			Commercial/Industrial				Allocation Factor	
		Low Density	Medium Density	High Density	Comm	Regional Comm	Highway Comm	Business Park/COMM		Light Industrial
Street and Roads (Excluding part of Collector B)	\$33,786,661	\$2,882,796	\$1,301,097	\$5,247,996	\$1,573,435	\$9,336,449	\$2,336,804	\$8,226,921	\$2,881,163	Trips
Water	\$6,679,575	\$1,790,095	\$715,592	\$944,575	\$137,583	\$652,223	\$145,106	\$719,370	\$1,575,030	Water EDUs
Neighbor. & Citywide Parks	\$1,170,900	\$368,422	\$154,463	\$648,015	\$68,887	\$326,563	\$72,653	\$360,183	\$331,118	Population
Lighting & Landscaping (1)	\$2,053,179	\$496,642	\$162,336	\$234,796	\$176,348	\$835,994	\$185,991	\$922,060	\$847,655	Acres
Other	\$5,256,086	\$1,271,392	\$415,575	\$601,072	\$97,865	\$695,906	\$103,216	\$869,890	\$305,766	Employees
Multi-Family Adjustment (2)	(\$2,533,230)			(\$4,605,873)						
TOTALS	\$46,413,171	\$6,809,348	\$2,749,062	\$3,070,582	\$2,054,117	\$11,847,135	\$2,843,770	\$11,098,424	\$5,940,732	
Total Units/Acres		Units 1,059	569	2,794	Acres 39.3	186.4	41.5	205.6	189.0	
Total Cost Per Acre		\$6,430	\$4,831	\$1,099	\$52,241	\$63,558	\$68,574	\$53,983	\$31,432	
Total Cost/Dwelling Unit		14.7%	5.9%	6.6%	4.4%	25.5%	6.1%	23.9%	12.8%	
Percent of Total	100.0%									
Units Per Acre		3.7	6.1	20.8						
Maximum Annual Special Tax										
Total	\$6,241,647	\$915,722	\$369,694	\$412,932	\$276,238	\$1,593,204	\$382,430	\$1,492,517	\$798,910	
Per Unit		\$865	\$650	\$148						
Per Acre					\$7,025	\$8,547	\$9,222	\$7,260	\$4,227	

(1) A portion of the Lighting and Landscaping costs are for wetlands mitigation for RMB-owned parcels; therefore, those costs are not included in the Base Allocation.

(2) 60% of the multi-family cost allocation is shifted to single-family and commercial land uses due to the need to have special tax rates that do not preclude multi-family units from being constructed. The cost reduction in the "Estimated Cost" column (55% of the total shift) is allocated to RMB-owned single-family residential land uses. The shift of the tax to Commercial/Industrial land reflects the tie between employment generation and the requirement for affordable housing.

Source: Economic and Planning Systems

**North Central Roseville Specific Plan
Cost Allocation Formulas
Base Allocation**

Allocation Assumptions	TOTAL	Residential			Commercial/Industrial				
		Low Density	Medium Density	High Density	Comm.	Regional Comm.	Highway Comm.	Business Park/COMM	Light Industrial
Taxable Acres	1,171.94	283.5	92.7	134.0	39.3	186.4	41.5	205.6	189.0
% Distribution of Acres	100.0%	24.2%	7.9%	11.4%	3.4%	15.9%	3.5%	17.5%	16.1%
Units	4,422	1,059	569	2,794					
% Distribution of Units	100.0%	23.9%	12.9%	63.2%					
Water EDUs (1)									
EDU's per Unit or Acre		1.00	0.74	Per Unit	2.07	2.07	2.07	2.07	4.93
Total Water EDUs	3,952	1,059.00	423.34	558.80	81.39	385.85	85.84	425.57	931.77
% Distribution of Water EDUs	100.0%	26.8%	10.7%	14.1%	2.1%	9.8%	2.2%	10.8%	23.6%
Commercial Square Feet	8,650,000				490,000	2,150,000	450,000	2,760,000	2,800,000
% Distribution of Units	100.0%				5.7%	24.9%	5.2%	31.9%	32.4%
Trips - By Trips per EDU (from Jack Peers) (2)									
PM Peak Trips/ Unit or Acre		1.00	0.84	0.69	14.70	18.40	20.70	14.70	5.60
Total Trips	12,412	1,059.00	477.96	1,927.86	578.00	3,429.76	858.43	3,022.17	1,058.40
% Distribution of Trips	100.0%	8.5%	3.9%	15.5%	4.7%	27.6%	6.9%	24.3%	8.5%
Persons/Per Household (3)		2.64	2.06	1.76					
Population	8,885	2,796	1,172	4,917					
% Distribution of Pop.	100.0%	31.5%	13.2%	55.3%					
Employees Per Acre (4)					20.00	30.00	20.00	34.00	13.00
Employees	16,655	786	5,592	829	786	5,592	829	6,990	2,457
% Distribution	100.0%	4.7%	33.6%	5.0%	4.7%	33.6%	5.0%	42.0%	14.8%

Source: Economic and Planning Systems

(1) Based on estimated water flows per City of Roseville (see worksheet in back).

(2) Fehr & Peers, "Cost Shares for Roseville Roadway Improvements," 11/8/88, Table 1.

(3) NCRSP Specific Plan.

(4) From McDonald Associates, "Revised Roseville 2005 Forecasts," May 1986; reviewed by Roseville Planning staff February 11, 1988.

**North Central Roseville Specific Plan
Allocation of Mello-Roos Construction Costs to Land Uses — Detail
Sewer Allocation**

Facility	Estimated Cost	Residential			Commercial/Industrial				Allocation Factor	
		Low Density	Medium Density	High Density	Comm	Regional Comm	Highway Comm	Business Park/COMM		Light Industrial
Sewer System In-Road Off-road	\$2,011,080 \$6,570,364	\$238,708 \$779,880	\$156,480 \$511,234	\$768,377 \$2,510,350	\$41,091 \$134,247	\$194,795 \$636,411	\$43,338 \$141,588	\$214,849 \$701,929	\$353,442 \$1,154,725	Sewer EDUs Sewer EDUs
Multi-Family Adjustment (1)	(\$1,081,980)			(\$1,967,236)	\$41,800	\$297,232	\$44,085	\$371,543	\$130,597	Employees
TOTALS	\$7,499,464	\$1,018,588	\$667,715	\$1,311,491	\$217,137	\$1,128,437	\$229,010	\$1,288,321	\$1,638,764	
Total Units/Acres		Units 868	569	2,794	Acres 39.3	186.4	41.5	205.6	189.0	
Total Cost Per Acre Total Cost/Dwelling Unit		\$1,173	\$1,173	\$469	\$5,522	\$6,054	\$5,522	\$6,266	\$8,671	
Percent of Total	100.0%	13.6%	8.9%	17.5%	2.9%	15.0%	3.1%	17.2%	21.9%	
Units Per Acre		3.7	6.1	20.8						
Maximum Annual Special Tax										
Total	\$1,008,529	\$136,980	\$89,794	\$176,369	\$29,201	\$151,752	\$30,797	\$173,254	\$220,381	
Per Unit		\$158	\$158	\$63	\$743	\$814	\$743	\$843	\$1,166	
Per Acre										

(1) 60% of the multi-family cost allocation is shifted to single-family and commercial land uses due to the need to have special tax rates that do not preclude multi-family units from being constructed. The cost reduction in the "Estimated Cost" column (55% of the total shift) is allocated to RMB-owned single-family residential land uses. The shift of the tax to Commercial/Industrial land reflects the tie between employment generation and the requirement for affordable housing.

Source: Economic and Planning Systems

**North Central Roseville Specific Plan
Cost Allocation Formulas
Sewer Allocation**

Allocation Assumptions	TOTAL	Residential			Commercial/Industrial				
		Low Density	Medium Density	High Density	Comm.	Regional Comm.	Highway Comm.	Business Park/COMM	Light Industrial
Taxable Acres (1) % Distribution of Acres	1,123.04 100.0%	234.58 20.9%	92.66 8.3%	134.02 11.9%	39.32 3.5%	186.40 16.6%	41.47 3.7%	205.59 18.3%	189.00 16.8%
Units (1) % Distribution of Units	4,231 100.0%	868 20.5%	569 13.4%	2,794 66.0%					
Sewer EDUs (2) EDU's per Unit or Acre Total Sewer EDUs % Distribution of Sewer EDUs	7,313 100.0%	1.00 868.00 11.9%	Per Unit 1.00 569.00 7.8%	1.00 2,794.00 38.2%	3.80 149.42 2.0%	3.80 708.32 9.7%	Per Acre 3.80 157.59 2.2%	3.80 781.24 10.7%	6.80 1,285.20 17.6%
Employees Per Acre (3) Employees % Distribution	16,655 100.0%				20.00 786 4.7%	30.00 5,592 33.6%	20.00 829 5.0%	34.00 6,990 42.0%	13.00 2,457 14.8%

Source: Economic and Planning Systems

Notes:

- (1) Reduced for parcel 13, a portion of parcel 12, and Country Estates. These areas are already have sewer service.
- (2) Based on estimated sewer flows per table in "Worksheet" section.
- (3) From McDonald Associates, "Revised Roseville 2005 Forecasts," May 1986; reviewed by Roseville Planning staff February 11, 1988.

**North Central Roseville Specific Plan
Allocation of Mello-Roos Construction Costs to Land Uses — Detail
Storm Drainage Allocation**

Facility	Estimated Cost	Residential			Commercial/Industrial				Allocation Factor	
		Low Density	Medium Density	High Density	Comm	Regional Comm	Highway Comm	Business Park/COMM		Light Industrial
Storm Drainage Mitigation	\$1,586,500	\$247,003	\$80,737	\$147,062	\$67,989	\$345,132	\$76,784	\$354,186	\$267,606	C Coefficients
Multi-Family Adjustment (1)	(\$48,531)		(\$88,237)		\$1,809	\$13,777	\$2,043	\$16,024	\$6,053	Employees
TOTALS	\$1,537,969	\$247,003	\$80,737	\$58,825	\$69,799	\$358,909	\$78,828	\$370,210	\$273,659	
Total Units/Acres		Units 1,059	569	2,362	Acres 36.7	186.4	41.5	191.3	189.0	
Total Cost Per Acre		\$233	\$142	\$25	\$1,901	\$1,925	\$1,901	\$1,935	\$1,448	
Total Cost/Dwelling Unit		16.1%	5.2%	3.8%	4.5%	23.3%	5.1%	24.1%	17.8%	
Percent of Total	100.0%									
Units Per Acre		3.7	6.1	21.0						
Maximum Annual Special Tax										
Total	\$206,826	\$33,217	\$10,858	\$7,911	\$9,387	\$48,266	\$10,601	\$49,786	\$36,802	
Per Unit		\$31	\$19	\$3	\$256	\$259	\$256	\$260	\$195	
Per Acre										

(1) 60% of the multi-family cost allocation is shifted to single-family and commercial land uses due to the need to have special tax rates that do not preclude multi-family units from being constructed. The cost reduction in the "Estimated Cost" column (55% of the total shift) is allocated to RMB-owned single-family residential land uses. The shift of the tax to Commercial/Industrial land reflects the tie between employment generation and the requirement for affordable housing.

Source: Economic and Planning Systems

**North Central Roseville Specific Plan
Cost Allocation Formulas
Storm Drainage Allocation**

Allocation Assumptions	TOTAL	Residential			Commercial/Industrial				
		Low Density	Medium Density	High Density	Comm.	Regional Comm.	Highway Comm.	Business Park/COMM	Light Industrial
Taxable Acres (1) % Distribution of Acres	1,133.54 100.0%	283.48 25.0%	92.66 8.2%	112.52 9.9%	36.72 3.2%	186.40 16.4%	41.47 3.7%	191.29 16.9%	189.00 16.7%
Units (1) % Distribution of Units	3,990 100.0%	1,059 26.5%	569 14.3%	2,362 59.2%					
Storm Drainage EDUs (2) EDU's per Acre (C Coefficients) Total EDUs % Distribution of EDUs	728 100.0%	0.40 113.39 15.6%	0.40 37.06 5.1%	0.60 67.51 9.3%	0.85 31.21 4.3%	0.85 158.44 21.8%	0.85 35.25 4.8%	0.85 162.60 22.3%	0.65 122.85 16.9%
Employees Per Acre (3) Employees % Distribution	16,117 100.0%				20.00 734 4.6%	30.00 5,592 34.7%	20.00 829 5.1%	34.00 6,504 40.4%	13.00 2,457 15.2%

Source: Economic and Planning Systems

Notes:

- (1) Less units and acres from parcels not benefiting from the storm drainage improvements.
- (2) "C" coefficients from City of Roseville Public Works.
- (3) From McDonald Associates, "Revised Roseville 2005 Forecasts," May 1986; reviewed by Roseville Planning staff 2/11/88.

**North Central Roseville Specific Plan
Allocation of Mello-Roos Construction Costs to Land Uses --- Detail
K-8 Schools Allocation**

Facility	Estimated Cost	Residential				Commercial/Industrial				Allocation Factor			
		Low Density	Medium Density	High Density	Country Estates	Comm	Regional Comm	Highway Comm	Business Park/COMM		Light Industrial		
K-8 Schools													
Non-Residential Share (1)	\$1,384,000												
Residential Share	\$8,862,023	\$3,619,369	\$1,980,213	\$3,262,441									
Country Estates Share (2)	\$66,123				\$66,123								
TOTALS	\$10,312,146	\$3,619,369	\$1,980,213	\$3,262,441	\$66,123	\$78,400	\$344,000	\$72,000	\$441,600	\$441,600	\$448,000	\$448,000	Sq. Ft.
Total Units/Acres		Units				Acres							
Total Cost Per Acre		1,040	569	2,794	19	39.32	186.4	41.47	205.59	189			
Total Cost Per Devel. Sq. Ft.		\$3,480	\$3,480	\$1,168	\$3,480	\$1,994	\$1,845	\$1,736	\$2,148	\$2,370			
Total Cost/Dwelling Unit		40.84%	22.34%	36.81%	0.00%	\$0.16	\$0.16	\$0.16	\$0.16	\$0.16			
Percent of NCRSP Residential Cost Allocation		35.1%	19.2%	31.6%	0.6%	0.8%	3.3%	0.7%	4.3%	4.3%			
Percent of Total Cost	100.0%												
Units Per Acre		3.7	6.1	20.8	3.2								
Maximum Annual Special Tax													
Total	\$1,386,778	\$486,733	\$266,299	\$438,733	\$8,892	\$10,543	\$46,261	\$9,683	\$59,386	\$60,247			
Per Unit		\$468	\$468	\$157	\$468	\$268	\$248	\$233	\$289	\$319			
Per Acre													

(1) The commercial/industrial contribution of the CFD schools is a prepayment of K-8 Sterling fees.

(2) Country Estates was not included in the calculation of the NCRSP school impact; therefore, their CFD school allocation will go towards prepayment of the development's K-8 school impact fees.

**North Central Roseville Specific Plan
Cost Allocation Formulas
K-8 Schools Allocation**

Allocation Assumptions	TOTAL	Residential				Commercial/Industrial				
		Low Density	Medium Density	High Density	Country Estates	Comm.	Regional Comm.	Highway Comm.	Business Park/COMM	Light Industrial
Taxable Acres % Distribution of Acres	1,165.94 100.0%	277.48 23.8%	92.66 7.9%	134.02 11.5%		39.32 3.4%	186.40 16.0%	41.47 3.6%	205.59 17.6%	189.00 16.2%
NCRSP Units (1) % Distribution of Units	4,403 100.0%	1,040 23.6%	569 12.9%	2,794 63.5%						
Commercial Square Feet % Distribution of Units	8,650,000 100.0%					490,000 5.7%	2,150,000 24.9%	450,000 5.2%	2,760,000 31.9%	2,800,000 32.4%
K-8 Students Per Unit (3) K-8 Students % Distribution of K-8	1,321 100.0%	0.519 539 40.8%	0.519 295 22.3%	0.174 486 36.8%						
Country Estates Units (2) % Distribution of Units	19 100.0%				19 100.0%					

Source: Economic and Planning Systems

Notes:

- (1) Total Units from the NCRSP Specific Plan
- (2) Country Estates set equal to NCRSP; however, its allocation will be a 100% prepayment of K-8 impact fees.
- (3) David Wade & Associates, from Roseville City Schools.

**North Central Roseville Specific Plan
Allocation of Mello-Roos Construction Costs to Land Uses --- Detail
RMB-Owned Parcel Allocation**

Facility	Estimated Cost	Residential			Commercial/Industrial					Allocation Factor
		Low Density	Medium Density	High Density	Comm	Regional Comm	Highway Comm	Business Park/COMM	Light Industrial	
Collector B (1)	\$349,384	\$27,456	\$16,616	\$57,481	\$16,642	\$60,796	\$30,931	\$101,327	\$38,136	Trips
Dry Creek Sewerline Reimbursement (2)	\$141,000	\$17,162	\$12,364	\$52,070	\$2,689	\$7,848	\$3,549	\$16,372	\$28,945	Sewer EDUs
Lighting & Landscaping (3)	\$645,200	\$136,367	\$61,014	\$75,270	\$21,482	\$62,696	\$28,353	\$130,796	\$129,221	Acres
Multi-Family Adjustment (4)	\$3,663,740	\$2,129,497	\$1,534,244							Units
TOTALS	\$4,799,324	\$2,310,482	\$1,624,239	\$184,821	\$40,813	\$131,340	\$62,833	\$248,495	\$196,302	
Total Units/Acres		Units 762	549	2,312	Acres 31.4	91.7	41.5	191.3	189.0	
Total Cost Per Acre		\$3,032	\$2,959	\$80	\$1,299	\$1,432	\$1,515	\$1,299	\$1,039	
Percent of Total	100.0%	48.1%	33.8%	3.9%	0.9%	2.7%	1.3%	5.2%	4.1%	
Units Per Acre		3.8	6.2	21.0						
Maximum Annual Special Tax										
Total	\$645,413	\$310,714	\$218,428	\$24,855	\$5,489	\$17,663	\$8,450	\$33,418	\$26,399	
Per Unit		\$408	\$398	\$11						
Per Acre					\$175	\$193	\$204	\$175	\$140	

- (1) Reflects cost of roadway fronting Parcel 14, the other half of the roadway will be paid by the school and park parcels.
- (2) Reimbursement to the City of Roseville for Dry Creek Waterline payments made by the City on behalf of the RMB parcels.
- (3) This portion of the Lighting and Landscaping costs are for wetlands mitigation for RMB-owned parcels.
- (4) 60% of the multi-family costs from some of the previous Mello-Roos facility allocations were shifted to residential and commercial land uses due to the need to have special tax rates that do not preclude multi-family units from being constructed. The amount shown here represents the single-family allocation of this cost shift (55% of the total shift). Single-family lands share in this shift due to the fact that the multi-family parcels have been assigned 5% of the single-family affordable housing requirement in the Specific Plan.

**North Central Roseville Specific Plan
Cost Allocation Formulas
RMB-Owned Parcel Allocation**

Allocation Assumptions	TOTAL		Residential			Commercial/Industrial				
	Low Density	Medium Density	High Density	Comm.	Regional Comm.	Highway Comm.	Business Park/COMM	Light Industrial		
RMB Taxable Acres (1) % Distribution of Acres	199.45 21.1%	89.24 9.5%	110.09 11.7%	31.42 3.3%	91.70 9.7%	41.47 4.4%	191.30 20.3%	189.00 20.0%		
All RMB Units (1) % Distribution of Units	762 21.0%	549 15.2%	2,312 63.8%							
RMB Single-Family Units (1) % Distribution of Units	762 58.1%	549 41.9%								
Trips - By Trips per EDU (from Jack Peers) (2)										
PM Peak Trips/ Unit or Acre	1.00	0.84	0.69	14.70	18.40	20.70	14.70	5.60		
Total Trips	762.00	461.16	1,595.28	461.87	1,687.28	858.43	2,812.15	1,058.40		
% Distribution of Trips	7.9%	4.8%	16.5%	4.8%	17.4%	8.9%	29.0%	10.9%		
Sewter EDUs (3)										
EDU's per Unit or Acre	1.00	1.00	1.00	3.80	3.80	3.80	3.80	6.80		
Total Sewer EDUs	762.00	549.00	2,312.00	119.40	348.46	157.59	726.95	1,285.20		
% Distribution of EDUs	12.2%	8.8%	36.9%	1.9%	5.6%	2.5%	11.6%	20.5%		

Source: Economic and Planning Systems

Notes:

- (1) From Wade and Associates land use tables dated May '90.
- (2) Fehr & Peers, "Cost Shares for Roseville Roadway Improvements," 11/8/88, Table 1.
- (2) Based on estimated sewer flows per table in "Worksheet" section.

**North Central Roseville Specific Plan
Allocation of Mello-Roos Construction Costs to Land Uses — Detail
Roseville 150 Parcel Allocation**

Facility	Estimated Cost	Residential			Commercial/Industrial				Allocation Factor	
		Low Density	Medium Density	High Density	Comm	Regional Comm	Highway Comm	Business Park/COMM		Light Industrial
Dry Creek Sewerline Reimbursement (1)	\$177,028	\$0	\$0	\$33,507	\$10,934	\$131,065	\$0	\$1,522	\$0	Sewer EDUs
Multi-Family Allocation Adjustment	(\$229,000)	\$0	\$0	(\$9,524)	(\$16,720)	(\$200,428)	\$0	(\$2,328)	\$0	
TOTALS	(\$51,972)	\$0	\$0	\$23,983	(\$5,786)	(\$69,363)	\$0	(\$806)	\$0	
Total Units/Acres		Units 0	0	92	Acres 7.9	94.7	0.0	1.1	0.0	
Total Cost Per Acre				\$261	(\$732)	(\$732)	\$0	(\$732)	\$0	
Total Cost/Dwelling Unit										
Percent of Total	100.0%	0.0%	0.0%	(46.1%)	11.1%	133.5%	0.0%	1.6%	0.0%	
Units Per Acre				20.4						
Maximum Annual Special Tax										
Total	(\$6,982)	\$0	\$0	\$3,222	(\$777)	(\$9,319)	\$0	(\$108)	\$0	
Per Unit		\$0	\$0	\$35	(\$98)	(\$98)	\$0	(\$98)	\$0	
Per Acre										

(1) Reflects reimbursements of costs for installation of the Dry Creek Sewerline

Source: Economic and Planning Systems

**North Central Roseville Specific Plan
Cost Allocation Formulas
Roseville 150 Parcel Allocation**

Allocation Assumptions	TOTAL	Residential			Commercial/Industrial				
		Low Density	Medium Density	High Density	Comm.	Regional Comm.	Highway Comm.	Business Park/COMM	Light Industrial
Rose. 150 Taxable Acres (1) % Distribution of Acres	108.20 100.0%	0.00 0.0%	0.00 0.0%	4.50 4.2%	7.90 7.3%	94.70 87.5%	0.00 0.0%	1.10 1.0%	0.00 0.0%
Rose. 150 Non-Res. Acres(1) % Distribution of Acres	103.70 100.0%	0.00 0.0%	0.00 0.0%	0.00 0.0%	7.90 7.6%	94.70 91.3%	0.00 0.0%	1.10 1.1%	0.00 0.0%
Rose. 150 Residential Units				92					
Sewer EDUs (2) EDU's per Unit or Acre		1.00	1.00	1.00	3.80	3.80	3.80	3.80	6.80
Total Sewer EDUs	486	0.00	0.00	92.00	30.02	359.86	0.00	4.18	0.00
% Distribution of EDUs	100.0%	0.0%	0.0%	18.9%	6.2%	74.0%	0.0%	0.9%	0.0%

Source: Economic and Planning Systems

Notes:

(1) From Morton & Pitalo Tentative Map and Wade and Associates land use tables dated May '90.

(2) Based on estimated sewer flows per table in "Worksheet" section.

**Estimated NCRSP Cost Share of
Highway 65 Interchanges**

Interchange	Estimated Cost	North Central Roseville CFD Cost Share	NCRSP Estimated Share	NCRSP Estimated Cost Share
			(1)	
Harding (2)	\$7,200,000	\$6,100,000	51%	\$3,111,000
Pleasant Grove Blvd.	\$6,262,000	\$0	40%	\$2,504,800
Blue Oaks Blvd.	\$6,262,000	\$0	20%	\$1,252,400
Totals	\$19,724,000			\$6,868,200

- (1) Per Larry Pagel, City Public Works; 3/27/90. Based on latest cost share per Fehr & Peers traffic modeling.
- (2) Actual construction cost per Phil Ezell, Roseville Finance Director; 2/23/90.

**North Central Roseville Specific Plan
Fee Credit Calculation for Regional Road Facilities
Funded Through a Mello-Roos CFD**

Facilities Included as Part of Roseville's Traffic Mitigation Fees	Facility ID	Length in Miles	Total Cost (1)	Non-CFD Funded	Funded Through the CFD			Fee Credit Per EDU 11,815 EDUS
					NCRSP Cost Share	Other Areas Cost Share	Total	
Roseville Pkwy:								
Antelope Ck. to Pleasant Grove (2)	09-03	0.99	\$1,044,499	\$522,250	\$522,250	\$0	\$522,250	
Pleasant Grove to Washington	09-03	1.71	\$1,804,135	\$0	\$1,804,135	\$0	\$1,804,135	
Subtotal		2.70	\$2,848,634	\$522,250	\$2,326,384	\$0	\$2,326,384	\$197
Pleasant Grove Boulevard	11-01	1.30	\$1,371,564	\$0	\$1,371,564	\$0	\$1,371,564	\$116
Harding Boulevard								
Berry Street to the Hwy 65 Bypass (3)	13-02 & 03	1.20	\$1,745,400	\$863,885	\$881,515	\$0	\$881,515	\$75
Harding Boulevard/Hwy. 65 Interchange								
Totals		n/a	\$7,200,000	\$1,100,000	\$3,111,000	\$2,989,000	\$6,100,000	\$516
			\$13,165,598	\$2,486,134	\$7,690,464	\$2,989,000	\$10,679,464	\$904

EDU_Credit

- (1) Costs assume a 3% increase as of January 1990 as reflected in the overall fee increase.
- (2) Only lanes 3 and 4 will be built through the Mello-Roos CFD; therefore only half of this segment's cost is taken as a fee credit.
- (3) Only 50.5% (.61 out of 1.2 miles) of this facility is within the NCRSP area; therefore, only this portion is taken as a fee credit.
- (4) \$6.1 million will be included in the NCRSP CFD for the Harding Boulevard/Hwy. 65 interchange. This cost represents both the NCRSP share (51% per Roseville Public Works) as well as other areas's shares. A fee credit is calculated for the full amount of the interchange less the \$1 million contribution from Stanford Ranch.

Sources: City's Managers Report to the City Council on the traffic mitigation fees; dated 12/14/88.
"Roseville CIP Roadway Cost Shares," Fehr & Peers, dated 12/13/89.
Morton & Pitalo.

**NCRSP Fee Credit for Regional Road Facilities
Funded Through a Mello-Roos CFD
By Land Use**

Land Use	Quantity (1)	EDU Factors (2)	Road Fee Credit (3)	Existing Fee (4)	Fee After Credit
	Units	Per Unit	Per Acre	Per Sq. Ft.	Per Unit
Low-Density Residential	1,109	1.00	\$904	\$2,565	\$1,661
Medium-Density Residential	591	0.84	\$759	\$2,154	\$1,395
High-Density Residential	2,728	0.69	\$624	\$1,770	\$1,146
Total	4,428				
Commercial	9,000	14.70	\$13,287	\$4.18	\$2.70
Highway Commercial	9,000	20.70	\$18,711	\$5.90	\$3.82
Regional Commercial	12,000	18.40	\$16,632	\$3.92	\$2.53
Business Professional	13,500	14.70	\$13,287	\$2.80	\$1.82
Light Industrial	10,000	5.60	\$5,062	\$1.44	\$0.93

LandUseCredit

- (1) Square feet per acre are taken from Table 2 of a letter from Fehr & Peers to RMB Realty, dated 11/8/88. Stated source of numbers are the City of Roseville and McDonald Associates.
- (2) EDU factors are PM peak hour trips per unit or acre. From Fehr & Peers as used in their traffic model for the City of Roseville.
- (3) Based on facilities included in the City's Regional Road Fee that will be funded through a Mello-Roos CFD; see Figure 1 for detail.
- (4) As given in City Ordinance 2173, adopted by the City Council on 1/4/89 and amended in January 1990.

**North Central Roseville Specific Plan
Road, Sewer, and Water Cost Estimates - 1990 Dollars
Morton & Pitalo Cost Estimates, dated March 8, 1990 and prior.**

Description of Facilities

Facility	Segment No.	Segment Location	Road Lanes		Water Pipe Size (Range)	Sanitary Sewer Size (Range)	Linear Feet	Cost Per Linear Foot
			Initial/Ultimate					
Streets and Roads - with Utilities								
Harding Blvd.	1	South of the 65 Bypass	6/6		16" - 36"	--	3,200	\$993
Pleasant Grove Blvd	6A	E. Rose Pkwy. to Wash. Blvd.	6/6		12" - 42"	8"-18"	5,000	\$1,006
"	7A	65 Bypass to E. Rose. Pkwy.	6/6		24"	8"-15"	2,400	\$908
Roseville Parkway	2	East of Harding	6/6		12" - 36"	8"-10"	1,200	\$978
"	3A	Harding to Pleasant Grove	6/6		12" - 42"	8"-12"	7,700	\$1,048
"	4A	Pleasant Grove to Fire Station	4/6		12" - 36"	8"-18"	3,200	\$941
"	4B	Fire Station to Wash. Blvd.	4/6		12" - 24"	8"-10"	2,000	\$809
Diamond Oaks Blvd.	5	So. of Roseville Parkway	4/4		16"	8"-10"	4,200	\$501
East Park Drive	9	No. of Roseville Parkway	4/4		12" - 36"	8"-12"	5,700	\$806
Collector A	11	So. of Roseville Parkway	1/2		--	--	583	\$229
Collector C	10	So. of Roseville Parkway	2/2		12" - 24"	8" - 21"	7,600	\$345
Collector B	12	Pleasant Gr. to Roseville Pky	2/2		12"	8"	1,200	\$717
Street E (1)	24	West of Street "C"	2/2		--	6"	2,000	\$905
Subtotal		E. of Rose. Pkwy and Harding						
Sewer System - Off-Road or Out of Plan Area								
Sanitary Sewer Trunk Line	13	No. of Roseville Parkway				8"-21"	10,650	\$83
"	14	So. of Roseville Parkway				8"-18"	9,200	\$93
South to Lift Sta. 2 - Out of Plan Area	16	So. of Pleasant Grove				24"	13,600	\$175
Lift Station No. 1 Improvements		Off-Site						
Lift Station No. 1/Treatment Plant Connection		Off-Site						
Antelope Lift Station & Force Main	17	Eastern portion of NCRSP				8"-21"	5,400	\$68
South to Dry Creek - Out of Plan Area	20	So. of St. "E", E. of Rose Pkwy				10"-18"	4,600	\$90
Sewer to Parcel 34		No. of 65 Bypass						
Subtotal								
Water Mains - Off-Road or Out of Plan Area								
Water Transmission Main	15	North of Street "A"				24"	4,200	\$119
Water Main - Blue Oaks	18	West of Washington Blvd.				24"	2,300	\$103
Water Main - Offroad/Out of Plan Area	19	I-80 to Parcel 36, E. of Harding				48"	2,600	\$272
Water Main - to Parcel 34	21	No. of 65 Bypass				16"	3,500	\$113
Subtotal								
TOTALS								

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(1) Estimate by Carl Rodolf & Associates; 3/12/90.

Sources: Economic and Planning Systems Morton Pitalo

Preliminary Estimates 635FIN3.XLS 5/7/90 P. 1

(continued)
Detailed Cost Estimates

North Central Roseville Specific Plan
Road, Sewer, and Water Cost Estimates - 199
Morton & Pitalo Cost Estimates, dated March 8

Facility	Segment No.	Roadway	Sewer	Water	Drain Crossings	Signal Lights	Electric Utilities	Total Estimated Cost
Streets and Roads - with Utilities								
Harding Blvd.	1	\$1,484,995	\$0	\$690,575	\$0	\$80,500	\$920,000	\$3,176,070
Pleasant Grove Blvd	6A	\$3,054,860	\$369,725	\$50,025	\$96,600	\$195,500	\$1,265,000	\$5,031,710
"	7A	\$1,045,005	\$53,705	\$241,270	\$207,000	\$0	\$632,500	\$2,179,480
Roseville Parkway	2	\$529,805	\$70,495	\$221,950	\$0	\$40,250	\$310,500	\$1,173,000
"	3A	\$3,553,155	\$186,530	\$1,771,575	\$172,500	\$316,000	\$2,070,000	\$8,069,760
"	4A	\$1,203,130	\$289,340	\$597,885	\$0	\$57,500	\$862,500	\$3,010,355
"	4B	\$694,255	\$107,640	\$215,280	\$25,300	\$57,500	\$517,500	\$1,617,475
Diamond Oaks Blvd.	5	\$997,740	\$91,770	\$320,850	\$59,800	\$57,500	\$575,000	\$2,102,660
East Park Drive	9	\$1,556,065	\$379,615	\$1,125,850	\$0	\$97,750	\$1,437,500	\$4,596,780
Collector A	11	\$100,000	\$0	\$0	\$0	\$0	\$33,580	\$133,580
Collector C	10	\$1,212,356	\$263,840	\$434,000	\$0	\$115,000	\$598,000	\$2,623,196
Collector B	12	\$281,865	\$45,540	\$105,225	\$25,300	\$92,000	\$310,500	\$860,430
Street E (1)	24	\$1,254,550	\$152,880	\$0	\$0	\$115,000	\$287,500	\$1,809,930
Subtotal		\$16,967,781	\$2,011,080	\$5,774,485	\$586,500	\$1,224,500	\$9,820,080	\$36,384,426
Sewer System - Off-Road or Out of Plan Area								
Sanitary Sewer Trunk Line	13		\$880,900					\$880,900
"	14		\$852,874					\$852,874
South to Lift Sta. 2 - Out of Plan Area	16		\$2,375,900					\$2,375,900
Lift Station No. 1 Improvements			\$935,000					\$935,000
Lift Station No. 1/Treatment Plant Connection			\$500,000					\$500,000
Antelope Lift Station & Force Main			\$320,000					\$320,000
South to Dry Creek - Out of Plan Area	17		\$369,620					\$369,620
Sewer to Parcel 34	20		\$416,070					\$416,070
Subtotal			\$6,650,364					\$6,650,364
Water Mains - Off-Road or Out of Plan Area								
Water Transmission Main	15			\$499,675				\$499,675
Water Main - Blue Oaks	18			\$235,750				\$235,750
Water Main - Offroad/Out of Plan Area	19			\$707,825				\$707,825
Water Main - to Parcel 34	21			\$396,175				\$396,175
Subtotal				\$1,839,425				\$1,839,425
TOTALS		\$16,967,781	\$8,661,444	\$7,613,910	\$586,500	\$1,224,500	\$9,820,080	\$44,874,215

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(1) Estimate by Carl Rodolf & Associates; 3/12/90

Sources: Economic and Planning Systems Morton Pitalo

Preliminary Estimates 635FIN3.XLS 5/7/90 P. 1

**North Central Roseville Specific Plan
Estimate of Neighborhood Park
Costs and Fees**

	Units	Per Unit	Total
Neighborhood Park Fee Calculation (1)			
Revenue from Residential Construction Fee:			
Single-family units (2)	1,628	\$432.00	\$703,296
Multi-family units	2,794	\$267.00	\$745,998
Total Construction Fee Revenue			\$1,449,294
Supplemental Fee for Balance of Park Costs:			
Single-family units	1,628	\$1,058.87	\$1,723,845
Multi-family unit fees	2,794	\$705.92	\$1,972,328
Total Supplemental Fee Revenue			\$3,696,173
Total NCRSP Park Fees			
Single-family units	1,628	\$1,490.87	\$2,427,141
Multi-family unit fees	2,794	\$972.92	\$2,718,326
Total Park Fee Revenue			\$5,145,467
Estimated Park Fee Credit (3)			
CFD-Funded Road Frontage Improvements (4):			\$378,612
CFD Advanced Funding of Parks (5):			\$600,000
Total Cost Subject to Fee Credit			\$978,612
Estimated Fee Credit Per Unit:			
Single-family units	1,628	\$280.35	\$456,412
Multi-family unit fees	2,794	\$186.90	\$522,201
Total NCRSP Park Fees After Credit			
Single-family unit fees		\$1,210.52	
Multi-family unit fees		\$786.01	
Assumptions:			
Single-family	1,628	2.64	4,298
Multi-family	2,794	1.76	4,917
Total Residential	4,422		9,215

- (1) Breakdown of single- and multi-family fees are based on estimated population distribution between units.
- (2) Includes Country Estates; a 19-unit development in the CFD but not in the NCRSP.
- (3) Certain park costs will be funded through the Mello-Roos CFD; therefore, park fee credits eliminate any double counting of costs between the CFD and the City's neighborhood park fee program.
- (4) Road frontages for park parcels 50A; 51; 52; 53; and 57.
- (5) Advance funding for development of Parcel 50A.

**North Central Roseville Specific Plan
Estimate of City Wide Park
Fees and Fee Credits**

	Units	Per Unit	Total
City Wide Park Fee Calculation			
Revenue from Residential Construction Fee:	4,422	\$735	\$3,250,170
Estimated City Wide Park Fee Credit (2)			
CFD-Funded Road Frontage Improvements (3):			\$274,350
Purchase of Parcels 50b, c , and d (4)			\$380,600
Total Cost Subject to Fee Credit			\$654,950
Estimated Fee Credit Per Unit:			
CFD-Funded Road Frontage Improvements	4,422	\$62.05	
Purchase of Parcel 50b, c, and d	4,422	\$86.07	
Total Estimated Fee Credit Per Unit		\$148.12	
Total NCRSP City Wide Park Fees After Credit			
Single- and Multi-Family Unit Fees		\$586.88	

- (1) Includes Country Estates; a 21-unit development in the CFD but not in the NCRSP.
- (2) Certain park costs will be funded through the Mello-Roos CFD; therefore, park credits eliminate any double counting of costs between the CFD and the City Wide park fee program.
- (3) Road frontages for park parcels 54a, 54b, and 56.
- (4) Park parcel 50b,c, and d have been added to expand facilities for the intermediate school, a city wide facility. The fee credit is based on a purchase price of \$110,000.

**North Central Roseville Specific Plan
Park and Park/Preserve Development Cost Estimate**

Parcel	Acres	Park Development Cost per Acre	Funded Through Fees (Less Credits)		Funded Through Mello-Roos (Credits)		Total Park Facilities Costs
			Park Development	Roads	Park Development	Roads	
PLAN-WIDE FACILITIES							
Neighborhood Parks: (2)							
50A	4.5	\$157,269	\$107,712	\$0	\$107,712	\$34,501	\$742,213
51	10.7	\$134,239	\$1,436,359	\$0	\$1,436,359	\$172,044	\$1,608,403
52	10.1	\$94,494	\$954,393	\$144,007	\$1,098,400	\$129,564	\$1,227,964
53	4.5	\$177,677	\$799,548	\$0	\$799,548	\$42,504	\$842,052
57	5.4	\$125,608	\$678,284	\$46,551	\$724,835	\$0	\$724,835
Subtotal	35.2	\$130,008	\$3,976,296	\$190,558	\$4,166,855	\$378,612	\$5,145,467
Park Preserves: (3)							
87	19.5	\$9,664	\$0	\$0	\$0	\$0	\$188,446
90	2.0	\$5,000	\$0	\$0	\$0	\$0	\$10,000
91	13.8	\$17,478	\$0	\$0	\$0	\$155,849	\$397,040
93	33.1	\$9,893	\$0	\$0	\$0	\$0	\$327,450
Subtotal	68.4	\$11,215	\$0	\$0	\$0	\$155,849	\$922,936
Bike Paths:							
Watershed Sidewalks							
TOTALS	103.6		\$3,976,296	\$190,558	\$4,166,855	\$534,461	\$6,320,956
CITYWIDE PARKS							
54a,b & 56	26.2	\$332,939	\$8,722,993	\$0	\$8,722,993	\$274,350	\$8,997,343
TOTAL	26.2	\$332,939	\$8,722,993	\$0	\$8,722,993	\$274,350	\$8,997,343

(1) CFD-Road costs include cost of fronting street area, curb and gutter, and storm drain.

(2) Neighborhood parks will be funded through an impact fee paid at building permit.

(3) No cost estimate has been made by the City for Parcel 90. This estimate per discussion with Ed Mahany of City Parks Dept.; 3/9/90.

Sources: Royston Hanamoto Alley & Abey, and Economic and Planning Systems

**North Central Roseville Specific Plan
Lighting and Landscaping Estimates (1990 Dollars)
Included in the Mello-Roos Financing
(Roadway Medians and Lower Watersheds)**

Corridor or Watershed	Linear Feet	Average Width of Corridor (1)	Total Acres	Cost Per Unit	Total Landscape Cost	Costs Allocated to L&L Portion of the Mello-Roos
LANDSCAPE MEDIANS				\$2.30/Sq. Ft. (2)		
Roseville Parkway East of Pleasant Gr.	8,900	14 ft.	2.86	\$100,188	\$286,580	\$286,580
Roseville Parkway West of Pleasant Gr.	5,200	38 ft.	4.54	\$100,188	\$454,480	\$454,480
Pleasant Grove	7,400	14 ft.	2.38	\$100,188	\$238,280	\$238,280
Harding Blvd	3,200	14 ft.	1.03	\$100,188	\$103,040	\$103,040
Stanford Ranch Road	1,250	14 ft.	0.40	\$100,188	\$40,250	\$40,250
Total Roadway Landscaping	25,950		11.21		\$1,122,630	\$1,122,630
Highway 65/Harding Interchange Landscaping					\$250,000	\$250,000
WATERSHEDS/WETLANDS				\$0.11/Sq. Ft. (3)		
Fencing and Clearing	Parcel #		Acres	Per Acre		
	80		6.3	\$5,000	\$31,500	\$31,500
	82		8.0	\$5,000	\$40,000	\$40,000
	83		13.5	\$5,000	\$67,500	\$67,500
	84		33.3	\$5,000	\$166,500	\$166,500
	86		1.8	\$5,000	\$9,000	\$9,000
Total			62.9		\$314,500	\$314,500
Bike Paths (4)	Linear Feet	Sq. Ft.	Sq. Ft.			
	16,110	10 ft.	161,100	\$1.43	\$231,033	\$231,033
Sidewalks/Landscaping (5)	2,152	4 ft.	8,608	\$2.50	\$21,520	\$21,520
Total Watersheds					\$567,053	\$567,053
TOTAL LANDSCAPE MEDIANS AND WATERSHEDS					\$1,939,683	\$1,939,683
TOTAL PARK PRESERVES (see following worksheet)					\$932,244	\$758,696
TOTAL ALL CATEGORIES					\$2,871,927	\$2,698,379

(notes on following page)

**North Central Roseville Specific Plan
Lighting and Landscaping Estimates (1990 Dollars)
Included in the Mello-Roos Financing
(Roadway Medians and Lower Watersheds)**

Corridor or Watershed	Average Width of Corridor (1)	Total	Cost Per Unit	Total Landscape Cost	Costs Allocated to L&L Portion of the Mello-Roos
<p>NOTES:</p> <p>(1) Based on 14' medians along major 6-lane streets and 38' medians along 4-lane streets with an ultimate buildout of 6 lanes; street setback landscaping will be funded by in-tract development.</p> <p>(2) Based on \$2.30 per square foot per Craig Park.</p> <p>(3) Estimated \$5,000 per acre for fencing and clearing. Detailed estimates have not been made. Only RMB-owned parcels are included.</p> <p>(4) Estimated by Morton and Pitalo, based on proposed bikepath maps.</p> <p>(5) Sidewalks and landscaping along the parcels' frontage of regional roads funded through the Mello-Roos CFD. This is to ensure continuous sidewalks along the major roadways. The connecting sidewalks will be constructed as fronting parcels develop.</p> <p>ALL ESTIMATES ARE TENTATIVE AND SUBJECT TO CHANGE.</p>					

**North Central Roseville Specific Plan
Lighting and Landscaping Estimates (1990 Dollars)
Included in the Mello-Roos Financing**

(Park Preserves)

	Cost Per Unit	Amount and Type of Units	Total Cost	Costs Allocated To CFD Lighting Landscaping	Costs Allocated To RPIP CFD Allocation
Parcel 87					
Paths	\$1/sf	33,000 sf	\$33,000	\$33,000	
Wire Fence	\$15/lf	7,780 lf	\$116,700		\$116,700
Bridges	\$5,000/ea	2 ea.	\$10,000	\$10,000	
Engineering and Miscellaneous	18%		\$28,746	\$28,746	
Total Cost			\$188,446	\$71,746	\$116,700
Parcel 90					
Modified Grading	\$5,000/acre	2/acres	\$10,000	\$10,000	
Parcel 91					
Paths	\$1.00 sf	39,500 sf	\$39,500	\$39,500	
Wire Fence	\$15.00/lf	7,900 lf	\$118,500		\$118,500
Observation Platform	\$20,000	1 ea.	\$20,000	\$20,000	
Street Area	\$1.50 sf	55,750 sf	\$83,625		
Sidewalk	\$2.00 sf	5,700 sf	\$11,400	\$11,400	
Curb and Gutter	\$9.00/lf	1,425 lf	\$12,825		
Street Lights	\$3,000/ea	5 ea.	\$15,000		
Storm Drain	\$25.00/lf	1,425 lf	\$35,625		
Engineering and Miscellaneous	18%		\$60,566	\$34,092	
Total Cost			\$397,041	\$104,992	\$118,500
Parcel 93					
Paths	\$1/sf	52,000 sf	\$52,000	\$52,000	
Wire Fence	\$15/lf	5,700 lf	\$85,500		\$85,500
Observation Platform	\$20,000	1 ea.	\$20,000	\$20,000	
Sidewalk (1)	\$2.00 sf	3,944 sf	\$7,888	\$7,888	
Picnic Area/Playground	\$100,000	1 ea.	\$100,000	\$100,000	
Pilot Revegetation Area	\$10,000	1 ea.	\$10,000		\$10,000
Day Use Area	\$10,000	1 ea.	\$10,000	\$10,000	
Engineering and Miscellaneous	18%		\$51,370	\$51,370	
Total Cost			\$336,758	\$241,258	\$95,500
TOTAL PARK/PRESERVE DEVELOPMENT COSTS			\$932,244	\$427,996	\$330,700

(1) Estimate by EPS to ensure continuous sidewalks along Roseville Parkway. Not included in original cost estimate.

Sources: Royston Hanamoto Alley & Abey, and Economic and Planning Systems

NCRSP Water EDU's

Land Use	Gal./Day	Units	Acres	EDU's/ Unit or Acre	Water EDU's
				Unit	
R-3 - R-5 (low density)	2,030	1,059		1.000	1,059
R-6 - R-8 (med. density)	1,510	569		0.744	423
R-20 & R-25 (high density)	400	2,794		0.197	551
Sub-total		4,422			2,033
				Acre	
BP & Commercial	4,200		472.3	2.07	977
Light Industrial	10,000		189.0	4.93	931
Sub-total			661.3		1,908
Totals		4,422	661.3		3,941

Source: EIP Associates 2/6/89

NCRSP Sewer EDU's

Land Use	Units	Acres	EDU's/ Unit or Acre	Sewer EDU's
			Unit	
Residential	4,231		1.00	4,231
			Acre	
BP & Commercial (1)		472.3	3.80	1,795
Light Industrial (2)		189.0	6.80	1,285
Totals	4,231	661.3		7,311

- (1) Based on floor-area ratio of .26 per acre with EDU's per acre estimated at 1 per 3,000 square feet. From City of Roseville ordinance 1744, 1983 for medium-density users.
- (2) Based on rule-of-thumb estimate used by City of Roseville staff; with EDU's per acre estimated by taking 40% of water flow (11,000 gal/day) and dividing by 650 sewer gallons per day. The daily water flow is higher here than on the water EDU table in order to provide a conservative estimate.

EXHIBIT A

CITY OF ROSEVILLE NORTH CENTRAL ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 1

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 North Central Roseville Community Facilities District No. 1 (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 corporate bond paying and/or fiscal agents or trustees for bonds 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 of the City of Roseville.

"Annexation Parcel" means any Parcel, south or west of the CFD at its formation, which is determined by the Public Works Director to receive benefit from the CFD facilities and is required to participate in the payment of the CFD's Annual Costs.

"Annual Costs" means for each Fiscal Year for the CFD, the total of 1) Debt Service; 2) Administrative Expenses; 3) any amounts needed to replenish bond reserve funds and to pay for delinquencies in Special Taxes for the previous Fiscal Year or anticipated for the current year, and 4) any pay-as-you-go expenditures for authorized improvements; less any amounts paid to the CFD from development fees, reimbursements, and/or prepaid Special Taxes as prescribed in Section 7.

"Annual Tax Revenues" means the amount of Special Taxes required each Fiscal Year to pay

the Annual Costs.

"Bond Year" means the 12-month period ending on the second bond payment date of each calendar year as defined in the resolution authorizing the issuance of bonds.

"CFD" means the North Central Roseville Community Facilities District No. 1 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.

"Debt Service" means for each Fiscal Year or Bond Year, the total amount of principal and interest for any bonds of the City for the CFD during that Fiscal Year, less any applicable credits that may be available from any other sources and less any interest on reserve funds and other funds available to the City to pay principal and interest for the previous or current Fiscal Year or Bond Year.

"Final Subdivision Map" means a map designating the final Parcel splits for individual single-family residential Parcels. A Large-Lot Subdivision Map for single-family residentially zoned land is not considered a Final Subdivision Map for purposes of levying the Special Tax.

"Final Use Parcel" means a parcel receiving one of the following development approvals from the City where right-of-way for streets and other public facilities are dedicated:

Single-Family Residential	- Final Subdivision Map
Multi-Family Residential	- Use Permit
Condominium	- Use Permit
Business/Professional	- Use Permit
Commercial	- Use Permit
Regional Commercial	- Use Permit
Highway Commercial	- Use Permit
Light Industrial	- Use Permit
Institutional	- Parcel Map with zoning
Public	- Parcel Map with zoning
Wetlands	- Parcel Map with zoning

"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.

"Gross Acre(age)" means the acreage of a parcel prior to dedication of right-of-way for streets, roads, landscaping, and other public purposes.

"Large-Lot Subdivision Map" means a map delineating Parcels by land use and providing an opportunity to transfer ownership of the delineated Parcels.

"Maximum Annual Special Tax" means the greatest amount of Special Tax that can be levied against a Taxable Parcel in any Fiscal Year. Each time a taxable parcel is subdivided, the Maximum Annual Special Tax will be reassigned to the Successor Parcels.

"NCRSP" means the North Central Roseville Specific Plan.

"Net Acre(age)" means the acreage of a parcel as shown on the final subdivision map or parcel map excluding right-of-way dedicated for streets, roads, landscaping and other public purposes.

"Original Parcel" means a Parcel as it existed at the time of the adoption by the Council of the Resolution of Formation and as shown on Attachment 1.

"Parcel" means any County Assessor's Parcel in the CFD based on the equalized tax rolls of the County as of the end of each Fiscal Year.

"Planned Parcel" means any Parcel that is not a Final Use Parcel.

"Public Parcel" means any Parcel that is, or is intended to be, publicly owned, as designated in the NCRSP as adopted by the Council, that is normally exempt from the levy of general *ad valorem* property taxes under California law, including public streets; schools; parks; and public drainageways, landscaping, green-belts, and open space. These Parcels are exempt from the levy of Special Taxes as described below.

"PWD" means the Public Works Director for the City of Roseville or his or her designee.

"Special Tax(es)" mean(s) any tax levy under the Act in the CFD.

"Special Tax Group" means a group of parcels that will be responsible for a percentage of the Annual Costs. The percentage share is equal to the total Maximum Annual Special Taxes for a given Special Tax Group divided by the total Maximum Annual Special Taxes for all Special Tax Groups.

"Subdivision" means a group of Final Use Parcels created from a Planned Parcel through the Subdivision Map Act process.

"Successor Parcel" means a Parcel created by Subdivision, lot line adjustment or parcel map from an Original Parcel.

"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 any Parcel that is a Public Parcel, any parcel designated as wetlands, and any Parcels designated as urban reserve until such time that they are developed for residential for commercial/industrial purposes.

3. Determination of Parcels Subject to Special Tax

The Special Tax shall be levied on the owner of record on the County Assessor's records as of the end of each Fiscal Year based on the land use classification and the Maximum Annual Special Tax assigned to each Parcel by the Finance Director as of June 1 of each Fiscal Year.

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 Finance Director 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.

However, Taxable Parcels that are acquired by a public agency after the CFD is formed or subsequent final subdivision maps are recorded will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied by the procedure described in Section 7. An exception to this may be made if public parcels, such as a school site, are relocated and the previously Tax-Exempt Parcels become Taxable Parcels. This trading of Parcels will be allowed to the extent that there is no net loss in Maximum Annual Special Tax revenue.

- 2) Exclude all Parcels which have satisfied their Special Tax obligation through the provisions of Section 7.
- 3) The remaining Parcels are subject to the Special Tax according to the formula detailed below.

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

4. Termination of the Special Tax

The Special Tax will be levied for as long as is needed to pay the principal and interest on debt incurred in order to construct the authorized facilities and to pay the Annual Costs.

When all Annual Costs incurred by the CFD have been paid, the Special Tax shall cease to be levied. The Council shall direct the City Clerk to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished. The Notice of Cessation of Special Tax shall additionally identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

5. Assignment of Maximum Annual Special Tax

By June 1 of each Fiscal Year, using the Definitions above, the Finance Director shall cause:

1. Each Parcel to be classified as a Tax-Exempt Parcel or a Taxable Parcel;
2. Each Taxable Parcel to be classified as an Original Parcel, a Successor Parcel, or an Annexation Parcel; and
3. Each Taxable Parcel to be classified as a Planned Parcel or a Final Use Parcel.

The assignment of the Maximum Annual Special Tax to Taxable Parcels is as follows:

- a) Original Parcel - the Maximum Annual Special Tax for each Original Parcel is as shown on **Attachment 1**.
- b) Successor Parcel - the Maximum Annual Special Tax for each Successor Parcel is determined as follows:
 - (i) if the Successor Parcel is the result of a single-family residential or individually-owned condominium Parcel Subdivision, divide the Maximum Annual Special Tax assigned to the Original Parcel or Successor Parcel, as calculated under (a) above or (b)(ii) below, by the number of single-family residential lots or condominium units. The result of this calculation is the Maximum Annual Special Tax for each single-family residential or condominium Successor Parcel within the Subdivision.
 - (ii) if the Successor Parcel is not the result of a single-family residential or individually-owned condominium parcel Subdivision:
 - calculate the percentage of the Successor Parcel's square footage to the total square footage for all Taxable Successor Parcels; then,
 - multiply this percentage by the Maximum Annual Special Tax assigned to the previous Original Parcel or Successor Parcel. The result of this calculation is the Maximum Annual Special Tax; or
- c) Annexation Parcel - the Maximum Annual Special Tax for each Annexation Parcel shall be assigned according to the Special Tax rates shown on Attachment 2 based on the Parcel's land use and the facility improvements from which it benefits as determined by the PWD.
- d) Residential Unit Transfer - the Maximum Annual Special Tax assigned to a residential Parcel under (a) or (b) above, may be adjusted to reflect a change in original residential units, shown in Attachment 1, in the following manner:

- 1) Calculate the existing Maximum Annual Special Tax per unit by dividing the Maximum Annual Special Tax for the Parcel by the number of units assigned to that Parcel;
- 2) Calculate the total Maximum Annual Special Tax being transferred by multiplying the number of units being transferred by the calculation in 1). Add the total Maximum Annual Special Tax and number units being transferred to the Parcel(s) receiving the transferred units and Maximum Annual Special Tax.
- 3) Subtract the total Maximum Annual Special Tax and the number of units being transferred from step 2) from the Parcel transferring the Maximum Annual Special Tax and the residential units.

Such unit transfer will be allowed under the following conditions:

- (i) any decrease in one Parcel's Maximum Annual Special Tax assignment is offset by an equal increase in the Maximum Annual Special Tax of other Parcels to ensure that there is no net loss in the total Maximum Annual Special Taxes; and
 - (ii) all adjustments are agreed to by the affected property owners and the Finance Director.
 - (iii) For any transfers between Special Tax Groups, the percentage of Maximum Special Tax per group in Attachment 1 will be adjusted accordingly.
- e) Conversion of a Tax-Exempt Parcel to a Taxable Parcel - if a parcel designated in the NCRSP as a Tax-Exempt Parcel is not needed for public use and is converted to a private use, it shall become subject to the Special Tax. The Maximum Annual Special Tax for each such Parcel shall be assigned according to the Special Tax rates shown on Attachment 2 based on the Parcel's land use and the facility improvements from which it benefits as determined by the PWD.

6. Setting the Annual Special Tax Rate

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

- 1) Compute the Annual Costs using the definitions in Section 2.
- 2) Assign a share of the Annual Costs to each Special Tax Group by multiplying the Annual Cost by the percentages given for each Special Tax Group in Attachment 1.
- 3) For Tax-Exempt Parcels, no Special Tax shall be apportioned or levied, except as noted in Section 3, step (1) above.
- 4) For each Special Tax Group, determine the Annual Special Tax levy for each parcel as fol-

lows:

- a) For each Final Use Parcel which is a Taxable Parcel, assign the Maximum Annual Special Tax as calculated under Section 5, step (a) or (b) above.
- b) Compute the total Special Tax revenue for all Final Use Parcels.
- c) Compare the Annual Costs assigned to that Special Tax Group with the Special Tax revenue from Step 4b above.
 - (i) If the Annual Costs assigned to that Special Tax Group are less than the Special Tax revenue, decrease the Special Tax levy for each Final Use Parcel until the Special Tax revenue equals the Annual Cost assigned.
 - (ii) If the Annual Costs assigned to that Special Tax Group are greater than the Special Tax revenue in Step 4(b), levy a proportional amount of Special Tax on each Planned Parcel to just equal the amount of Annual Costs assigned to that Special Tax Group or until the Maximum Annual Special Tax is reached.
- 5) 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 the NCRSP takes place, the Finance Director will maintain a file of each current assessor's parcel number within the CFD, its Maximum Annual Special Tax, and the authorized Maximum Annual Special Tax on all Parcels within in the CFD available for public inspection. This record shall show the Maximum Annual Special Tax on all Original and Successor Parcels and a brief description of the process of assigning the Special Tax each time a Successor Parcel was created, including any adjustments due to change in use.

7. Prepayment of Special Tax Obligation

A landowner may satisfy the Special Tax obligation on any given Parcel in one of the following two ways:

A. A landowner may prepay the facility costs allocated to a Parcel up to 45 days prior to the sale of the first series of Special Tax bonds. The amount of such prepayment would be determined as follows:

Step 1: Determine the facility cost allocation for a given Parcel as shown in **Attachment 3.**

- Step 2: Add to the facility cost allocation any fees or expenses incurred by the City in connection with the prepayment calculation or the proceeds of the prepayment.
- Step 3: Add to the facility cost allocation a proportional share of the CFD formation costs not associated with the issuance of bonds.

The proceeds of the prepayment shall be used to construct authorized CFD facilities, thereby reducing the total amount of bonds and the Annual Costs.

B. After the initial sale of bonds, landowners may permanently satisfy the Special Tax obligation by a cash settlement with the City as permitted under Government Code Section 53344. Prepayment is permitted only under the following conditions:

- The Parcel is a whole Original Parcel or a Successor Parcel greater than ten acres.
- The City determines that the prepayment of the Special Tax obligation does not jeopardize its ability to make timely payments of debt service on outstanding bonds.
- Any landowner prepaying the 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 Maximum Annual Special Tax for the Parcel based on the assignment of the Maximum Annual Special Tax described in Section 5 above.
- Step 2: Reduce the Maximum Annual Special Tax by the 10 percent delinquency coverage factor and add back the average annual tax delinquency rate for property in the CFD. If no delinquency history has been established for the Special Tax, add back to the annual Special Tax the most recent five-year average annual delinquency rate for secured property taxes in the City as a whole. The Maximum Annual Special Tax may be reduced still further if all bonds of the CFD have been issued and the future debt service, through the maturity of all outstanding bonds, is known with certainty, except that the tax shall not be reduced below the amount determined necessary to pay Annual Costs.
- Step 3: Calculate the revenue produced by the Maximum Annual Special Tax from the date of prepayment up to and including the last maturity date of outstanding bonds based on the tax determined in Step 2. If all bonds of the CFD have not yet been issued, for the purpose of this calculation the final bond issue of the CFD shall be assumed to mature in 2020, except that this assumed final maturity date may be amended by the City 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 by the resolution authorizing the issuance of bonds) 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 bond yield as determined by the Tax Reform Act of 1986, as may be amended.

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

The proceeds of the prepayment may be applied by the City in its discretion by one of the following methods:

- a) As an annuity over the remaining life of outstanding bonds, for the payment of debt service, annual expenses of the CFD, and anticipated direct expenditures for facilities. The annuity must be handled in such a fashion as not to cause the bonds to become arbitrage bonds under the Tax Reform Act of 1986, as may be amended.
- b) To redeem bonds as provided for in the resolution authorizing the issuance of bonds by the CFD. If this is the preferred use of the prepayment, the calculation of the prepayment amount as described above in Steps 1-5 shall include an allowance for the payment of redemption premiums and expenses as required.
- c) To be applied in full to the next annual Special Tax levy, provided that by doing so the City's ability to make timely payments of debt service in subsequent years is not jeopardized. This method may be used if the amount of the prepayment is such that its application to methods (a) or (b) would be inefficient or burdensome for the City, as determined by the Finance Director or designee.
- d) To be applied in full to the acquisition or construction of facilities that otherwise would have been financed with bonds issued by the CFD, so as to reduce the amount of bonds actually issued by the CFD.

8. Future Annexations or Conversion of Tax-Exempt Parcels

Annexation of additional territory south and west of the CFD may be required if the City Council determines that there is surplus capacity available from the funded improvements to allow additional development. Such annexation may occur as a condition of tentative Sub-division map approval.

If additional properties are annexed into the CFD, or Tax-Exempt Parcels become Taxable Parcels, they shall be subject to the Maximum Annual Special Tax from that time forward, as set forth above and in Attachment 2.

Each time this occurs, the Finance Director shall assign these Taxable Parcels to a new Special Tax Group. The additional Special Tax revenue generated from this new Special Tax Group will be added to the total Special Tax revenue produced by the existing Taxable Parcels, and the percentage of Maximum Special Tax shown in Attachment 1 will be

recomputed for all Special Tax Groups.

9. Administrative Changes

The Finance Director or designee has the authority to make necessary administrative adjustments to the Rate and Method of Apportionment in order to remedy 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 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.

**Attachment 1
North Central Roseville Community Facilities District No. 1
Maximum Annual Special Tax Per Original Parcel**

CFD No. 1 Special Tax Formula
August 1, 1990

Special Tax Group	Original Taxable Parcel (1)	Land Use	Residential Unit Assignment	Maximum Annual Special Tax	Percent of Total Special Tax	
A	1	R-5	237	\$456,963		
	2	R-5	108	\$208,768		
	3	R-5	120	\$231,559		
	4	R-5	132	\$222,738		
	5	R-6	25	\$42,984		
	6	R-3	169	\$326,112		
	7	R-3	82	\$158,232		
	8	R-3	21	\$40,523		
	9	R-3	25	\$48,241		
	10	R-6	80	\$135,400		
	11	R-6	38	\$64,315		
	12	R-4	20	\$30,438		
	16	R-6	120	\$203,100		
	17	R-6	154	\$260,644		
	18	R-3	3	\$4,566		
	19	R-25	832	\$317,860		
	20	R-20	304	\$116,141		
	23	R-20	343	\$131,041		
	24	R-20	320	\$122,254		
	25	R-20	223	\$85,196		
	26	R-20	174	\$66,476		
	27	R-20	72	\$27,507		
	29	Commercial			\$33,612	
	30	Commercial			\$118,192	
	31	Commercial			\$104,984	
	33	Highway Commercial			\$441,961	
	34	Regional Commercial			\$922,501	
	38	Business Park/Commercial			\$192,411	
	39	Business Park/Commercial			\$436,279	
	40	Business Park/Commercial			\$30,715	
41	Business Park			\$525,247		
42	Business Park			\$323,480		
43	Business Park			\$180,231		
46	Daycare Center			\$9,228		
47	Light Industrial			\$533,459		
48	Light Industrial			\$609,279		
49	Park Preserve (R-20)		22	\$8,405		
50	Park Preserve (R-20)		22	\$8,405		
	Subtotal Group A		3,646	\$7,779,445	82.04%	
B	13	R-6	20	\$25,893		
	14	R-4	165	\$238,172		
	28	R-20	50	\$18,565		
	Subtotal Group B		235	\$282,629	2.98%	
C	15	R-5	90	\$122,767	1.29%	
D	51 (015-360-21-0-0)	R-1 (Country Estates)	19	\$25,918	0.27%	
E	21	R-20	340	\$125,101		
	45	Business Park		\$110,764		
	Subtotal Group E		340	\$235,865	2.49%	
F	22	R-20	92	\$37,381		
	32	Commercial		\$20,606		
	35	Regional Commercial		\$925,226		
	36	Commercial		\$43,425		
	44	<i>Business Park</i>		\$9,091		
	Subtotal Group F		92	\$1,035,728	10.92%	
	TOTALS		4,422	\$9,482,352	100.00%	

(1) Parcel numbers are as designated in the North Central Roseville CFD No. 1 Boundary Map. Parcel 51 also shows its Assessor's Parcel Number. Assessor's Parcel Numbers will be assigned when the parcel maps are recorded.

Parcel 37 is commercial reserve and will be assigned a Special Tax per Attachment 2 if it is able to be developed as a Taxable Parcel.

Attachment 2
North Central Roseville Community Facilities District No. 1
Maximum Annual Special Tax by Facility and Land Use
for Annexation Parcels and Parcels Converting From Tax-Exempt to Taxable Status

Facility	Residential (Per Unit) (1)			Commercial/Industrial (Per Acre) (1)				
	R-1 to R-5	R-6 to R-15	R-16 to R-30	Commercial	Regional Commercial	Highway Commercial	Business Park Commercial	Light Industrial
Street and Roads	\$366	\$308	\$253	\$5,381	\$6,736	\$7,578	\$5,381	\$2,050
Water	\$227	\$169	\$169	\$471	\$471	\$471	\$471	\$1,121
Sewer	\$158	\$158	\$63	\$743	\$814	\$743	\$843	\$1,166
Storm Drainage	\$31	\$19	\$3	\$256	\$259	\$256	\$260	\$195
Neighborhood Parks	\$47	\$37	\$31					
Schools	\$468	\$468	\$157	\$268	\$248	\$233	\$289	\$319
Lighting & Landscaping	\$63	\$38	\$11	\$236	\$236	\$236	\$236	\$236
Engineering and Related Costs (2)	\$73	\$44	\$13	\$271	\$271	\$271	\$271	\$271
Other (3)	\$89	\$54	\$16	\$332	\$332	\$332	\$332	\$332
Special Tax Group A Allocation (4)	\$408	\$398	\$11	\$175	\$193	\$204	\$175	\$140
Special Tax Group F Allocation (5)			\$35	(\$98)	(\$98)	(\$98)	(\$98)	(\$98)

- Notes:
- (1) Land Uses as specified in the NCRSP.
 - (2) Engineering and Related Costs include engineering design of facilities, staking, city inspection, infrastructure planning, and soils testing.
 - (3) Other CFD costs include EIR reimburseable costs, management/contract administration, and Fiddymont Electrical Substation.
 - (4) Parcels originally under the ownership of RMB Realty at the time of the formation of the CFD are allocated Dry Creek Sewerline reimbursements, a portion of Collector Road B, 404 Permit-related lighting and landscaping, and a multi-family housing tax adjustment.
 - (5) Parcels originally under the ownership of Roseville 150 at the time of the formation of the CFD are allocated Dry Creek Sewerline reimbursements.

Source: Economic and Planning Systems

Attachment 3
North Central Roseville Community Facilities District No. 1
Allocation of CFD Facilities Costs
Per Original Parcel

Original Taxable Parcel	Land Use	Allocated Facilities Cost	Percent of Total
(Note 1)			
1	R-5	\$3,397,996	4.82%
2	R-5	\$1,552,410	2.20%
3	R-5	\$1,721,880	2.44%
4	R-5	\$1,656,293	2.35%
5	R-6	\$319,627	0.45%
6	R-3	\$2,424,981	3.44%
7	R-3	\$1,176,618	1.67%
8	R-3	\$301,329	0.43%
9	R-3	\$358,725	0.51%
10	R-6	\$1,006,838	1.43%
11	R-6	\$478,248	0.68%
12	R-4	\$226,337	0.32%
13	R-6	\$192,539	0.27%
14	R-4	\$1,771,058	2.51%
15	R-5	\$912,905	1.29%
16	R-6	\$1,510,257	2.14%
17	R-6	\$1,938,163	2.75%
18	R-3	\$33,951	0.05%
19	R-25	\$2,363,621	3.35%
20	R-20	\$863,631	1.22%
21	R-20	\$930,256	1.32%
22	R-20	\$275,700	0.39%
23	R-20	\$974,426	1.38%
24	R-20	\$909,085	1.29%
25	R-20	\$633,519	0.90%
26	R-20	\$494,315	0.70%
27	R-20	\$204,544	0.29%
28	R-20	\$138,048	0.20%
29	Commercial	\$249,939	0.35%
30	Commercial	\$878,880	1.25%
31	Commercial	\$780,667	1.11%
32	Commercial	\$153,464	0.22%
33	Highway Commercial	\$3,286,442	4.66%
34	Regional Commercial	\$6,859,759	9.73%
35	Regional Commercial	\$6,879,951	9.76%
36	Commercial	\$322,906	0.46%
38	Business-Park/Commercial	\$1,430,778	2.03%
39	Business-Park/Commercial	\$3,244,190	4.60%
40	Business-Park/Commercial	\$228,399	0.32%
41	Business-Park	\$3,905,760	5.54%
42	Business-Park	\$2,405,413	3.41%
43	Business-Park	\$1,340,205	1.90%
44	Business-Park	\$67,832	0.10%
45	Business-Park	\$823,650	1.17%
46	Daycare Center	\$68,623	0.10%
47	Light Industrial	\$3,966,829	5.63%
48	Light Industrial	\$4,530,628	6.43%
49	Park Preserve (R-20)	\$62,500	0.09%
50	Park Preserve (R-20)	\$62,500	0.09%
51 (015-360-21-0-0) (Country Estates)	R-1	\$192,724	0.27%
	TOTAL	\$70,509,338	100.00%

Note 1: Parcel numbers are as designated on the North Central Roseville CFD No. 1 Boundary Map.
Parcel 51 also lists its Assessor's Parcel Number. Parcel 37 is currently commercial reserve and will not be assigned a Special Tax until it is able to be developed.
Assessor's Parcel Numbers for the other parcels will be assigned when the parcel maps are recorded.

Draft Final
August 1, 1990

EXHIBIT B

BOUNDARY MAP

Prepared by Morton & Pitalo, Inc.

On file with the Clerk of the City of Roseville as an exhibit to the North Central Roseville
Community Facilities District No. 1 Resolution of Formation.

APPENDIX C

DESCRIPTION OF FACILITIES TO BE FINANCED WITH PROCEEDS OF THE BONDS

Harding Boulevard Interchange

Streets and Roads Improvements--Including, but not limited to, excavation paving, drainage, and utilities:

- Harding Blvd. South of Bypass
- Harding Blvd. Utility Relocation
- Pleasant Grove Blvd
- Roseville Parkway
- Diamond Oaks Blvd. and Collector Road D
- East Park Drive
- Collector Road A - Park Parcel 52
- Collector Road C
- Collector Road B
- Street E
- Stanford Ranch Road, North of Bypass

Sewer System Improvements Including:

- In-Road Sewer Mains
- Sewer Trunk Line - N of Parkway
- Sewer Trunk Line - S of Parkway
- South to Lift Sta. 2 - Offroad/Out of Area
- South to Dry Creek - Offroad/Out of Area
- Sewer to Parcel 34 - offroad
- Lift Station No. 1 Improvements
- Lift Station No. 1/Treatment Plant Connection
- Antelope Creek Sewer Facilities
- Dry Creek Sewer Reimbursement

Water System Improvements Including:

- In-Road Water Mains
- Water Main - Blue Oaks
- Water Main - I-80 to Parcel 36
- Water Main - to Parcel 34
- Oversizing Reimbursement to Other Areas
- Eureka/Atlantic/Harding Reimbursement
- Ovesizing Reimbursements to NCRSP

Storm Drainage Improvements Including:

- Detention Basins
- In-Road Drainage Crossings

K-8 Schools within the North Central Specific Plan Area

Country Estates K-8 School Fee Replacement

Neighborhood and Citywide Parks

Lighting and Landscaping Improvements Including:

- Median Landscaping Along Major Roadways
- Highway 65/Harding Interchange Landscaping
- Construction of Bikepaths
- Park Preserve Improvements
- Park Preserve Sidewalks Along Major Roadways
- Improvements Related to 404 Permit Requirements

Other

- Fiddymont Electrical Substation
 - EIR Reimbursable Costs
 - Engineering/Design Costs
 - Construction Staking
 - City Inspection Costs
 - Management/Contract Administration
 - Soils Testing
-