

The Economics of Land Use



Draft Report

Hearing Report Westbrook Community Facilities District No. 2 (Services)

Prepared for:

City of Roseville

Prepared by:

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November 2014

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1. INTRODUCTION

Background

The City of Roseville (City) retained Economic & Planning Systems, Inc. (EPS) to support its efforts to create a Mello-Roos Community Facilities District (CFD) for the Westbrook (Project) development, located within the Sierra Vista Specific Plan and south of the West Roseville Specific Plan. The objective of establishing a CFD is to create a land-secured funding mechanism to be used to fund the maintenance and operation of authorized services of the CFD. The Development Agreement requires the use of a CFD to fund maintenance and operation public infrastructure and provided a general structure for a proposed CFD.

The Project is planned for approximately 2,029 residential units and 42.7 acres of nonresidential commercial uses (with up to 465,000 square feet of nonresidential space) on approximately 400 gross acres. The Project will have three park sites totaling 15.5 acres, a 10-acre elementary school site, 36.6 acres of open space, and various public uses such as a well site and a sewer lift station site.

Formation of the City's Project Community Facilities District No. 2 (Services) (CFD) has been initiated with the adoption of the Resolution of Intention (ROI) to form the CFD. The City Council (Council) adopted the ROI on November 5, 2014 with Resolution 14-476. The Resolution of Formation (ROF) will be considered by the Council on December 17, 2014.

Purpose of the CFD

The CFD is being formed to fund the maintenance and operation of certain authorized services of the CFD, such as open space, landscape corridors, leaf pick up and street sweeping, parks, storm water systems, parks, transit facilities, and other authorized facilities under the Mello-Roos Act, serving the Project as a condition of the City's approval of the development Project.

Map 1 shows the proposed boundaries of the CFD.

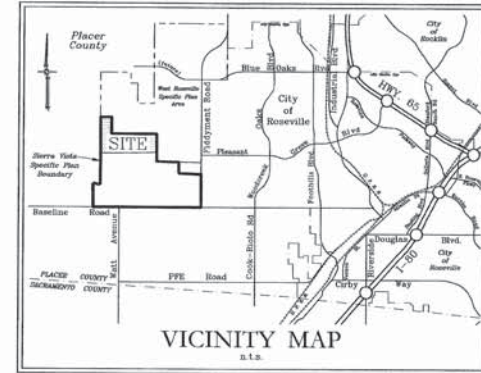
Organization of the Report

This report consists of five chapters including this introductory chapter. **Chapter 2** describes the land uses in the CFD. **Chapter 3** describes the authorized services to be funded in the CFD, the costs, and the cost allocations. **Chapter 4** describes the proposed maximum annual special tax. **Chapter 5** describes the structure of the CFD.

Two exhibits are attached to this report. **Exhibit A** is the Rate, Method of Apportionment, and Manner of Collection of Special Tax (RMA). **Exhibit B** is the List of Authorized Services.

BOUNDARY MAP
**CITY OF ROSEVILLE
 WESTBROOK COMMUNITY
 FACILITIES DISTRICT NO. 2
 (SERVICES)**

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
 BEING PORTIONS OF SECTIONS 26 & 27, T.11 N., R.5 E., M.D.M.



CITY CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROSEVILLE THIS 6 DAY OF Nov, 2014.

Sonia Orozco
 SONIA OROZCO, CITY CLERK
 CITY OF ROSEVILLE
 PLACER COUNTY, CALIFORNIA

CITY CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF WESTBROOK COMMUNITY FACILITIES DISTRICT NO. 2, CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, AT A REGULAR MEETING THEREOF, HELD ON THE 5 DAY OF November 2014 BY ITS RESOLUTION NO. 14-47b.

Sonia Orozco
 SONIA OROZCO, CITY CLERK
 CITY OF ROSEVILLE
 PLACER COUNTY, CALIFORNIA

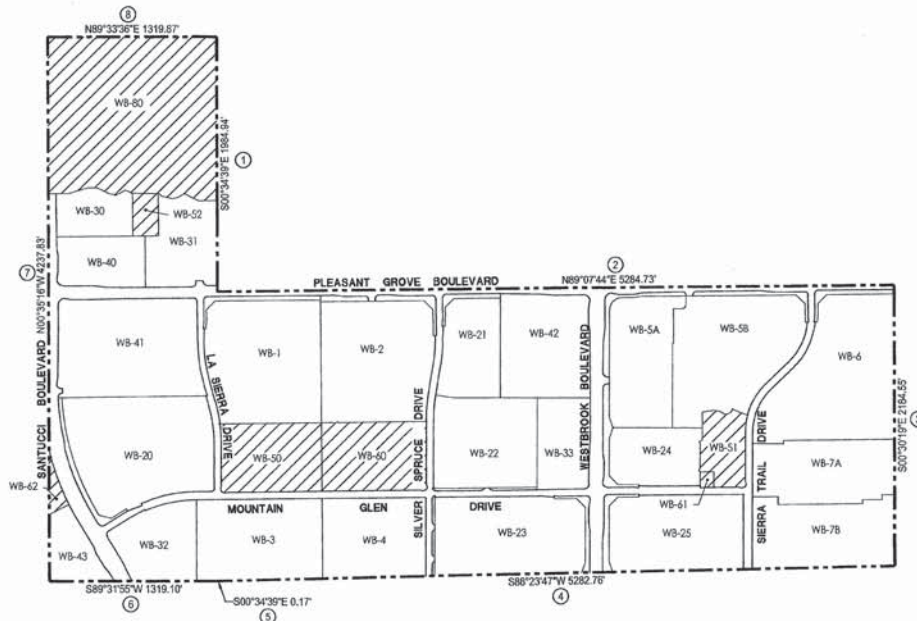
RECORDER'S STATEMENT

FILED THIS 10th DAY OF November, 2014, AT THE HOUR OF 9:49 CLOCK A.M. IN BOOK 3 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 71 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF PLACER, STATE OF CALIFORNIA.

DOCUMENT NO. 2014-0079649

FEE: \$ 8.00

BY: *Jim McCauley*
 JIM MCCAULEY
 COUNTY RECORDER
 COUNTY OF PLACER
 by: *J. McCormick*, Deputy



LEGEND
 - - - DISTRICT BOUNDARY
 ANTICIPATED TAX-EXEMPT PARCELS



Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 775-1188

OCTOBER 2014
 SHEET 1 OF 1 18437-EXT

2

Map 1

2. LAND USES

The Project area is composed of fifteen large parcels and six smaller parcels designated for public uses. Large lot parcel maps have been recorded by the developer defining large lots for Phase 1 (Zone 1), and defining the remaining two phases (zones) of the Project. **Map 2** is the Assessor's Parcel Map showing current CFD parcels.

The Project is planned for approximately 2,029 residential units and 42.7 acres of nonresidential commercial uses (with up to 465,000 square feet of nonresidential space) on approximately 400 gross acres. The Project will have park sites totaling 15.5 acres, a 10-acre elementary school site, 36.6 acres of open space, and various public uses such as right-of-way, a well site, and a sewer lift station site.

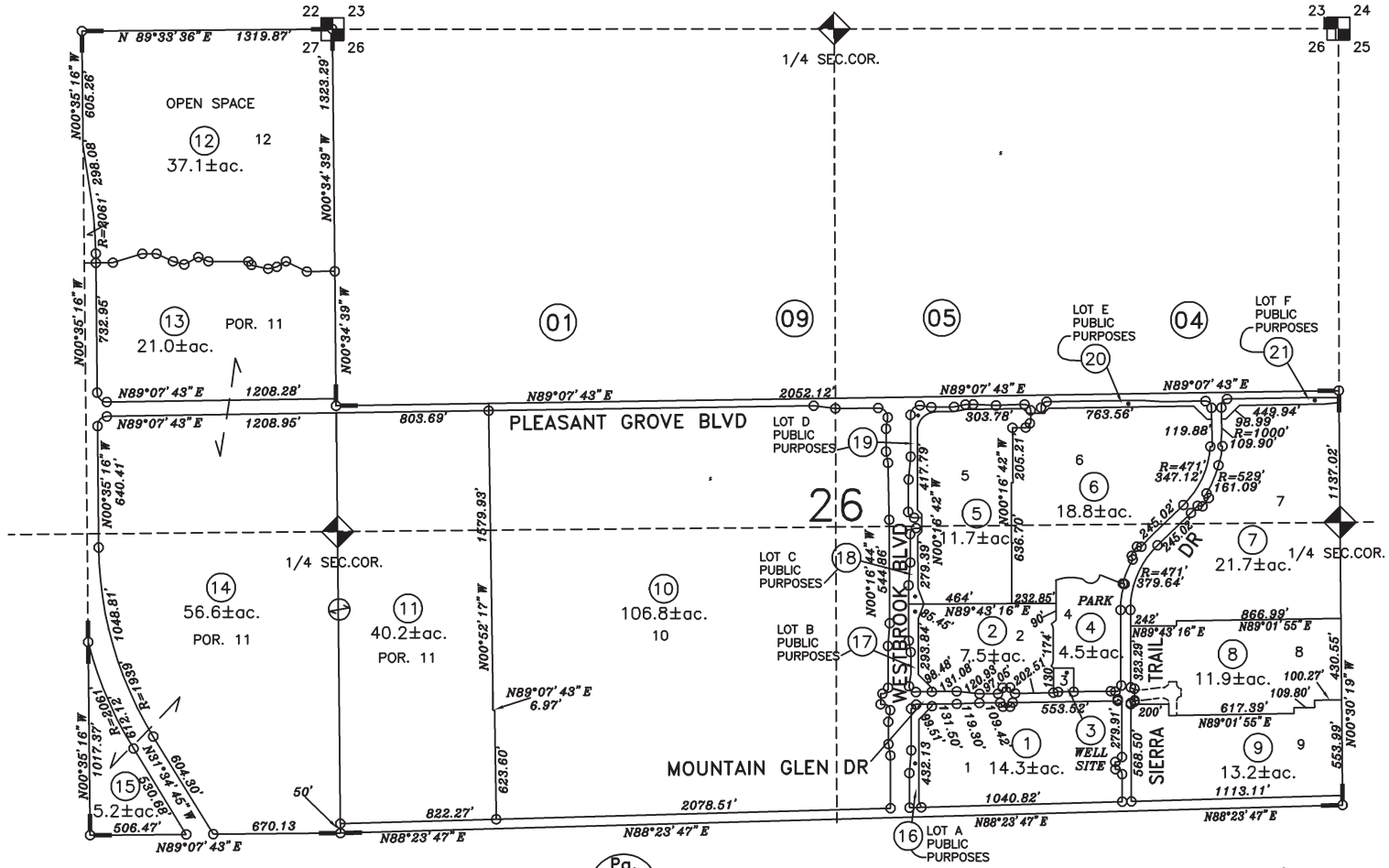
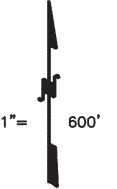
Land uses are shown for each phase (zone) in **Table 1**. **Table 1** identifies the current Assessor's Parcel Number, The lot number corresponding to the large lot recorded map, and the zone/phase for each parcel.

Phase 1 (Zone 1) will have 547 residential units and a 4.4 park site on 103.3 net acres. Phase 2 (Zone 2) will have 556 residential units (including 162 affordable housing units), a 12.86-acre commercial site, and a 10-acre school site on 96.66 net acres. Phase 3 (Zone 3) will have 926 residential units (including 29 affordable housing units), three commercial sites totaling 29.8 acres, two park sites totaling 11.1 acres, and a 36.6-acre open space parcel on 153.1 net acres.

Phase 1 is on the eastern portion of the CFD, adjacent to the West Roseville Specific Plan. Development of the Project will occur first from the eastern-most portion of CFD and will proceed to the west. The Project is estimated to build out over an approximate 8-year period.

POR. SEC.26 & 27, T.11N., R.5E., M.D.B.&M.
 WestBrook - Ph. 1 Large Lot Subd. M.O.R. Bk. CC, Pg. 85

496-10



4

Pg. Bk.17 15

Map 2

Pg. Bk.494 3&4

Pg. Bk.17 15

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.496Pg.10
 County of Placer, Calif.

NOTE
 Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

NOTE
 All distances on curved lines are length measurements.

Table 1
Westbrook CFD No. 2 (Services)
Existing CFD Parcels

Assessor's Parcel Number	Description	Zone/Phase
496-100-001	Lot 1	1
496-100-002	Lot 2	1
496-100-003	Lot 3	1
496-100-004	Lot 4	1
496-100-005	Lot 5	1
496-100-006	Lot 6	1
496-100-007	Lot 7	1
496-100-008	Lot 8	1
496-100-009	Lot 9	1
496-100-010	Lot 10	2
496-100-011	Portion Lot 11	3
496-100-012	Lot 12	3
496-100-013	Portion Lot 11	3
496-100-014	Portion Lot 11	3
496-100-015	Portion Lot 11	3
496-100-016	Lot A	1
496-100-017	Lot B	1
496-100-018	Lot C	1
496-100-019	Lot D	1
496-100-020	Lot E	1
496-100-021	Lot F	1

"land_use"

3. AUTHORIZED SERVICES AND SERVICE COSTS

This chapter describes the authorized services eligible to be funded through the CFD from special taxes levied under the CFD.

Authorized Services of the CFD

The CFD is authorized to fund the maintenance and operation of certain facilities required to serve the Project. Authorized services are identified in the List of Authorized Services (**Exhibit B** of this report). Authorized services are briefly discussed below.

Open Space

The CFD is authorized to fund, but not limited to, open space improvement, operations and management, monitoring, maintenance, creation and maintenance of fire breaks, permits, vandalism/graffiti, flood conveyance (vegetation/tree removals), beaver dam removals, outfall/drainage swale maintenance, erosion control/bank stabilization, native planting/replanting, pre and post emergent, maintenance activities as required by the 404 permit and Open Space Overarching Maintenance & Management Plan and repair and replacement of facilities within open space areas in the Project.

Landscape Corridors and Paseos

The CFD is authorized to fund, but not limited to, maintenance of on-site landscape corridors and paseos designed to serve the Project, including general maintenance, masonry walls, accent lighting, water and utility costs.

Medians, Entries, and Entry Monumentation

The CFD is authorized to fund, but not limited to, maintenance of medians, entries, and entry monumentation (as described in Figure B-2 of the Specific Plan).

Leaf Pick Up and Street Sweeping

The CFD is authorized to fund, but not limited to, the performance of leaf pick-up and street sweeping along the following roads, as described in the Specific Plan:

- Pleasant Grove Boulevard (south side only)
- Westbrook Boulevard
- Santucci Boulevard

Neighborhood Parks

The CFD is authorized to fund, but not limited to, neighborhood park maintenance, repair, and replacement (including long-term replacement). Bike trails may also be included under this category for authorized services.

Storm Water Systems

The CFD is authorized to fund, but not limited to, storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.

Transit

The CFD is authorized to fund, but not limited to, Bus Transfer Station, bus shelters, bus stops and the dedicated bus lanes on Parcel WB-41 (identified in the Specific Plan), the park and ride lot and bus signs.

CFD Administration Costs

The CFD is authorized to fund, but not limited to, miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and City and County administration costs.

Long-Term Repair and Replacement

The CFD is authorized to fund, but not limited to, the levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Authorized Services Estimated Costs

The Development Planning & Financing Group (DPFG) assisted the Project developer in the development of estimated maintenance and operations costs for CFD authorized services. DPFG worked with City staff to establish estimated annual costs on a "per unit" basis. **Table 2** shows the authorized services, quantities of the maintenance/operations items, and the annual cost per unit to establish total annual costs for each authorized service, as stated in 2014 dollars.

Authorized services were identified as benefitting both residential and nonresidential land uses, and services that primarily benefited only residential uses. Of the authorized services, only neighborhood parks and storm water management were deemed to benefit residential uses only.

Authorized Services Benefitting Residential and Nonresidential Land Uses

Annual authorized services costs benefitting both residential and nonresidential land uses are estimated to be \$315,222 in 2014 dollars. The CFD is authorized to establish a sinking fund for long-term repair and replacement of authorized services. The costs estimates established by DPFG assume that there should be a 5-percent annual set aside of annual costs in the sinking fund. Annual costs plus the 5-percent set aside totals \$330,983 in 2014 dollars.

The CFD is authorized to fund the costs of administering the CFD. City-related CFD administrative costs are assumed to be 13-percent of the annual costs (10-percent for the Parks Department and 3-percent for the Finance Department). The cost estimates assume that the City will require approximately \$43,000 to administer the CFD in 2014 dollars.

Table 2
Westbrook CFD No. 2 (Services)
Estimated Authorized Services Costs (2014 \$s)

Authorized Service	Quantity	Annual Costs/ Unit	Unit	Total Annual Costs
Residential/Nonresidential Cost Allocation				
Landscape Corridors	12.00	\$10,323.75	acre	\$123,885.00
Paseos	1.50	\$10,323.75	acre	\$15,485.63
Medians	3.60	\$10,323.75	acre	\$37,165.50
Open Space [1]	36.60	n/a	n/a	\$34,132.00
Bike Trails	760.00	\$1.06	lineal foot	\$805.60
Masonry Wall Graffiti Removal [2]	98,640.00	\$0.01	square foot	\$986.40
Masonry Wall Repair [3]	98,640.00	\$1.04	square foot	\$102,585.60
Leaf Pick Up [4]	1.20	\$61.31	mile	\$73.57
Street Sweeping	3.60	\$28.62	mile	\$103.03
Subtotal				\$315,222.33
Repair/Replacement (Sinking Fund)			5%	\$15,761.12
Residential/Nonresidential Cost Allocation Subtotal				\$330,983.45
City Administration				
Finance Department			3%	\$9,929.50
Parks Department			10%	\$33,098.34
City Administration Subtotal				\$43,027.85
County Administration			1%	\$3,740.11
Annual Maintenance Costs (Residential/Nonresidential)				\$377,751.41
Residential Only Cost Allocation				
Neighborhood Parks [5]	15.50	\$10,300.00	acre	\$159,650.00
Stormwater Management	2,029.00	\$18.00	unit	\$36,522.00
Subtotal				\$196,172.00
Repair/Replacement (Sinking Fund)			5%	\$9,808.60
Residential/Nonresidential Cost Allocation Subtotal				\$205,980.60
City Administration				
Finance Department			3%	\$6,179.42
Parks Department			10%	\$20,598.06
City Administration Subtotal				\$26,777.48
County Administration			1%	\$2,327.58
Annual Maintenance Costs (Residential Only)				\$235,085.66
Estimated Annual CFD Authorized Services Costs				\$612,837.07

"service_costs"

Source: DPMG and City

[1] Cost per City PAR analysis.

[2] California Builder Services, Inc. estimate of \$0.10 per square foot paint/graffiti removal every 10 years. Assumes a six foot wall.

[3] Cost assumes \$26 per square foot, over a 25 year life cycle. Assumes a six foot wall.

[4] Leaf pick up miles estimated at roughly 1/3 the total street sweeping miles.

[5] Average of high and low cost estimates, provided by the City.

The County charges all taxing entities a 1-percent charge to place direct charges, such as a CFD special tax, on the annual property tax roll. The costs estimates assume that the County will charge approximately \$3,700 to place costs allocated to residential and nonresidential uses in 2014 dollars.

The total costs for authorized service deemed to benefit both residential and nonresidential uses in 2014 dollars is \$377,751.

Authorized Services Benefitting Residential Land Uses Only

As stated above, neighborhood parks and storm water management systems are deemed to benefit only residential land uses. The annual cost to maintain parks is assumed to be \$10,300 per acre. There are a total of 15.5 acres of parks planned for the Project. The cost per residential unit to maintain storm water systems is \$18 annually. These costs are stated in 2014 dollars. Total annual maintenance cost for neighborhood parks and storm water management systems are estimated to be \$196,172. As with other authorized services, there is a 5-percent set aside for long/term repair and replacement of these items, or approximately \$9,800 in 2014 dollars. Total authorized service cost for items benefitting residential land uses only is approximately \$205,981 in 2014 dollars.

Adding to these the costs the 13-percent City administrative cost and 1-percent County administrative cost brings total costs for maintaining and operating authorized services benefitting residential land uses only to approximately \$235,086 annually in 2014 dollars.

Allocation of Estimated Annual Service Costs to Land Uses

The annual costs for maintaining and operating authorized services was established in **Table 2**. These costs were further allocated to land uses by DPFG using the assumptions shown in **Table 3**. The cost allocation methodology establishes an estimate of total "persons served" as a means of approximating benefits received for taxable each land use in the CFD. For residential land uses, DPFG used an estimated "persons per household" (PPH) by land use density. Low and medium density residential land uses assume 2.54 PPH. High density residential land uses are assumed to have 1.80 PPH. Affordable housing land uses are assumed to have PPH approximately 50-percent of the market rate housing units. Therefore, medium density affordable units are assumed to have 1.27 PPH, and high density low affordable housing units 0.90 PPH. Very low affordable high density residential land uses are assumed to be tax-exempt, so there is no PPH assigned to this use.

Nonresidential uses are assigned "persons served" on a "square foot per employee" basis. Nonresidential land uses in the CFD are assumed to have 592 square foot per employee.

For residential land uses, the total number of residential units by land use density is multiplied by the PPH to estimate the total PPH by land use. To establish the total square foot for nonresidential land uses, DPFG assumed a floor-to-area ratio (FAR) of 0.25 to establish estimated building square foot for nonresidential land uses. This amount is divided by 592 to determine the estimated number of employees for nonresidential land uses.

Table 3
Westbrook CFD No. 2 (Services)
CFD Estimated Annual Cost Allocation to Land Uses

Taxable Land Use	Developable Acres	Units/ Square Foot	PPH/Sq. Ft. per Employee	Total Persons/ Employees	Res./Nonres. Distribution of Persons	Res. Only Distribution of Persons	Res/Nonres Cost Allocation	Res Only Cost Allocation	Total Cost Allocation	Cost Allocation per Acre	Cost Allocation per Unit/Sq. Ft.
Residential		<i>Units</i>	<i>PPH</i>								<i>per Unit</i>
Low Density	156.9	796	2.54	2,022	39.2%	46.2%	\$148,054.53	\$108,674.71	\$256,729.25	\$1,636.26	\$322.52
Medium Density	58.0	503	2.54	1,278	24.8%	29.2%	\$93,577.50	\$68,687.58	\$162,265.07	\$2,797.67	\$322.59
Medium Density (Affordable)	4.7	41	1.27	52	1.0%	1.2%	\$3,807.54	\$2,794.80	\$6,602.33	\$1,404.75	\$161.03
High Density	21.0	527	1.80	949	18.4%	21.7%	\$69,487.51	\$51,005.10	\$120,492.61	\$5,737.74	\$228.64
High Density (Low Affordable)	3.3	81	0.90	73	1.4%	1.7%	\$5,345.19	\$3,923.47	\$9,268.66	\$2,808.69	\$114.43
High Density (Very Low Affordable)	3.3	81	-	-	0.0%	0.0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Residential Subtotals	247.2	2,029		4,374	84.8%	100.0%	\$320,272.27	\$235,085.66	\$555,357.93		
Nonresidential		<i>Bldg SF</i>	<i>Bldg SF per Empl.</i>								<i>per Bldg SF</i>
Community Commercial	36.50	397,485	592.00	671	13.0%	0.0%	\$49,131.85	\$0.00	\$49,131.85	\$1,346.08	\$0.12
Community Commercial/Commercial Mixed Use	6.16	67,518	592.00	114	2.2%	0.0%	\$8,347.29	\$0.00	\$8,347.29	\$1,355.08	\$0.12
Nonresidential Subtotals	42.66	465,003		785	15.2%	0.0%	\$57,479.13	\$0.00	\$57,479.13		
CFD Totals	289.86			5,159	100.0%	100.0%	\$377,751.41	\$235,085.66	\$612,837.07		

cost_alloc

10 Source: DPF&G and the City.

DPLFG estimated that there would be 4,374 persons served for residential uses, and 785 employees in nonresidential land uses, for a total of 5,159 persons served. Authorized services benefitting residential and nonresidential uses were allocated using the percentage of persons served for all land use categories. A separate allocation calculation is used in **Table 3** to allocate costs for authorized services benefitting on residential uses.

Table 3 establishes a cost per acre and per unit (or square foot) for all land uses. The calculations performed in **Table 3** were used to establish proposed maximum annual special taxes for each taxable land use category. The assignment of the maximum annual special tax per unit or acre is discussed further in the following chapter.

4. PROPOSED MAXIMUM ANNUAL SPECIAL TAX

This chapter will discuss the proposed maximum annual special tax by land use category for the CFD. The proposed maximum annual special taxes are based upon cost allocations developed in the previous chapter.

Development Agreement

The Development Agreement authorized the use of the CFD to fund authorized services of the CFD. Section 3.19 of the Development Agreement also outlined a basic structure for the CFD. Specifically, the Development Agreement stipulated:

- The CFD must be formed prior to the issuance of building permits (excluding building permits for model homes).
- The CFD could be divided into “zones of benefit.”
- Identified all items to be maintained and operated with funding from the CFD.
- Stated that a replacement reserve fund must be established to fund long-term repair and replacement of items to be maintained.
- Specifically stated that public use parcels would be exempted from the CFD special tax.

The Development Agreement did not stipulate the amount of the maximum annual special tax or structure of the CFD. The analysis prepared by DPFPG and approved by the City was used to develop proposed maximum annual special tax rates by land use category.

Proposed Maximum Annual Special Tax by Land Use Category

Table 4 shows the proposed maximum annual special tax rates by land use category. The proposed rates were provided by DPFPG and were based upon their cost allocation methodology. The proposed maximum annual special taxes are rounded to dollars. In the case of the residential use proposed maximum annual special tax, the amounts were rounded down to the nearest whole dollar, while the nonresidential proposed maximum annual special tax rates were rounded up to the nearest whole dollar.

Table 2 shows the total estimated cost of maintaining and operating authorized services at the time of formation of the CFD is \$612,837.07, while **Table 6** of this report shows the initial fiscal year maximum annual special tax revenues are \$611,732.02. The difference is a result of rounding and slight modifications to the cost allocation model presented to the City by DPFPG.

Table 4
Westbrook CFD No. 2 (Services)
Proposed Maximum Annual Special Taxes by Tax Category

Tax Category	Proposed Maximum Annual Special Tax Per Unit/Acre
	[1]
	<i>per unit</i>
Low Density Residential (LDR)	\$322
Medium Density Residential (MDR)	\$322
Medium Density Residential - Affordable-Middle (MDR - Affordable-Middle)	\$161
High Density Residential (HDR)	\$228
High Density Residential - Affordable-Low (HDR - Affordable-Low)	\$114
High Density Residential - Affordable-Low (HDR - Affordable-Very Low)	\$0
	<i>per acre</i>
Nonresidential (Community Commercial/Commercial Mixed Use)	\$1,347

"max_tax"

[1] The Maximum Annual Special Tax increases by the Tax Escalator as defined in **Section 2** of the RMA.

The rounding of the proposed maximum annual special taxes means that initially projected revenues do not equal estimated annual CFD costs. The costs of maintaining authorized services shown in **Table 3** assume that all authorized services are fully implemented at formation of the CFD. The costs for maintaining authorized services will be phased in over time as the Project builds out. As such, the slight difference between maximum revenue and cost estimates in the initial year should not be deemed to cause long-term funding shortfalls for authorized services.

Overall Tax Burden for Single-Family Residential

The Development Agreement stipulates that the overall tax burden after formation of the CFD not exceed 2 percent of the estimated sales price of a single-family residential home. Estimated sales prices of residential homes were provided by the Project developer. **Table 5** shows the "2-percent test" for the CFD. The test includes all current ad valorem property taxes, the CFD special tax, an estimated services CFD special tax, and the City CFD No. 3. Three different residential products are shown in **Table 5**:

- LDR
- MDR
- MDR Affordable

Ad valorem property tax rates were derived from copies of the FY 2014-15 property tax bills.

The overall tax burden for single-family residential homes proposed for the CFD ranges from 1.44 percent to 1.66 percent.

Portions of Zone 3 are in the Center Joint Unified School District. The ad valorem property tax rate for this portion of the Project is 1.2045 percent, as compared to 1.1030 percent for portions of the Project in Roseville school districts. The overall tax burden for parcels in the Center Joint Unified School District ranges from 1.54 percent to 1.76 percent.

Table 5
Westbrook CFD No. 2 (Services)
Overall Tax Burden for Single-Family Residential Parcels

Item		LDR	MDR	Affordable MDR
Estimated Home Price [1]		\$440,000	\$320,000	\$256,000
Homeowner's Exemption		(\$7,000)	(\$7,000)	(\$7,000)
Estimated Assessed Value		\$433,000	\$313,000	\$249,000
Ad Valorem Property Taxes [2]				
Proposition 13 Property Tax	1.0000%	\$4,330	\$3,130	\$2,490
Roseville City Elementary B&I 1992 Series A	0.0313%	\$136	\$98	\$78
Roseville City Elementary B&I 2002 Series A	0.0003%	\$1	\$1	\$1
Roseville City Elementary B&I 2002 Series A&B Refunding 2011	0.0141%	\$61	\$44	\$35
Roseville High B&I 1992	0.0247%	\$107	\$77	\$62
Roseville High B&I 2004 Series B Non Refunding	0.0013%	\$6	\$4	\$3
Roseville High B&I 2004 Series C Non Refunding	0.0004%	\$2	\$1	\$1
Roseville High B&I 2004 A, B, & C Refunding 2013	0.0184%	\$80	\$58	\$46
Roseville High B&I SFID#1	0.0125%	\$54	\$39	\$31
Subtotal, Ad Valorem Property Taxes	1.1030%	\$4,776	\$3,452	\$2,746
Direct Charges				
Westbrook CFD No. 1 [3]		\$1,585	\$1,300	\$650
Westbrook CFD No. 2 [4]		\$322	\$322	\$161
City of Roseville CFD No. 3 [5]		\$387	\$226	\$113
Placer Mosquito & Vector Control		\$25	\$25	\$25
Subtotal, Direct Charges		\$2,319	\$1,873	\$949
Total Ad Valorem Property Taxes and Direct Charges		\$7,095	\$5,326	\$3,696
Overall Tax Burden		1.61%	1.66%	1.44%

"tax_burden"

[1] Based on pricing from the developer.

[2] Original CFD parcels APN 496-100-012 through 496-100-015 lie within the Center Unified School District. The FY 2014-15 ad valorem property tax rate for these parcels was **1.2045**-percent, as compared to **1.1030**-percent shown in this table. The overall tax burden for parcels within this Tax Rate Area range from 1.54 to 1.76 percent.

[3] From **Attachment 2** of the **Westbrook CFD No. 1 RMA**.

[4] From the draft RMA for Westbrook CFD No. 2.

[5] Provided by City of Roseville.

5. STRUCTURE OF THE CFD

Description of the CFD

The CFD is being formed to fund the costs of maintaining and operating authorized service serving the Project. This chapter discusses the structure of the CFD, and in particular, the features of the RMA.

The attached exhibits are documents contained in the ROF. **Exhibit A** is the Facilities RMA. **Exhibit B** is the List of Authorized Facilities.

Determining the Maximum Annual Special Tax

As stated in the previous chapter, the maximum annual special tax rates for the various tax categories were provided by the developer and based on an analysis of the cost of providing maintenance and operating authorized services of the CFD, as allocated across benefitting land uses. The maximum annual special tax rates are designed to be competitive with other residential development projects in south Placer County. **Table 4** shows the maximum annual special tax rates by tax category.

Base Year

The base year is FY 2014-15. A base year is defined in the RMA as a means of defining the special tax base in a given year that is allowed to increase by a given factor over a period of time.

Annual Tax Escalation Factor

The maximum annual special tax is increased by the tax escalation factor of up to 4 percent in all fiscal years following the base year.

Termination of the Special Tax

The special tax is authorized to be levied and collected in perpetuity.

Definition of Annual Costs

The maximum annual special tax established under the RMA is the maximum exposure to an annual special tax levy for a given taxable parcel of land. The actual amount of the levy is derived through determining the "annual costs" of the CFD. The RMA identifies the annual costs components as these:

- a. Costs of providing authorized services.
- b. Administrative expenses for such fiscal year.

- c. The amount needed to cure actual or estimated delinquencies of special taxes for the current or previous fiscal years.

Administrative Expenses

Administrative expenses of the CFD are the reasonable costs of administering the CFD each fiscal year. Examples of administrative expenses are (but not limited to) actual or estimated costs incurred by the City to form the CFD and to determine, levy, and collect the Special Taxes, including compensation of City employees for administrative work performed in relation to the CFD, the fees of consultants and legal counsel, the costs of collecting installments of the Special Taxes on the general tax rolls, preparation of required reports, the cost of GIS mapping services, and any other costs required to administer the CFD as determined by the City.

Zones/Phases

The CFD is divided into three zones. The zones correspond to the three phases of the Project area. All costs incurred in zones/phases may be funded through the levy of the special tax from taxable parcels regardless of a parcel's location in the CFD, with the exception of undeveloped parcels. Zones/phases are used to tier the allocation of costs to undeveloped parcels by zones/phases. As described later in this report, if the special tax revenue from developed parcels required to fund annual costs is less than annual costs, the special tax is levied (in order) against final use small lot parcels, small lot tentative map parcels, large lot parcels, and finally undeveloped parcels by zone/phase. As needed, the special tax levy will be applied first up to the maximum for undeveloped parcels in Zone/Phase 1, then Zone/Phase 2, and finally Zone/Phase 3.

Assignment of Maximum Annual Special Tax

Sections 4 and 5 of the RMA describe in detail the precise method for assigning the maximum annual special tax to parcels in the CFD. The RMA assigns a total maximum annual special tax to taxable parcels based on parcel configurations at the time of formation of the CFD, and then as subdivision maps are recorded.

Attachment 1 (Table 6) of the RMA shows the maximum annual special tax for planned large lot parcels in each zone. Large lot parcels are defined in **Table 6**. Each large lot is assigned one or more tax categories, number of planned residential units or nonresidential acreage, and a maximum annual special tax per unit or acre. The maximum annual special tax for a large lot parcel is the sum of the number of units or nonresidential acreage in each tax category multiplied by the maximum annual special tax for each tax category for a large lot parcel.

If fewer units are realized at the recordation of a final map defining buildable lots than shown in **Table 6**, the maximum annual special tax for the large lot parcel is divided by the actual number of residential units created by the final map to determine the maximum annual special tax per unit. If more residential units are created by a final map than shown in **Table 6**, the maximum annual special tax per unit is that amount shown in **Table 6**.

Table 6
Westbrook CFD No. 2 (Services)
Large Lot Maximum Annual Special Tax in the Base Year

Large Lot Parcel	Tax Category	Acres	No. of Units	Maximum Annual Special Tax per Unit/Acre [1]	Maximum Annual Special Tax [1]
Zone 1 (Phase 1)				<i>per Unit</i>	
WB-5A	LDR	11.80	71	\$322	\$22,862.00
WB-5B	LDR	18.80	86	\$322	\$27,692.00
WB-6	LDR	21.60	103	\$322	\$33,166.00
WB-7A	LDR	12.00	62	\$322	\$19,964.00
WB-7B	LDR	13.10	72	\$322	\$23,184.00
WB-24	MDR	7.30	53	\$322	\$17,066.00
WB-25	MDR	14.00	100	\$322	\$32,200.00
WB-51	Tax-Exempt	4.40	-	\$0	\$0.00
WB-61	Tax-Exempt	0.30	-	\$0	\$0.00
Zone 1 (Phase 1) Totals		103.30	547		\$176,134.00
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Zone 2 (Phase 2)					
WB-2	LDR	18.60	96	\$322	\$30,912.00
WB-4	LDR	11.40	56	\$322	\$18,032.00
WB-21	MDR	8.10	55	\$322	\$17,710.00
WB-21	MDR - Affordable-Middle		5	\$161	\$805.00
WB-22	MDR	13.00	87	\$322	\$28,014.00
WB-22	MDR - Affordable-Middle		7	\$161	\$1,127.00
WB-23	LDR	16.10	88	\$322	\$28,336.00
WB-33	HDR - Affordable-Low	6.60	81	\$114	\$9,234.00
WB-33	HDR - Affordable-Very Low		81	\$0	\$0.00
WB-42	Nonresidential	12.86	-	\$1,347	\$17,322.42
WB-60	Tax-Exempt	10.00	-	\$0	\$0.00
Zone 2 (Phase 2) Totals		96.66	556		\$151,492.42
<hr/>					
Zone 3 (Phase 3)					
WB-1	LDR	19.10	85	\$322	\$27,370.00
WB-3	LDR	14.40	77	\$322	\$24,794.00
WB-20	MDR	20.30	208	\$322	\$66,976.00
WB-20	MDR - Affordable-Middle		29	\$161	\$4,669.00
WB-30	HDR	4.80	120	\$228	\$27,360.00
WB-31	HDR	8.20	207	\$228	\$47,196.00
WB-32	HDR	8.00	200	\$228	\$45,600.00
WB-40	Nonresidential	6.20	-	\$1,347	\$8,351.40
WB-41	Nonresidential	19.30	-	\$1,347	\$25,997.10
WB-43	Nonresidential	4.30	-	\$1,347	\$5,792.10
WB-50	Tax-Exempt	9.60	-	\$0	\$0.00
WB-52	Tax-Exempt	1.50	-	\$0	\$0.00
WB-62	Tax-Exempt	0.80	-	\$0	\$0.00
WB-80	Tax-Exempt	36.60	-	\$0	\$0.00
Zone 3 (Phase 3) Totals		153.10	926		\$284,105.60
<hr/>					
CFD Totals		353.06	2,029		\$611,732.02

"att2"

[1] The Maximum Annual Special Tax increases by the Tax Escalator as defined in **Section 2** of this RMA.

The RMA is structured to ensure that the maximum annual special tax for a large lot is not reduced over time by anticipated development of each large lot and zone. If higher densities are realized over time, the special tax revenue for a large lot parcels and zone may increase.

Affordable Units

The RMA recognizes affordable housing units to be built in CFD. These units are assigned lower maximum annual special tax rates than market-rate units. Affordable units are currently planned for Large Lot Parcels WB-21, WB-22, WB-33, and WB-20. **Section 4.C.** of the RMA discusses the assignment of the maximum annual special tax to residential lots.

Transfer of the Assigned Maximum Annual Special Tax

The City may, in its sole discretion, allow for a transfer of the maximum annual special tax from one large lot parcel to another. Such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the Finance Director, and (2) there is no reduction in the CFD maximum annual special tax revenues as a result of the transfer. Provisions for such a transfer are discussed in **Section 4.D.** of the RMA.

Conversion of a Tax-Exempt Parcel to a Taxable Parcel

If a tax-exempt parcel is not needed for public use and is converted to a taxable use or transferred to a private owner, it shall become subject to the special tax. The maximum annual special tax for the newly assigned tax category for such a parcel is determined by using the provisions of **Sections 4** and **5** of the RMA.

Taxable Parcels Acquired by a Public Agency

A taxable parcel that is acquired by a public agency after CFD is formed will be determined to be tax-exempt.

Determination of Parcels Subject to Special Tax

- a. By June 30 of each Fiscal Year, using the definitions in **Section 2**, the Administrator shall cause:
 1. Each Parcel to be classified as a Taxable Parcel or Tax-Exempt Parcel.
 2. Each Parcel to be classified as a Developed Parcel, a Small Lot Tentative Map Parcel, a Large Lot Parcel (including Remainder Parcels), or an Undeveloped Parcel.

Setting the Special Tax Levy for Taxable Parcels

To determine the annual levy, the administrator will use the process presented in **Section 6** of the Special Tax Formula. In general, the provisions of **Section 6** describe the following procedures to set then annual special tax levy for each taxable parcel, by zone.

First, the administrator must compute the annual costs using the definitions in **Section 2** of the RMA. The administrator then determines the maximum annual special tax revenue for all "developed parcels" in CFD, regardless of the zone. A developed parcel is a parcel created by a Final Small Lot Subdivision Map, as defined in **Section 2** of the RMA.

If there is not sufficient maximum annual special tax revenue from developed parcels, the administrator would levy the special tax up to the maximum for taxable parcels in the following order of categories:

1. Final Use Small Lot Parcels
2. Small Lot Tentative Map Parcels
3. Large Lot Parcels
4. Undeveloped Parcels in Zone/Phase 1
5. Undeveloped Parcels in Zone/Phase 2
6. Undeveloped Parcels in Zone/Phase 3

Once the special tax levy is determined for a fiscal year, the administrator creates the tax schedule to deliver to the County Auditor-Controller.

Prepayment of the Special Tax Obligation

The special tax obligation may not be prepaid.

Manner of Collection

The special tax will be collected in the same manner and at the same time as ad valorem property taxes. As specified in **Section 9** of the RMA, the administrator 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 the City's financial obligations.

Interpretation, Application, and Appeal of Special Tax Formula and Procedures

Any taxpayer who feels that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the Administrator appealing the levy of the Special Tax. The Administrator will then promptly review the appeal, and if necessary, meet with the applicant. If the Administrator verifies that the tax should be modified or changed, the special tax levy will be corrected and, if applicable in any case, a refund will be granted.

Interpretations may be made by Resolution of the 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.

Without Council approval, the Administrator may make minor, non-substantive administrative and technical changes to the provisions of this RMA that do not materially affect the rate, method of apportionment, and manner of collection of the special tax for purposes of the administrative efficiency or convenience or to comply with new applicable federal, state or local law.



EXHIBITS:

- Exhibit A: Rate, Method of Apportionment, and Manner of Collection of Special Tax
- Exhibit B: List of Authorized Facilities



EXHIBIT A:
Rate, Method of Apportionment, and
Manner of Collection of Special Tax

EXHIBIT A

City of Roseville
Westbrook Community Facilities District No. 2 (Services)
Placer County, California

DRAFT RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION OF SPECIAL TAX

1. Basis of Special Tax Levy

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 (Act) applicable to the land in the Westbrook Community Facilities District No. 2 (Services) (CFD) of the City of Roseville (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

"Acre" or **"Acreage"** means the land area of a County Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map or other Development Plan.

"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 actual or estimated costs incurred by the City to form the CFD and to determine, levy, and collect the Special Taxes, including compensation of City employees for administrative work performed in relation to the CFD, the fees of consultants and legal counsel, the costs of collecting installments of the Special Taxes on the general tax rolls, preparation of required reports, the cost of GIS mapping services, and any other costs required to administer the CFD as determined by the City.

"Administrator" means the Finance Director of the City, or his or her designee.

"Affordable Unit" means a Unit built on a Parcel of Single-Family Parcel for which an Affordable Housing Agreement has been entered into for the property designating the Unit as affordable. The City Manager, or its designee, shall determine which Units are designated as Affordable Units and maintain an Affordable Unit Listing, which shall contain all designated buildable parcels by tract and lot number, and in the case of Large Lots Parcels remaining before May 1 of the preceding Fiscal Year, the number of designated Affordable Units for each such Large Lot Parcel; all entries shall indicate the effective date of designation. The Affordable Unit Listing also shall be updated to reflect those Units no longer qualifying as Affordable Units, also known as Market-Rate Units. The Affordable Unit Listing, which shall contain all qualifying Affordable Units as of

April 30, shall be made available to the Administrator by July 1 of each year for purposes of determining the Maximum Special Tax for Parcels pursuant to **Section 4**.

"Annual Costs" means for each Fiscal Year, the total of (1) Authorized Services, (2) Administrative Expenses, and (3) any amounts needed to cure actual or estimated delinquencies in Special Taxes for the current or previous Fiscal Year.

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

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

"Authorized Services" mean those services, as listed in the resolution forming the CFD.

"Base Year" means the Fiscal Year beginning July 1, 2014 and ending June 30, 2015.

"Building Permit" means a permit issued by the City for the construction of a Residential Use or Nonresidential structure.

"CFD" means the Westbrook Community Facilities District No. 2 (Services) of the City of Roseville, Placer County, California.

"City" means the City of Roseville in Placer County, California.

"Council" means the City Council of the City of Roseville acting for the CFD under the Act.

"County" means the County of Placer, California.

"County Assessor's Parcel" means a lot or Parcel with an assigned Assessor's Parcel Number in the maps used by the County Assessor in the preparation of the tax roll.

"Developed Parcel" means any Taxable Parcel with a Building Permit issued for residential or nonresidential uses.

"Development Plan" means a condominium plan, apartment plan, site plan, or other development plan that identifies such information as the type of structure, acreage, square footage, or number of Units that are approved to be developed on Single-Family Parcel, Multifamily Residential Use Parcel, and Nonresidential Use Parcel.

"Expected Large Lot Parcel" means the Large Lot Parcels shown in **Map 1**, as may be amended from time to time pursuant to the provisions of this RMA.

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

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

"Finance Director" means the Finance Director for the City, or his or her designee.

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

"Large Lot Parcel" means a Parcel created by a Large Lot Subdivision Map.

"Large Lot Subdivision Map" means a recorded subdivision map creating Parcels by land use. However, the Large Lot Subdivision Map does not delineate Single-Family Parcels. A Final Small Lot Subdivision Map will create individual Single-Family Parcels.

"Market-Rate Unit" means a Unit that is not an Affordable Unit.

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

"Maximum Annual Special Tax Revenue" means the greatest amount of revenue that can be collected in total from a group of Parcels (such as Developed Parcels) by levying the Maximum Annual Special Tax.

"Multifamily" or **"Multifamily Residential Use"** means any Parcel or Development Project designated or developed for more than one residential dwelling unit per parcel. Such uses may consist of apartments, condominiums, townhomes, time-share units, row houses, duplexes, or triplexes.

"Nonresidential Use" means a Taxable Parcel with land uses other than Residential Uses.

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

"Public Parcel" means any Parcel that is or is intended to be publicly owned, as designated in any final map 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, wetlands, greenbelts, and open space.

"Remainder Parcel" means a Parcel that is created as the result of the recordation of a Large Lot Parcel Map or Final Small Lot Subdivision Map, which results in a Parcel within the boundaries of a Large Lot Parcel (defined in **Map 1**), that has not been mapped for final development approval. Such a Remainder Parcel may contain taxable and tax-exempt uses, such as Residential Uses, and Public Parcels, such as school or park sites. Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4** through **6**.

"Residential Use" means a Parcel designated for residential use, such as single family residential units, residential condominiums, townhouses, Multifamily Residential Uses, or apartments.

"RMA" means the Rate and Method of Apportionment of the Special Tax.

"Single-Family Parcel" means, in any Fiscal Year, all Parcels in the CFD for which a building permit was issued or may be issued for construction of a Unit that is a single-family residential, residential condominium, or townhouse Unit.

"Small Lot Tentative Map" means a map that is made for the purpose of showing the design of a proposed subdivision, including the individual buildable lots expected in the subdivision, as well as the conditions pertaining thereto. A Small Lot Tentative Map is not based on a detailed survey of the property in the map and is not recorded at the County Recorder's Office to create legal lots.

"Small Lot Tentative Map Parcel" means, in any Fiscal Year, all Parcels included in a Small Lot Tentative Map that was approved before May 1 of the prior Fiscal Year and which have not yet become Developed Parcel.

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

"Subdivision" or **"Subdivided"** means a division of a Parcel into two or more Parcels through the Subdivision Map Act process. A Subdivision may also include the merging of two or more Parcels to create new Parcels.

"Tax Category" means the categories of taxable land uses shown in **Attachment 1**.

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

"Tax Escalation Factor" means a factor not to exceed 4 percent, determined by the Administrator in any Fiscal Year following the Base Year by which the Annual Special Tax for the previous Fiscal Year will be increased to provide sufficient services for the current Fiscal Year.

"Taxable Acreage" means that area of a Parcel that is determined by the Administrator to become a Taxable Parcel or Parcels upon further Subdivision. An example might be that a Large Lot Parcel Map creates a remainder Parcel that, according to **Map 1**, contains both taxable and tax-exempt uses, such as a school or park site.

"Taxable Parcel" means any Parcel that is not a Tax-Exempt Parcel.

"Tax-Exempt Parcel" means a Parcel not subject to the annual Special Tax. Tax-Exempt Parcels include Public Parcels.

Certain privately owned Parcels also may be exempt from the levy of Annual Special Taxes including common areas owned by homeowner's associations or property owner associations, wetlands, detention basins, water quality ponds, and open space, as determined by the Administrator.

"Undeveloped Parcel" means a Taxable Parcel that is not a Developed Parcel, Small Lot Tentative Map Parcel, or a Large Lot Parcel.

"Unit" means (a) for Single-Family Parcel dwelling unit; and (b) for Multifamily Residential Use Parcel, such as an individual residential unit in an apartment building.

3. Duration of the Special Tax

Parcels in the CFD will remain subject to the Special Tax in perpetuity.

If the Special Tax ceases to be levied, the City will direct the County Recorder 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, in addition, will 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.

4. Administrative Tasks

Administrative tasks required of the Administrator are discussed below:

- A. Annual Special Tax Escalation. The Administrator shall increase the Maximum Annual Special Tax by the Tax Escalation Factor in each Fiscal Year following the Base Year.
- B. Assignment of the Maximum Annual Special Tax to Taxable Parcels. As Taxable Parcels are Subdivided or combined, the Administrator will assign the Maximum Annual Special Tax to each new Taxable Parcel based on the records of the City:
 1. After Recordation of a Large Lot Subdivision Map, Prior to Recordation of a Final Small Lot Subdivision Map.

The Maximum Annual Special Tax is assigned to each Large Lot Parcel at formation of the CFD, as shown in **Attachment 1**. If upon recordation of the Large Lot Subdivision Map for property within the CFD, it is determined the boundaries of the Large Lot Parcels are different than Expected Large Lot Parcels shown in **Map 1**, **Map 1** shall be updated and the correct boundaries of each Large Lot Parcel shall be reflected in **Map 1**. If, at the same time changes are made to **Map 1**, it is determined that the number of Final Use Small Lot Parcels or Acreage of Multifamily Parcels and Nonresidential Parcels within a Large Lot Parcel has changed, the Maximum Annual Special Tax for each Large Lot in **Attachment 1** may, in the City's sole discretion, also be changed as long as the Maximum Annual Special Tax Revenue for the CFD is not reduced. If the City determines that such an adjustment is needed, the adjustment will be effective immediately after recordation of the Large Lot Subdivision Map, after which time the Maximum Annual Special Tax for each Large Lot Parcel shall be fixed for all future Fiscal Years, except otherwise provided in **Section 4.D** below. After both **Map 1** and **Attachment 1** have been updated, the Administrator shall record, or cause to be recorded, an amended Notice of Special Tax Lien that includes the revised **Map 1** and **Attachment 1**. If such an adjustment and recording takes place, the property owner that required the adjustments shall bear the cost to effect the adjustment and prepare the required amendments to the Notice of Special Tax Lien and **Map 1** and **Attachment 1**. Prior to approval of the adjustment, the City may require a deposit from the requesting property owner for the estimated cost to perform such adjustments.

Unless an adjustment is made pursuant to the prior paragraph, the Maximum Annual Special Tax for property within a Large Lot Parcel shall be the Maximum Annual Special Tax shown in **Attachment 1**. If there are multiple Assessor's Parcels within a Large Lot Parcel prior to recordation of a Final Map within the Large Lot, the Maximum Annual Special Tax shall be allocated on a per-Acre basis to each Taxable Parcel to determine the Maximum Annual Special Tax for each Parcel. Upon recordation of the Large Lot Subdivision Map, the actual boundary for each Large Lot may change slightly from that shown in **Map 1**; such change shall have no impact on the Maximum Annual Special Tax for each Large Lot Parcel unless an adjustment is also made to the Maximum Annual Special Tax as permitted in the paragraph above.

2. After Recordation of a Final Small Lot Subdivision Map for an entire Large Lot Parcel:
 - a. Final Small Lot Subdivision Map Creating Final Map Lots of Single-Family Parcels:
 - i. Identify the Maximum Annual Special Tax for the Large Lot and the Maximum Annual Special Tax per Unit in **Attachment 1** for the then-current Fiscal Year.
 - ii. If the number of Units created by the Final Small Lot Subdivision Map is equal to or greater than the amount shown for the Large Lot Parcel in **Attachment 1**, assign the Maximum Annual Special Tax per Unit to all Final Use Small Lot Parcels.
 - iii. If the number of Units created by the Final Small Lot Subdivision Map is fewer than the amount shown in **Attachment 1**, divide the Maximum Annual Special Tax from **Section 4.B.2.a.i** above by the number of Final Use Small Lot Parcels.
 - iv. Determine if Affordable Units have been designated within the Large Lot Parcel. If yes, each Parcel on which an Affordable Unit has been designated shall be assigned 50-percent of the Maximum Annual Special Tax determined in **Section 4.B.2.a.ii** and all other Final Use Small Lot Parcels will be assigned the Maximum Annual Special Tax determined in **Section 4.B.2.a.i**.
 - b. Final Small Lot Subdivision Map Creating Final Map Lots in a Portion of a Large Lot Parcel:
 - i. Identify the Maximum Annual Special Tax for the Large Lot Parcel.
 - ii. Determine the number of Final Use Small Lot Parcels created in the Final Small Lot Subdivision Map.
 - iii. Multiply the number of Final Use Small Lot Parcels in **Section 4.B.2.b.ii** by the Maximum Annual Special Tax per Unit shown in **Attachment 1** to determine the Maximum Annual Special Tax associated with Final Use Small Lot Parcels created by the Final Small Lot Subdivision Map. The Maximum Annual Special Tax per Unit shall be the Maximum Annual Special Tax for all Final Use Small Lot Parcels included in the Final Small Lot Subdivision Map, except Affordable Units which shall be set a 50-percent of the Rate for Market-Rate Units within the Final Small Lot Subdivision Map.
 - iv. Subtract the Maximum Annual Special Tax associated with the Final Use Small Lot Parcels as determined in **Section 4.B.2.b.iii** from the Maximum Annual Special Tax for the Large Lot Parcel determined in **Section 4.B.2.b.i**.
 - v. Subtract the Acreage of the Taxable Property included in the Final Small Lot Subdivision Map from the total Acreage of all Taxable Parcels within the Large Lot Parcel that resulted from the recordation of the Final Small Lot Subdivision Map to determine the Acreage of Taxable Parcels that is not included in the Final Small Lot Subdivision Map.
 - vi. Divide the remainder determined in **Section 4.B.2.b.iv** by the remainder determined in **Section 4.B.2.b.v** to calculate the per-Acre Maximum Annual

Special Tax that will apply to Taxable Parcels not included in the Final Small Lot Subdivision Map.

- vii. Multiply the per-Acre Maximum Annual Special Tax from **Section 4.B.2.b.vi** by the Acreage of the Taxable Parcels not included in the Final Small Lot Subdivision Map to calculate the Maximum Annual Special Tax for each Taxable Parcel.

If after Subdivision of a Large Lot Parcel, a Taxable Parcel is further Subdivided, the Successor Parcel shall be treated as an Original Parcel for the purposes of allocating the Maximum Annual Special Tax pursuant to **Section 4.B.1** and **4.B.2**, as appropriate.

After each reallocation of the Maximum Annual Special Tax as a result of a Subdivision, there shall be no net loss of Maximum Annual Special Tax Revenue for the CFD. Once the Maximum Annual Special Tax has been assigned to Final Map Parcels, the Maximum Annual Special Tax shall not be reduced in future Fiscal Years regardless of changes in land use, Parcels size, ownership, or Special Tax assigned elsewhere in the Large Lot.

- c. Final Small Lot Subdivision Map Creating No Final Use Small Lot Parcels:
 - i. Identify the Maximum Annual Special Tax for the Large Lot Parcel.
 - ii. Determine the total Acreage of Taxable Parcels created by Subdivision of the Large Lot Parcel.
 - iii. Divide the Maximum Annual Special Tax from **Section 4.B.2.c.i** by the Acreage from **Section 4.B.2.c.ii** to determine the Maximum Annual Special Tax per Acre.
 - iv. Multiply the per-Acre Maximum Annual Special Tax from **Section 4.B.2.c.iii** by the Acreage in each Taxable Parcel to calculate the Maximum Annual Special Tax for each Taxable Parcel.
- C. Affordable Units that Become Market Rate Units. If, in any Fiscal Year, a Unit that previously had been designated as an Affordable Unit no longer qualifies as such, the City shall update the Affordable Unit Listing by denoting the change in status of the Unit, together with the effective date thereof. The Maximum Annual Special Tax on the Unit that no longer qualifies as an Affordable Unit shall be increased to double the amount that would have applied in that Fiscal Year if the Unit had remained as an Affordable Unit. In subsequent Fiscal Years, this increased Maximum Annual Special Tax shall continue to escalate by the Tax Escalation Factor.
- D. Transfer of the Maximum Annual Special Tax from one Large Lot Parcel to Another. The Maximum Annual Special Taxes shown in **Attachment 1** were determined based on the expected land uses for each Large Lot Parcel shown in **Map 1**. If the number of planned residential units or Acreage is transferred from one Large Lot Parcel to another before recordation of a Final Map in any portion of the Large Lot Parcel, the City may, in its sole discretion, allow for a transfer of the Maximum Annual Special Tax from one Large Lot Parcel to another. Such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the Finance Director, and (2) there is

- no reduction in the Maximum Annual Special Tax Revenues as a result of the transfer. Should a transfer result in an amendment to **Attachment 1** of the Notice of Special Tax Lien, the requesting property owner shall bear the costs to effect the transfer in the CFD records and prepare the required amendments to the Notice of Special Tax Lien and **Attachments 1**. Before the transfer, the City may require a deposit from the requesting property owner for such costs. If such a transfer is requested, the Administrator shall apply the following steps to redistribute the Maximum Special Tax among the Parcels:
1. Determine the Maximum Annual Special Tax associated with the land uses that will be transferred by multiplying the number of residential units or nonresidential acreage by the Maximum Annual Special Tax per Unit identified for the Units or Acreage in **Attachment 1** (escalated by the Tax Escalation Factor to the then-current Fiscal Year).
 2. Subtract the amount determined in **Section 4.D.1** from the Maximum Annual Special Tax for the Large Lot Parcel from which the Units or Acreage will be transferred to determine the new Maximum Annual Special Tax for the Large Lot Parcel.
 3. Add the amount determined in **Section 4.D.1** to the Maximum Annual Special Tax for the Large Lot Parcel to which the Units or Acreage is being transferred to determine the new Maximum Annual Special Tax for the Large Lot Parcel.
- E. Nonresidential Use Parcels Rezoned to Residential Use Parcels. If a Nonresidential Use Parcel is rezoned to a Residential Use Parcel, Single-Family Parcels created by the rezone will be assigned a Maximum Annual Special Tax of \$322 per Unit in the Base Year, and as increased by the Tax Escalation Factor. Multifamily residential Units will be assigned a Maximum Annual Special Tax of \$228 per Unit in the Base Year, and as increased by the Tax Escalation Factor. Affordable Units located within these rezoned Residential Use Parcels will be assigned a Maximum Annual Special Tax equal to 50-percent of Market-Rate Unit Maximum Annual Special Tax per Unit.
- F. Conversion of a Tax-Exempt Parcel to a Taxable Parcel. If a Tax-Exempt Parcel is not needed for public use and is converted to a taxable use or transferred to a private owner, it shall become subject to the Special Tax. The Maximum Annual Special Tax for such a Parcel will be assigned according to the provisions of **Section 4.A** and **4.B**.
- G. Taxable Parcel Acquired by a Public Agency. A Taxable Parcel acquired by a public agency shall be reclassified as a Tax-Exempt Parcels and is no longer subject to the Special Tax levy.
- H. Maintenance of Parcel Records. The Administrator will maintain a development status for each Parcel within the CFD as Parcels are Subdivided and developed. The record will contain the number of Units and Nonresidential Use Acreage (by Tax Category) and the assigned Maximum Annual Special Tax for such Parcels. Such records will be used to assign the annual Special Tax levy for Taxable Parcels.

5. Assignment of the Maximum Annual Special Tax

- A. Classification of Parcels. By June 30 of each Fiscal Year, using the Definitions in **Section 2**, the Administrator shall cause:

1. Each Parcel to be classified as a Taxable Parcel or Tax-Exempt Parcel.
 2. Each Parcel to be classified as a Developed Parcel, Final Use Small Lot Parcel, a Small Lot Tentative Map Parcel, a Large Lot Parcel (including Remainder Parcels), or an Undeveloped Parcel.
- B. Assignment of the Maximum Annual Special Tax to Taxable Parcels. The Maximum Annual Special Tax will be assigned to each Taxable Parcel each Fiscal Year using the procedures (not all steps may be applicable for each such Parcel) in **Section 4**.

6. Calculating Annual Special Taxes

The Administrator will compute the Annual Costs and determine the annual Special Tax levy for each Taxable Parcel based on the assignment of the Special Tax in **Section 5**. The Administrator will then determine the tax levy for each Taxable Parcel using the following process:

- A. Compute the Annual Costs using the definition of Annual Costs in **Section 2**.
- B. Calculate the Special Tax levy for each Taxable Parcel by the following steps:
 - Step 1: Compute 100 percent of the Maximum Annual Special Tax Revenue for all Developed Parcels.
 - Step 2: Compare the Annual Costs with the amount calculated in the previous step.
 - Step 3: If the Annual Costs are lower than the amount calculated in *Step 1*, decrease proportionately the Maximum Annual Special Tax levy for each Developed Parcel until the revenue from the Special Tax levy equals the Annual Costs.
 - Step 4: If the Annual Costs are greater than the amount calculated in *Step 1*, increase proportionately the Maximum Annual Special Tax levy for each Final Use Small Lot Parcel until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Final Use Small Lot Parcels, if needed to fund Annual Costs.
 - Step 5: If the Annual Costs are greater than the amount calculated in *Step 1* and *Step 4*, increase proportionately the Maximum Annual Special Tax levy for each Small Lot Tentative Map Parcel until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Small Lot Tentative Map Parcels, if needed to fund Annual Costs.
 - Step 6: If the Annual Costs are greater than the amount calculated in *Step 1*, *Step 4*, and *Step 5*, increase proportionately the Maximum Annual Special Tax levy for each Large Lot Parcel until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Large Lot Parcels, if needed to fund Annual Costs.
 - Step 7: If the Annual Costs are greater than the amount calculated in *Step 1*, *Step 4*, *Step 5*, and *Step 6*, increase proportionately the Maximum Annual Special Tax levy for each Undeveloped Parcel in Zone 1 (Phase 1) until the revenue from the Special Tax

levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Undeveloped Parcels in Zone 1 (Phase 1), if needed to fund Annual Costs.

Step 8: If the Annual Costs are greater than the amount calculated in *Step 1, Step 4, Step 5, Step 6, and Step 7*, increase proportionately the Maximum Annual Special Tax levy for each Undeveloped Parcel in Zone 2 (Phase 2) until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Undeveloped Parcels in Zone 2 (Phase 2), if needed to fund Annual Costs.

Step 9: If the Annual Costs are greater than the amount calculated in *Step 1, Step 4, Step 5, Step 6, Step 7, and Step 8*, increase proportionately the Maximum Annual Special Tax levy for each Undeveloped Parcel in Zone 3 (Phase 3) until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Undeveloped Parcels in Zone 3 (Phase 3), if needed to fund Annual Costs.

C. Levy on each Taxable Parcel the amount calculated above.

D. Prepare the Tax Collection Schedule and, unless an alternative method of collection has been selected pursuant to **Section 9**, send it to the County Auditor requesting that it be placed on the general, secured property tax roll for the Fiscal Year. The Tax Collection Schedule will not be sent later than the date required by the Auditor for such inclusion.

The Administrator will make every effort to correctly calculate the Special Tax for each Parcel. It will 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.

7. Interpretation, Application and Appeal of Special Tax Formula and Procedures

Any taxpayer who feels that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the Administrator appealing the levy of the Special Tax. The Administrator will then promptly review the appeal, and if necessary, meet with the applicant. If the Administrator verifies that the tax should be modified or changed, the Special Tax levy will be corrected and, if applicable in any case, a refund will be granted.

Interpretations may be made by Resolution of the 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.

Without Council approval, the Administrator may make minor, non-substantive administrative and technical changes to the provisions of this Exhibit that do not materially affect the rate, method of apportionment, and manner of collection of the Special Tax for purposes of the administrative efficiency or convenience or to comply with new applicable federal, state or local law.

8. Prepayment of the Special Tax Obligation

The Special Tax for a Taxable Parcel may not be prepaid. The Special Tax is collected to fund Authorized Services in perpetuity, or until the Council determines that the Special Tax should no longer be collected.

9. 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, that the Administrator 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 the City's financial obligations.

**Attachment 1
Westbrook CFD No. 2 (Services)
Large Lot Maximum Annual Special Tax in the Base Year**

Large Lot Parcel	Tax Category	Acres	No. of Units	Maximum Annual Special Tax per Unit/Acre [1]	Maximum Annual Special Tax [1]
Zone 1 (Phase 1)				<i>per Unit</i>	
WB-5A	LDR	11.80	71	\$322	\$22,862.00
WB-5B	LDR	18.80	86	\$322	\$27,692.00
WB-6	LDR	21.60	103	\$322	\$33,166.00
WB-7A	LDR	12.00	62	\$322	\$19,964.00
WB-7B	LDR	13.10	72	\$322	\$23,184.00
WB-24	MDR	7.30	53	\$322	\$17,066.00
WB-25	MDR	14.00	100	\$322	\$32,200.00
WB-51	Tax-Exempt	4.40	-	\$0	\$0.00
WB-61	Tax-Exempt	0.30	-	\$0	\$0.00
Zone 1 (Phase 1) Totals		103.30	547		\$176,134.00
<hr/>					
Zone 2 (Phase 2)					
WB-2	LDR	18.60	96	\$322	\$30,912.00
WB-4	LDR	11.40	56	\$322	\$18,032.00
WB-21	MDR	8.10	55	\$322	\$17,710.00
WB-21	MDR - Affordable-Middle		5	\$161	\$805.00
WB-22	MDR	13.00	87	\$322	\$28,014.00
WB-22	MDR - Affordable-Middle		7	\$161	\$1,127.00
WB-23	LDR	16.10	88	\$322	\$28,336.00
WB-33	HDR - Affordable-Low	6.60	81	\$114	\$9,234.00
WB-33	HDR - Affordable-Very Low		81	\$0	\$0.00
WB-42	Nonresidential	12.86	-	\$1,347	\$17,322.42
WB-60	Tax-Exempt	10.00	-	\$0	\$0.00
Zone 2 (Phase 2) Totals		96.66	556		\$151,492.42

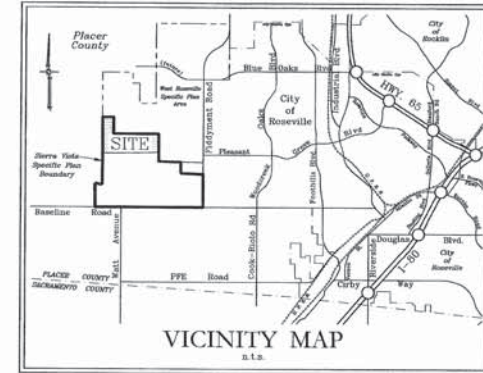
**Attachment 1
Westbrook CFD No. 2 (Services)
Large Lot Maximum Annual Special Tax in the Base Year**

Large Lot Parcel	Tax Category	Acres	No. of Units	Maximum Annual Special Tax per Unit/Acre [1]	Maximum Annual Special Tax [1]
Zone 3 (Phase 3)					
WB-1	LDR	19.10	85	\$322	\$27,370.00
WB-3	LDR	14.40	77	\$322	\$24,794.00
WB-20	MDR	20.30	208	\$322	\$66,976.00
WB-20	MDR - Affordable-Middle		29	\$161	\$4,669.00
WB-30	HDR	4.80	120	\$228	\$27,360.00
WB-31	HDR	8.20	207	\$228	\$47,196.00
WB-32	HDR	8.00	200	\$228	\$45,600.00
WB-40	Nonresidential	6.20	-	\$1,347	\$8,351.40
WB-41	Nonresidential	19.30	-	\$1,347	\$25,997.10
WB-43	Nonresidential	4.30	-	\$1,347	\$5,792.10
WB-50	Tax-Exempt	9.60	-	\$0	\$0.00
WB-52	Tax-Exempt	1.50	-	\$0	\$0.00
WB-62	Tax-Exempt	0.80	-	\$0	\$0.00
WB-80	Tax-Exempt	36.60	-	\$0	\$0.00
Zone 3 (Phase 3) Totals		153.10	926		\$284,105.60
CFD Totals		353.06	2,029		\$611,732.02

"att2"

[1] The Maximum Annual Special Tax increases by the Tax Escalator as defined in **Section 2** of this RMA.

BOUNDARY MAP
CITY OF ROSEVILLE
WESTBROOK COMMUNITY
FACILITIES DISTRICT NO. 2
(SERVICES)
 CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA
 BEING PORTIONS OF SECTIONS 26 & 27, T.11 N., R.5 E., M.D.M.



CITY CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ROSEVILLE THIS 6 DAY OF Nov, 2014.

Sonia Orozco
 SONIA OROZCO, CITY CLERK
 CITY OF ROSEVILLE
 PLACER COUNTY, CALIFORNIA

CITY CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF WESTBROOK COMMUNITY FACILITIES DISTRICT NO. 2, CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, AT A REGULAR MEETING THEREOF, HELD ON THE 5 DAY OF November 2014 BY ITS RESOLUTION NO. 14-47b.

Sonia Orozco
 SONIA OROZCO, CITY CLERK
 CITY OF ROSEVILLE
 PLACER COUNTY, CALIFORNIA

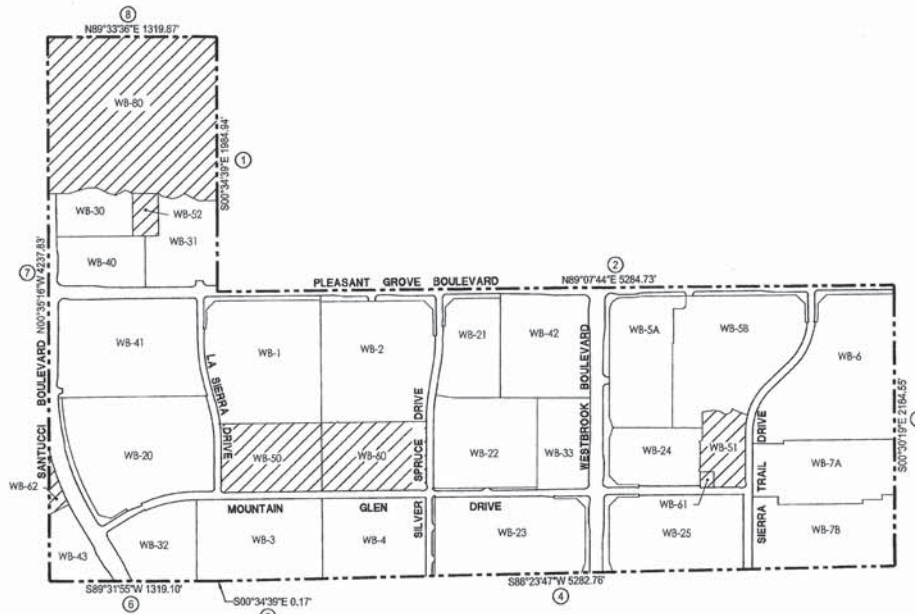
RECORDER'S STATEMENT

FILED THIS 10th DAY OF November, 2014, AT THE HOUR OF 9:49 CLOCK A.M. IN BOOK 3 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 71 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF PLACER, STATE OF CALIFORNIA.

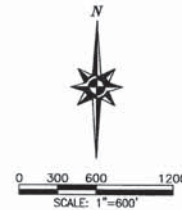
DOCUMENT NO. 2014-0079649

FEE: \$ 8.00

BY: *Jim McCauley*
 JIM MCCAULEY
 COUNTY RECORDER
 COUNTY OF PLACER
 by: *J. McCormick*, Deputy



LEGEND
 - - - - - DISTRICT BOUNDARY
 ANTICIPATED TAX-EXEMPT PARCELS



Mackay & Somps
 ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 775-1188

OCTOBER 2014
 SHEET 1 OF 1 18437-EXT

Map 1



EXHIBIT B:
List of Authorized Facilities

EXHIBIT B

**Westbrook
Community Facilities District No. 2 (Public Services)
City of Roseville
Placer County, California**

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annual administering the District for Westbrook (Project Area). The authorized services to be funded for Westbrook Community Facilities District (CFD) No. 2 (Public Services) include these:

1. Open Space improvement, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by the 404 permit and Open Space Overarching Maintenance & Management Plan and repair and replacement of facilities within open space areas in the Project Area.
2. The maintenance of on-site landscape corridors and paseos designed to serve the Project Area, including general maintenance, masonry walls, accent lighting, water and utility costs.
3. The maintenance of medians, entries, and entry monumentation (as described in Figure B-2 of the Specific Plan).
4. The performance of leaf pick-up and street sweeping along the following roads, as described in the Specific Plan:
 - Pleasant Grove Boulevard (south side only)
 - Westbrook Boulevard
 - Santucci Boulevard
5. Neighborhood Park maintenance, and repair and replacement.
6. Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
7. Bus Transfer Station, bus shelters, bus stops and the dedicated bus lanes on Parcel WB-41 (identified in the Specific Plan), the park and ride lot and bus signs.
8. Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.

9. The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.