

Public Finance Real Estate Economics Regional Economics Land Use Policy

#### **HEARING REPORT**

STONE POINT COMMUNITY FACILITIES DISTRICT No. 2

Prepared for:

City of Roseville

Prepared by:

Economic & Planning Systems, Inc.

March 5, 2003

EPS #11542

SACRAMENTO



BERKELEY

DENVER

phone: 510-841-9190 phone: 303-623-3557 fax: 510-841-9208 fax: 303-623-9049

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#### I. Introduction

#### **BACKGROUND**

The Stone Point Community Facility District No. 2 (Services District) ("CFD No. 2") encompasses approximately 129.78 gross acres located within the City of Roseville's Northeast Roseville Specific Plan area. As shown on **Map 1**, CFD No. 2 is primarily accessed by its northwestern and southern boundaries -- North Sunrise Avenue and Rocky Ridge Road, respectively. It is also bounded by Roseville Parkway on the northeast and Eureka Road on its southwestern edge. The 19 parcels within Stone Point are zoned Planned Development (PD 178). Of these 19 parcels, 17, totaling 98.47 acres, are planned for office development (with a 10 percent retail component). The two remaining parcels are planned for use as a public park and open space preserve.

#### PURPOSE OF THE CFD

The Stone Point Community Facilities District No. 2 (Services District) is being formed in order to fund the costs for maintenance and services in the Stone Point project area. Services to be provided through annual CFD special tax revenues maintenance of the public park (Parcel 15), the open space preserve (Parcel 19), the bike trail connection, the project entries, and the common fire protection system as well as certain monitoring and administrative services all described below in the discussion of "Service Costs" and as set forth in the "List of Authorized Services" attached hereto as Exhibit B and incorporated herein by reference.

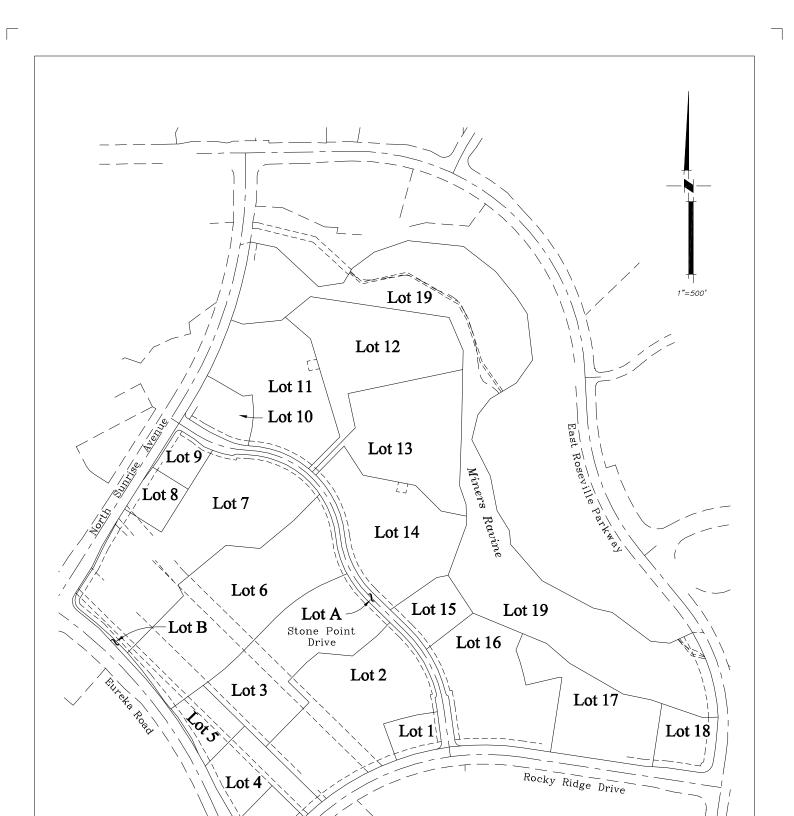
The City of Roseville also formed the Stone Point Community Facilities District No. 1. CFD No. 1 was formed for the purpose of funding approximately \$8.9 million in backbone infrastructure required for the development of the Stone Point property including the construction of road, sewer, water, and drainage facilities, as well as other capital facilities.

This report serves as the Hearing Report for CFD No. 2 required by the Mello-Roos Act. It discusses the public services to be funded, the structure of CFD No. 2, and the Maximum Annual Special Taxes.

#### ORGANIZATION OF THE REPORT

**Chapter II** describes the land uses within CFD No. 2 along with the services to be provided by CFD No. 2. **Chapter III** described the annual maintenance and service costs and the proposed maximum special tax for the different land uses within the project. **Chapter IV** describes the structure of the proposed CFD No. 2 and Rate and Method of Apportionment of Special Tax.

Two exhibits are attached to this report. **Exhibit A** is the Rate and Method of Apportionment (the "Tax Formula"). The maps at the end of this exhibit show the general boundaries of CFD No. 2. **Exhibit B** is the list of eligible services to be funded by CFD No. 2.



Map 1□ Stone Point CFD No. 2□ Tentative Parcel Map

### II. LAND USE AND SERVICES COSTS

#### **LAND USE**

**Map 1** shows the proposed boundaries for the Stone Point CFD No. 2 services district. The proposed total acres are for office and park/open space uses only. Approximately 98.47 acres of business professional/office development is planned within the district as shown in **Table 1**.

Table 1 Stone Point CFD No. 1 Summary of Land Use

Parcel	Acres
Business Professional/Office	
1	1.20
2	10.11
3	7.92
4	3.19
5	1.78
6	11.54
7	12.63
8	1.36
9	1.16
10	1.85
11	7.31
12	7.80
13	7.60
14	7.75
16	7.32
17	5.83
18	2.12
Subtotal	98.47
Other (Tax-Exempt)	
15 - Park	1.98
19 - Watershed Open Space	25.93
Right of Way (ROW)	3.40
Subtotal	31.31
Total	129.78

 $"land\_use"$ 

11542 model 4.xls

Source: MacKay & Somps, Civil Engineers, Inc.

#### SERVICES COSTS

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

The total estimated annual cost of on-site maintenance and services is approximately \$59,700. The annual costs includes maintenance of the following:

- Public Use Common Areas, including the park and watershed/open space
- Entries, Entry Medians, and Monumentation
- Common Fire Protection System
- Bike Trails

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

- Mitigation Monitoring
- Vandalism
- Repair/Replacement
- Administrative Costs

**Table 2** provides a detailed breakdown of these costs. Some of these items will require a lump sum expenditure; however the City will collect special taxes on an annual basis and place these revenues in a sinking fund to accommodate future costs. A City administrative cost equal to seven percent of the above costs and a County administrative cost of one percent are also included in the total project maintenance cost estimate.

#### PUBLIC USE COMMON AREAS

CFD No. 2 will fund maintenance for the common areas, including the park and watershed/open space parcels. The park (Parcel 15) is located in the south-central area of Stone Point and comprises 1.98 acres. Park maintenance is estimated to total approximately \$26,330 per year. This will include maintenance of turf, landscaping, and irrigation and Park Staff contract administration, estimated at \$2,000 annually. Water/electric services are also included in the total park maintenance expense and are estimated as a lump sum cost of \$1,956. This amount is based on a per landscaped acre cost of \$163 per month and a service area of one acre.

The watershed/open space parcel (Parcel 19) is located along the northeast boundary of Stone Point and comprises 25.94 acres. The annual cost to maintain this preserve area is approximately \$10,040, which includes \$5,210 for annual operations & maintenance related to the

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# Table 2 Stone Point CFD No. 2 (Services District) Estimated Annual Maintenance Costs

Unit	Cost Per Unit	Cost	Based on
1.98 Acres			
	\$11,300 per Acre Lump Sum Lump Sum	\$22,374 \$1,956 \$2,000 <b>\$26,330</b>	City of Roseville City of Roseville Assumed
4,200 LF	Lump Sum \$1.15 per Lin. Ft	\$4,830	ECORP; Includes cost for fencing (cost without fencing estimated at \$2,304) City of Roseville
		\$36,370	
n 2 EA	\$2,000 Each	\$4,000	Assumed
	Lump Sum	\$5,934	ECORP
2,200 LF	\$1.10 per Lin. Ft	\$2,420 <b>\$2,420</b>	Woodcreek East CFD No. 2
		\$55,224	
	7% of Costs 1% of Costs	\$3,866 \$591	
	98.47 Dev. Acres	\$59,680 \$606.08 \$607.00	
	n 2 EA	Lump Sum  4,200 LF  \$1.15 per Lin. Ft  2 EA  \$2,000 Each  Lump Sum  2,200 LF  \$1.10 per Lin. Ft  7% of Costs 1% of Costs	Lump Sum \$2,000 \$26,330 Lump Sum \$5,210 4,200 LF \$1.15 per Lin. Ft \$4,830 \$10,040 \$36,370 2 EA \$2,000 Each \$4,000 Lump Sum \$5,934 2,200 LF \$1.10 per Lin. Ft \$2,420 \$2,420 \$2,420 \$2,000 \$2,000 \$2,000 \$2,000 \$2,000 \$6,500 \$55,224 7% of Costs \$3,866 1% of Costs \$591

"costs"

11542 CFD 2 Costs 3.xls

[1] Based on \$163 per landscaped acre per month times 1.00 acres. Cost provided by City Finance Dept.

Section 404 permit as well as fire break maintenance, estimated at \$4,830 annually. Fire break maintenance includes annual litter removal and periodic mowing around the perimeter of the parcel.

#### ENTRIES, ENTRY MEDIANS, AND MONUMENTATION

The Stone Point CFD No. 2 includes maintenance of two entry ways, which are located at the intersections of Stone Point Drive with North Sunrise Avenue and Rocky Ridge Drive. Each entry includes the maintenance of project entry elements, entry medians and monumentation. The maintenance and repair /replacement cost of each entry way and its components is estimated to be \$2,000 per year. Total annual costs of maintaining entry ways in the Stone Point CFD No. 2, therefore, is estimated at approximately \$4,000 per year.

#### **MITIGATION MONITORING**

Annual costs for CFD No. 2 include management and performance of the mitigation monitoring of the on-site wetland preserves. ECORP estimates the cost for these tasks is approximately \$5,934 per year.

#### BIKE TRAILS

The total cost of maintaining the bike trail connection is estimated at approximately \$2,420 per year. The length of the bike trail connection is approximately 2,200 linear feet. This annual cost per unit is estimated at \$1.10 per linear foot.

#### COMMON FIRE PROTECTION SYSTEM

The total annual cost of maintaining the on-site common fire protection system is estimated at \$2,500.

#### SINKING FUND

As noted above, the City will annually collect special taxes and place these revenues in a sinking fund to be used by the City to fund future maintenance needs including a set aside for vandalism, repairs, and replacement. Approximately \$4,000 in total costs per vear are allocated to vandalism, and repair and replacement.

#### OTHER COSTS

The cost of City Administration is seven percent of all the above costs and is estimated to be \$3,866 in year 1 of the CFD No. 2. The County also charges an annual fee of one percent of the annual costs to place the CFD No. 2 on the County tax roll. This annual fee of one percent is approximately \$591.

#### **COST ALLOCATION**

The annual maintenance costs are allocated to the 98.47 developable acres in Stone Point on an equal basis as follows:

Total Estimated Annual Costs:	\$59,680
Total Estimated Developable Acreage:	98.47
Cost per Acre:	\$607

The Maximum Special Tax for the CFD is \$607 per developable acre for the base year. These maximum special taxes will be escalated in accordance with the Annual Tax Escalation Factor in each year following the base year in an amount not to exceed four percent annually.

# III. PROPOSED ANNUAL COSTS AND MAXIMUM SPECIAL TAX

The CFD No. 2's annual maintenance and services costs will be funded through the collection of special taxes levied against the property within CFD No. 2. Special taxes will be collected on a per developable acre basis.

The maximum annual cost of CFD services funded by special taxes was calculated assuming direct service costs and a City and County administrative expense. Total annual costs were calculated to be approximately \$59,700 in 2003 dollars, including the seven percent City administrative expense and a one percent County administrative expense.

The Maximum Annual Special Tax is based on a per acre tax of \$607. There are 98.47 developable acres in Stone Point and, therefore, the Maximum Annual Special Tax Revenue is \$59,771 in the Base Year.

The special tax levy must provide for annual payments of the costs. In years when less than maximum revenues are needed, the tax levy will be less than the maximum authorized rates.

#### IV. STRUCTURE OF THE PROPOSED CFD

#### DESCRIPTION OF THE COMMUNITY FACILITIES DISTRICT

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

#### **DEFINITION OF ANNUAL COSTS**

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

- Costs of authorized CFD No. 2 services;
- Costs of a sinking fund set-aside for authorized CFD No.2 services;
- Costs of administering CFD No. 2; and
- Any amounts needed to cure actual or projected delinquencies in Special Taxes for the current or previous Fiscal Year.

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

#### DETERMINATION OF PARCELS SUBJECT TO SPECIAL TAX

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

#### TERMINATION OF THE SPECIAL TAX

The special tax will be levied and collected in perpetuity.

#### ASSIGNMENT OF MAXIMUM SPECIAL TAX

The maximum annual special tax is set at a base rate of \$607 per acre for non-residential uses. The maximum annual special tax will escalate no more than 4 percent each year to cover actual or anticipated increases in the annual costs.

#### SETTING THE ANNUAL SPECIAL TAX RATE

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

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

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

#### PREPAYMENT OF SPECIAL TAX OBLIGATION

Prepayment of special taxes is not permitted.

#### MANNER OF COLLECTION

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



Public Finance Real Estate Economics Regional Economics Land Use Policy

## EXHIBITS:

EXHIBIT A: RATE AND METHOD OF APPORTIONMENT

EXHIBIT B: LIST OF AUTHORIZED SERVICES



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# EXHIBIT A:

RATE AND METHOD OF APPORTIONMENT

#### EXHIBIT A

#### CITY OF ROSEVILLE

# STONE POINT COMMUNITY FACILITIES DISTRICT NO. 2 (Services District)

#### RATE AND METHOD OF APPORTIONMENT

#### 1. BASIS OF SPECIAL TAX LEVY

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

#### 2. **DEFINITIONS**

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

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

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

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

"Base Year" means Fiscal Year ending June 30, 2003.

"CFD" means the Stone Point Community Facilities District No. 2 of the City of Roseville.

"City" means the City of Roseville, California.

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

- "County" means the County of Placer, California.
- "County Assessor's Parcel" means the Parcel and Parcel number as recorded by the County Assessor on the equalized tax roll.
- "<u>Final Large-Lot Subdivision Map</u>" means a recorded map delineated Parcels by land use and providing the ability to transfer ownership of the delineated Parcels.
- "<u>Finance Director</u>" 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.
- "<u>Master Plan Parcels</u>" means the planned Parcels by land use in Stone Point. The original parcels are all Master Plan Parcels at the formation of the CFD as detailed on **Attachment 1**.
- "<u>Maximum Special Tax</u>" means the greatest amount of Special Tax that can be levied against a Parcel in a given Fiscal Year. The Maximum Special Tax at the formation of the CFD is shown in **Attachment 1**.
- "Maximum Special Tax Revenue" means the greatest amount of revenue that can be collected in total from a group of Parcels by levying the Maximum Special Tax.
- "<u>Original Parcel</u>" means a large-lot Parcel delineated by the Final Large-Lot Subdivision Map as it existed at the time of the adoption of the Resolution of Formation by the Council, as shown on **Map 1**.
- "<u>Parcel</u>" means any County Assessor's Parcel in the CFD based on the equalized tax rolls of the County.
- "<u>Public Parcel</u>" means any Parcel that is, or is intended to be, (1) publicly owned, and (2) is normally exempt from the levy of general *ad valorem* property taxes under California law, including public streets; schools; parks; and public drainageways, public landscaping, greenbelts, and public open space. These Public Parcels—so identified at the formation of CFD—are exempt from the levy of Special Taxes.
- "<u>Stone Point</u>" means the Stone Point master planned development located in the Northeast Roseville Specific Plan.
- "**Special Tax(es)**" means any tax levy under the Act in the CFD.
- "<u>Subdivision</u>" means a group of Successor Parcels created from an Original Parcel through the Subdivision Map Act process.
- "<u>Successor Parcel</u>" means a group of Successor Parcels created by Subdivision, lot line adjustment, or parcel map from an Original Parcel.
- "<u>Tax Collection Schedule</u>" 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.

"<u>Tax-Exempt Parcel</u>" means a Parcel not subject to the Special Tax. Tax-Exempt Parcels include Public Parcels identified at the formation of the CFD or created by Subdivision of an Original or Successor Parcel (where all of the taxes from the previous Original or Successor Parcel have been assigned to the Taxable Parcels). A Taxable Parcel acquired by a public agency after formation of the CFD will not be classified as a Tax-Exempt Parcel.

#### 3. DETERMINATION OF PARCELS SUBJECT TO SPECIAL TAX

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

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

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

#### 4. DURATION OF THE SPECIAL TAX

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

#### 5. ASSIGNMENT OF MAXIMUM SPECIAL TAXES

The Maximum Special Tax for the CFD is <u>\$607 per Acre</u> for the Base Year. These Maximum Special Taxes will be escalated in accordance with the Annual Tax Escalation Factor in each year following the Base Year.

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

- 1. <u>Original Parcels</u> The Maximum Special Tax for an Original Parcel shall be determined by multiplying the Maximum Special Tax per acre by the number of acres allocated to the Original Parcel or as otherwise designated by the City.
- 2. <u>Successor Parcels</u> The Maximum Special Tax for each Successor Parcel is equivalent to the number of acres times the Maximum Special Tax.
- 3. <u>Conversion of a Tax-Exempt Parcel to a Taxable Parcel</u> if a Public Parcel is not needed for public use and is converted to private use, it shall become subject to the Special Tax.

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

#### 6. SETTING THE ANNUAL SPECIAL TAX RATE

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

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

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

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

#### 7. ADMINISTRATIVE CHANGES AND APPEALS

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

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

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

#### 8. MANNER OF COLLECTION

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

#### Attachment 1 Stone Point CFD No. 2 (Services) Maximum Special Tax by Original Parcel

Original Parcel [1]		Maximum	Maximum Special
(Master Plan Parcel)	Acres	Special Tax per Acre	Tax Revenue
Taxable Parcels			
1	1.20	\$607	\$728
2	10.11	\$607	\$6,137
3	7.92	\$607	\$4,807
4	3.19	\$607	\$1,936
5	1.78	\$607	\$1,080
6	11.54	\$607	\$7,005
7	12.63	\$607	\$7,666
8	1.36	\$607	\$826
9	1.16	\$607	\$704
10	1.85	\$607	\$1,123
11	7.31	\$607	\$4,437
12	7.80	\$607	\$4,735
13	7.60	\$607	\$4,613
14	7.75	\$607	\$4,704
16	7.32	\$607	\$4,443
17	5.83	\$607	\$3,539
18	2.12	\$607	\$1,287
Total Taxable Parcels	98.47		\$59,771
Tax Exempt Parcels			
15	1.98	N/A	N/A
19	25.93	N/A	N/A
ROW - A & B	3.40	N/A	N/A
Total	129.78		

"attachment1"

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[1] All Taxable Parcels were included in Assessor's Parcel 048-460-007 at the time of CFD formation.



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# APPENDIX B:

LIST OF AUTHORIZED SERVICES

#### **EXHIBIT B**

Stone Point
Community Facilities District No. 2
Services District
City of Roseville, California

#### LIST OF AUTHORIZED SERVICES

The Maintenance Obligations to be financed, in whole or in part, by Stone Point CFD No. 2 shall consist of the following:

- 1. maintenance of Watershed Open Space Parcel 19, including, but not limited to, maintenance of fire breaks and fire safety measures and repair and/or replacement of any and all improvements located within or serving Parcel 19;
- 2. maintenance of Park Parcel 15, including, but not limited to, maintenance of turf, landscaping and irrigation and repair and/or replacement of any and all improvements located within or serving Parcel 15;
- 3. maintenance of all public pedestrian or bicycle pathways (and appurtenances) which connect to the existing bike trail located in Watershed Open Space Parcel 19 or to the future bike trail within Park Parcel 15, to the extent that such pathways are not otherwise maintained by the City of Roseville;
- 4. maintenance of the project entries and entry medians, including, but not limited to, maintenance of turf, landscaping and irrigation and repair and/or replacement of any and all improvements (including entry features and monumentation) located within or serving the project entries;
- 5. implementation and monitoring of compliance with the 404 Permit issued by the U.S. Army Corps of Engineers, including, but not limited to, contracting for the services of a qualified consulting wetlands specialist to oversee and supervise such implementation and monitoring;
- 6. performance and management of the environmental mitigation monitoring, including the annual review thereof, as required pursuant to the Stone Point Mitigation Monitoring Plan; and
- 7. maintenance of the common fire protection systems on site (including the fire control valves, fire hydrant system, fire pumps and fire access roads), to the extent that such systems are not otherwise maintained by the City of Roseville.

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