



CITY OF
Rialto

CFD Report

City of Rialto Community Facilities District No. 2019-2 (Foothill/Spruce)

November 2019

Prepared by:



WILLDAN
Financial Services

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I. Introduction

WHEREAS, the City Council of the City of Rialto (hereinafter referred to as the “City Council”), in the State of California, did, pursuant to the terms and provisions of Chapter 2.5 of Part 1, of Division 2, of Title 5 of the Government Code of the State of California, as amended (the “Act”), adopt a Resolution of Intention for the proposed formation of City of Rialto Community Facilities District No. 2019-2 (Foothill/Spruce) (“CFD No. 2019-2” or the “District”).

WHEREAS, this Community Facilities District Report (“Report”) is being provided to the City Council and generally contains the following:

1. A brief description of CFD No. 2019-2;
2. A brief description of the Facilities (defined below) to be owned and operated by the City of Rialto (“City”) required at the time of formation to meet the needs of CFD No. 2019-2.
3. A brief description of the boundaries of CFD No. 2019-2; and
4. An estimate of the cost of financing the bonds used to pay for the Fees and related Facilities, including all costs associated with formation of CFD No. 2019-2, issuance of bonds, determination of the amount of any special taxes, collection of any special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the City with respect to CFD No. 2019-2, and any other incidental expenses to be paid through the proposed financing.

For particulars, reference is made to the Resolution of Intention, Resolution No. 7567, as previously approved. All capitalized terms not defined herein are defined in the Rate and Method of Apportionment of Special Tax section (Exhibit C) of this report.

NOW THEREFORE Willdan Financial Services, the appointed responsible firm directed to prepare the Report, pursuant to the provisions of the Act, does hereby submit the following:

II. General Description & Boundaries of CFD No. 2019-2

A description of the exterior boundaries of the territory proposed for inclusion in CFD No. 2019-2, including properties and parcels of land proposed to be subject to the levy of a Special Tax by CFD No. 2019-2, is shown on the boundary map designated as "PROPOSED BOUNDARY OF CITY OF RIALTO COMMUNITY FACILITIES DISTRICT NO. 2019-2 (FOOTHILL/SPRUCE), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA", which is on file in the office of the Clerk of the City Council of the City of Rialto and was recorded with the County Recorder of the County of San Bernardino on November 5, 2019 in Book 89 of Maps of Assessment and Community Facilities Districts at Page 5 and as Instrument Number 2019-0399925. A copy of the map is attached hereto as Exhibit A and hereby incorporated by reference.

III. Description of Facilities and Services

The General Description of the Fees and related Facilities authorized to be financed by CFD No. 2019-2 are City development impact fees, including but not limited to, fees for general facilities, law enforcement, fire protection, park development, open space, library facilities, transportation facilities, fair share traffic signal contribution, street medians, storm drain facilities, water facilities, water and landscape meters, fire line services, sewage collection and sewage treatment.

A. Facilities

The Facilities financed by such fees are included in the fee programs and capital improvement programs and plans of the City. The facilities include but are not limited to the following:

- Parks and Recreation: Acquisition, design, construction and rehabilitation of Parks and Recreation facilities, including but not limited to turf, landscaping, buildings, structures and other amenities and the purchase of equipment for parks and recreation purposes.
- Regional Traffic Network: Costs of designing, upgrading and improving the regional traffic network, including but not limited to constructing, improving, rehabilitating, widening streets, thoroughfares, bridges, and intersections. Other improvements include widening of arterials, intersections, installation of traffic signals, grade crossings, and freeway intersections. Improvements may include right of way and/or property acquisition.
- Local Traffic Network: Costs of designing, upgrading and/or improving the local traffic network, including right of way or property acquisition. Design and construction of public facilities like streets, traffic lanes, traffic control devices, bike lanes and other traffic improvements.
- Street Medians: Cost of designing, upgrading and improving street medians and related improvements, including monuments on major arterials and streets. Design, upgrade, enhancement and/or construction of raised medians and related improvements on major thoroughfares and regional roadways, including but not limited to landscaping, special markers, entrance signs, monument signs and other related improvements.
- Municipal Facilities: Cost of providing general municipal facilities and services, including acquisition of property for municipal facilities, design and construction of buildings for municipal services and master plans, purchasing vehicles and equipment for municipal services.
- Library Facilities: Cost of constructing and improving library facilities, including acquisition of property, design, construction and/or rehabilitation of buildings for library services and master plans, furnishing of buildings and facilities for library services, purchase of books, equipment, and vehicles for library services.

- Law Enforcement: Cost of providing law enforcement, including the design, construction, rehabilitation and/or acquisition of property and buildings for law enforcement facilities and services, furnishing of buildings for law enforcement services, purchasing of equipment and services for law enforcement services.
- Fire Protection: Cost of providing fire protection facilities, including design, construction, rehabilitation, acquisition, furnishing and equipping of property and buildings for fire protection and ambulance and/or related services, purchasing of equipment and vehicles for fire protection.
- Open Space: Acquisition, design, construction, installation of open space and infrastructure for such open space, including preparation, development, studies to designate space for habitat preservation for endangered species or other requests of the council. Design, construction and acquisition of improvements and buildings for open space and/or access thereto and preservation of open space areas. Facilities and endowments for ongoing biological or cultural monitoring or programs necessary to maintain the viability of habitat conservation areas
- Sewers: Costs of constructing, designing, rehabilitating and improving sewer collection facilities, and right of ways, including acquisition, construction, improving of property and/or buildings, facilities, infrastructure and pipelines, pump stations, for sewer collection services and master plans, furnishing of sewer stations, lift stations, pumps or facilities for sewer collection services. Purchasing of vehicles and equipment for sewer collection services.
- Sewage Treatment: Costs of constructing, designing, rehabilitating and improving and furnishing sewer treatment facilities and master plans, including acquisition of property for sewage treatment facilities and right of way, design and construction of buildings and infrastructure for sewer treatment services, purchase of equipment and vehicles for sewer treatment services.
- Water Facilities: Domestic and recycled water: costs, including constructing, designing, rehabilitating and improving and furnishing water treatment facilities and domestic water facilities, and master plans. Acquisition of property for water treatment and other facilities and right of way, design and construction of buildings, infrastructure, pipelines for water services (including treatment, production, purification, holding and distribution), purchase of equipment and vehicles for water services. Costs include costs of providing production, storage, and distribution facilities.
- Storm Drain Facilities: Costs of providing storm water flow and retention facilities. Acquisition, design, construction, rehabilitation of property, buildings and infrastructure for storm drain services, including special studies, retention studies, drainage and other storm flow facilities, retention and detention basins, treatment facilities and pipelines.
- Fair Share Facilities: Certain facilities required by the council pursuant to a project approval or capital improvement plan, including but not limited to all of the above mentioned type of facilities.

Additionally, CFD No. 2019-2 may finance any of the following:

- Bond related expenses, including underwriter's discount, reserve fund, capitalized interest, financial advisor fees and expenses, bond and disclosure counsel fees and expenses, special tax consultant fees and expenses, dissemination agent fees and all other incidental expenses.
- Administrative fees of the City, CFD No. 2019-2 and the Bond trustee or fiscal agent related to the District and the Bonds.
- Reimbursement of costs related to the formation of the District advanced by the City or any related entity, or any landowner or developer within the District, as well as reimbursement of any costs advanced by the City or any related entity, or any landowner or developer within the District, for facilities or other purposes or costs of the District.
- Litigation expenses, extraordinary costs or other costs of the District.

B. Services

The Services to be funded by CFD No. 2019-2 include the following services and all incidental expenses related to such services, all of which are authorized by the Act:

Police protection services, fire protection and suppression services, ambulance and paramedic services; maintenance and lighting of parks, parkways, streets, roads and open space; maintenance of recreational and community facilities (if received registered voter approval) and flood and storm protection services, including maintenance of storm drains, maintenance and operation of any real property or other tangible property with an estimated useful life of five years or more that is owned by the City.

The services include operational and maintenance costs associated with providing such services.

IV. Cost Estimates

Based on the special tax revenue expected to be generated from property within CFD No. 2019-2, it is currently estimated to support a total bonded indebtedness of approximately \$4.71 million (assuming a 5.0% interest rate and a 30-year bond term). The bond issuance of \$4.71 million would yield approximately \$3.74 million in net bond proceeds for the Fees and related Facilities. The balance would provide for a reserve fund, capitalized interest, initial administration expenses, district formation and bond issuance costs.

The actual amount of bonds sold will depend upon a number of factors including interest rate on the bonds and compliance with the value-to-lien ratio criteria.

The proceeds of CFD No. 2019-2 will be used to fund public facilities as described in Exhibit B of this Report.

V. Rate and Method of Apportionment of Special Tax

The Rate and Method of Apportionment (RMA) provides sufficient information to allow a property owner within CFD No. 2019-2 to estimate the Maximum Special Tax for his or her property. It also includes method of prepayment in full or prepayment in part and the procedure for prepayments.

For particulars on the rate and method of apportionment, reference is made to Exhibit C of this report.

EXHIBIT A

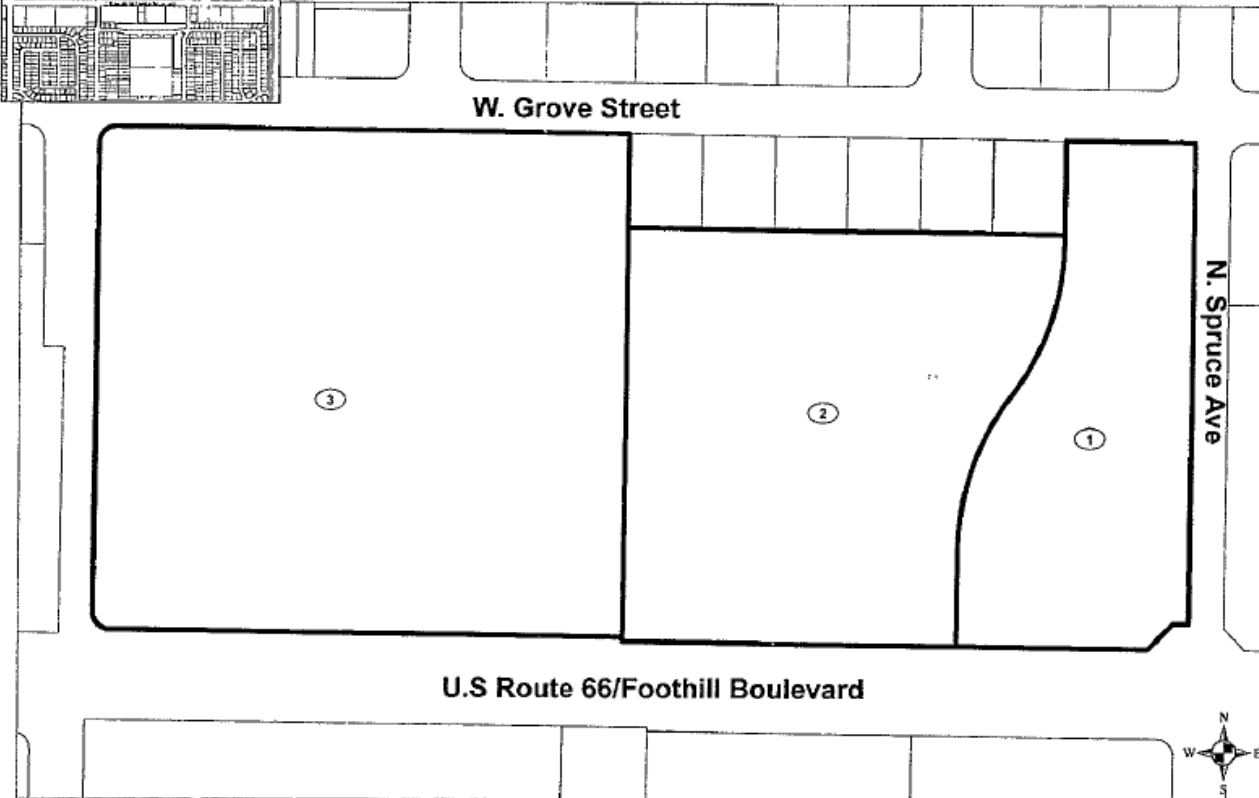
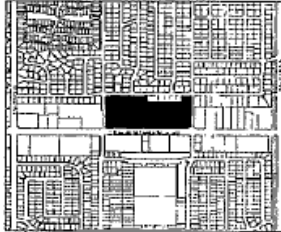
Boundary Map

**PROPOSED BOUNDARIES OF THE
CITY OF RIALTO
COMMUNITY FACILITIES DISTRICT NO. 2019-2
(FOOTHILL/SPRUCE)**

CITY OF RIALTO
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

SHEET 1 OF 1

VICINITY MAP



LEGEND



Filed in the office of the City Clerk of City of Rialto this 5 day of November 2019

Brylene G. Mathew
City Clerk
City of Rialto

I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 2019-2 (Foothill/Spruce) of the City of Rialto, County of San Bernardino, State of California, was approved by the City Council of City of Rialto at a regular meeting thereof, held on this 22 day of OCTOBER 2019 by its Resolution No. Res. 1567

Brylene G. Mathew
City Clerk
City of Rialto

Reference is hereby made to the Assessor Maps of the County of San Bernardino for an exact description of the lines and dimensions of each lot and parcel.

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2019-039916 this day of November 2019 at 2:02 P.M. in Book 9 of Assessors at page 5 at the request of City of Rialto in the amount of \$ 17.00

Bob Dutton
Assessor-Recorder-Clerk
County of San Bernardino

By: Shirley Garcia
Deputy Recorder

Assessor's Parcel Number	Map Reference Number
0128-051-10-000	1
0128-051-27-000	2
0128-051-34-000	3

WILLDAN

EXHIBIT B

Preliminary CFD No. 2019-2 Cost of Fees and Related Facilities

<u>Development Impact Fees (a)</u>	<u>Per Unit</u>	<u>Total</u>
Park Development	\$5,893	\$1,084,379
Fire Facilities	1,028	189,076
General Facilities	1,965	361,536
Library Facilities	351	64,618
Law Enforcement	1,396	256,802
Open Space	306	56,312
Storm Drain	2,295	422,275
Street Medians	42	7,677
Street Medians Credit (b)	(42)	(7,677)
Transportation Facilities Fee	2,837	522,042
Transportation Facilities Fee Credit (b)	(2,837)	(522,042)
Fair share Signal Contribution (c)	304	55,983
Wastewater Collection	764	140,498
Wastewater Treatment	1,779	327,292
<u>Water Facilities Fees</u>		
Domestic Meter	3,147	579,133
Water Meter Fee - 3/4"	286	52,642
Common Area/Landscape (2")	182	33,552
Fire Line Service Development Fee (1")	600	110,400
Total City of Rialto Fees	\$20,296	\$3,734,497

Footnotes

(a) Fees estimated based on 2018/2019 City fee schedule.

(b) On June 11th the City approved a Construction Fee Credit and Reimbursement Agreement providing DIF fee credits for the Transportation Fee and Median Fee.

(c) Represents the project's fair share signal contribution for Larch Ave./Foothill Blvd per COA No. 90.

EXHIBIT C

Rate and Method of Apportionment

CFD No. 2019-2

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

CITY OF RIALTO COMMUNITY FACILITIES DISTRICT NO. 2019-2 (FOOTHILL/SPRUCE)

A Special Tax A and a Special Tax B shall be levied on all Taxable Property within the boundaries of the City of Rialto Community Facilities District No. 2019-2 (Foothill/Spruce) (“CFD No. 2019-2”) and collected each Fiscal Year commencing in Fiscal Year 2020-2021, in an amount determined by the CFD Administrator through the application of the procedures described below. All of the real property within CFD No. 2019-2, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

1. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“**Acre**” or “**Acreage**” means the land area of an 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. The Acreage applicable to a Residential Unit within a condominium plan shall be reasonably determined by the CFD Administrator based upon an allocation of the underlying land area. An Acre means 43,560 square feet of land.

“**Act**” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

“**Administrative Expenses**” means the actual or reasonably estimated costs related to the administration of CFD No. 2019-2 including, but not limited to: the costs of preparing and computing the Special Taxes (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2019-2, or any designee thereof complying with arbitrage rebate requirements, including without limitation rebate liability costs and periodic rebate calculations; the costs to the City, CFD No. 2019-2, or any designee thereof complying with disclosure or reporting requirements of the City or CFD No. 2019-2, associated with applicable federal and State laws; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs to the City, CFD No. 2019-2, or any designee thereof related to an appeal of the Special Taxes; and the City’s annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2019-2 for any other administrative purposes of CFD No. 2019-2, including attorney’s fees and other costs related to commencing and pursuing any foreclosure of delinquent Special Taxes.

“**Assessor**” means the Assessor of the County of San Bernardino.

“**Assessor’s Parcel**” means a lot or parcel shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number.

“Assessor’s Parcel Map” means an official map of the Assessor designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means the number assigned to an Assessor’s Parcel by the County for purposes of identification.

“Assigned Special Tax A” means the Special Tax of that name described in Section 3.A below.

“Attached Residential Property” means Residential Property that shares at least one common wall with one or more other Residential Units of Residential Property.

“Backup Special Tax A” means the Special Tax of that name described in Section 3.B below.

“Base Year” means Fiscal Year beginning July 1, 2020 and ending June 30, 2021.

“Bonds” means any bonds or other Debt of CFD No. 2019-2, whether in one or more series, secured by the levy of Special Taxes.

“Boundary Map” means the map of the boundaries of CFD No. 2019-2 recorded in the San Bernardino County Recorder’s Office.

“Building Permit” means a building permit for construction of a Residential Unit within CFD No. 2019-2 issued by the City.

“Building Square Footage” means all of the square footage of usable area within the perimeter of a Residential Unit, not including any carport, walkway, garage, overhang, or similar area. The determination of Building Square Footage shall be made by reference to the Building Permit(s) issued for such Residential Unit and/or by reference to appropriate records kept by the City.

“Calendar Year” means the period commencing January 1st of any year and ending the following December 31.

“CFD Administrator” means an authorized representative of the City, or designee thereof, responsible for determining the Special Tax Requirement for Facilities and the Special Tax Requirement for Services, preparing the Special Tax roll, and/or calculating the Backup Special Tax.

“CFD No. 2019-2” means the City of Rialto Community Facilities District No. 2019-2 (Foothill/Spruce).

“City” means the City of Rialto, California.

“Consumer Price Index” means the Consumer Price Index for All Urban Consumers published by the U.S. Bureau of Labor Statistics for the Riverside-San Bernardino-Ontario, CA metropolitan area in the December preceding the Fiscal Year. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the original index.

“Council” means the City Council of the City acting as the legislative body of CFD No. 2019-2 under the Act.

“County” means the County of San Bernardino, California.

“Debt” means any binding obligation to pay or repay a sum of money, including obligations in the form of bonds, certificates of participation, long-term leases, loans from government agencies,

or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts.

“Debt Service” means for each Fiscal Year, the total amount of principal and interest payable on any Outstanding Bonds during the Calendar Year commencing on January 1st of such Fiscal Year.

“Detached Residential Property” means Residential Property that is not classified as Attached Residential Property.

“Developed Property” means for each Fiscal Year, all Taxable Property, exclusive of Provisional Property, for which a Building Permit was issued prior to May 1st of the previous Fiscal Year. An Assessor’s Parcel classified as Developed Property but for which the Building Permit that caused such Assessor’s Parcel to be classified as Developed Property has been cancelled and/or voided prior to the Fiscal Year for which Special Taxes are being levied shall be reclassified as Undeveloped Property, provided that the levy of the Special Tax A for such Assessor’s Parcel after such reclassification does not cause the total Special Tax A authorized to be collected within CFD No. 2019-2 to be less than 1.1 times the annual Debt Service plus Administrative Expenses on all Outstanding Bonds for any future Fiscal Year. If Bonds have not been issued, an Assessor’s Parcel classified as Developed Property for which the Building Permit has been cancelled and/or voided shall be reclassified as Undeveloped Property.

“Exempt Property” means for each Fiscal Year, all Assessor’s Parcels designated as being exempt from Special Taxes pursuant to Section 8 below.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual Lots for which Building Permits may be issued without further subdivision.

“Fiscal Year” means the period starting on July 1 and ending the following June 30.

“Indenture” means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Land Use Class” means any of the classes listed in Table 1 under Section 3 below.

“Lot(s)” means an individual legal lot or unit created by a Final Map for which a Building Permit could be issued.

“Maximum Special Tax A” means for each Assessor’s Parcel, the maximum Special Tax A, determined in accordance with Sections 3.C and 3.D below, which may be levied in a given Fiscal Year on such Assessor’s Parcel of Taxable Property.

“Maximum Special Tax B” means for each Assessor’s Parcel, the maximum Special Tax B, determined in accordance with Section 3.A below, which may be levied in a given Fiscal Year on such Assessor’s Parcel of Taxable Property.

“Non-Residential Property” means all Assessor’s Parcels for which a building permit has been issued prior to May 1st of the previous Fiscal Year for the purpose of constructing one or more non-residential units or facilities.

“Outstanding Bonds” means all Bonds, which are deemed to be outstanding under the Indenture.

“Prepayment Amount” means the amount required to prepay the Special Tax A Obligation in full for an Assessor’s Parcel as described in Section 6.A below.

“Property Owner Association Property” means any Assessor’s Parcel within the boundaries of CFD No. 2019-2 owned in fee by a property owner association, including any master or sub-association.

“Proportionately” or “Proportionate” means for Developed Property, that the ratio of the actual Special Tax levy to the applicable Assigned Special Tax or Backup Special Tax is equal for all Assessor’s Parcels of Developed Property. For Undeveloped Property, “Proportionately” means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor’s Parcels of Undeveloped Property. **“Proportionately”** may similarly be applied to other categories of Taxable Property as listed in Section 4 below.

“Provisional Property” means all Assessor’s Parcels of Public Property, Property Owner Association Property, Non-Residential Property or property that would otherwise be classified as Exempt Property pursuant to the provisions of Section 8 but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section 8.

“Public Property” means any property within the boundaries of CFD No. 2019-2, which is owned by, or irrevocably offered for dedication to the federal government, the State of California, the County, the City or any other public agency; provided however that any property owned by a public agency and leased to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use.

“Residential Property” means all Assessor’s Parcels of Developed Property for which a Building Permit has been issued for the purpose of constructing one or more Residential Units.

“Residential Unit” means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental, separate from adjacent residential dwelling units.

“Special Tax” means any special tax authorized to be levied within CFD No. 2019-2 pursuant to the Act and this Rate and Method of Apportionment of Special Tax.

“Special Tax A Obligation” means the total obligation of an Assessor’s Parcel of Taxable Property to pay the Special Tax A for the remaining life of CFD No. 2019-2.

“Special Tax Requirement for Facilities” means that amount required in any Fiscal Year to: (i) pay regularly scheduled Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay a proportionate share of Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities, provided that the inclusion of such amount does not cause an increase in the Special Tax A to be levied on Undeveloped Property or Provisional Property, until the date that all Bonds have been issued; and (vi) pay for reasonably anticipated Special Tax A delinquencies based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the Special Tax A levy, as determined by the CFD Administrator pursuant to the Indenture.

“Special Tax Requirement for Services” means that amount required in any Fiscal Year to: (i) pay directly for services in the Calendar Year commencing in such Fiscal Year; (ii) pay a

proportionate share of Administrative Expenses; (iii) pay for reasonably anticipated Special Tax B delinquencies based on the delinquency rate for Special Tax B levied in the previous Fiscal Year; less (iv) a credit for funds available to reduce the Special Tax B levy, as determined by the CFD Administrator.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 2019-2, which are not exempt from the levy of the Special Taxes pursuant to law or Section 8 below.

“Trustee” means the trustee or fiscal agent under the Indenture.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property or Provisional Property.

2. LAND USE CLASSIFICATION

Each Fiscal Year, beginning with Fiscal Year 2020-21, each Assessor’s Parcel within CFD No. 2019-2 shall be classified as Taxable Property or Exempt Property. In addition, all Taxable Property shall further be classified as Developed Property, Undeveloped Property or Provisional Property, and all such Taxable Property shall be subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment of Special Tax determined pursuant to Sections 3 and 4 below. Furthermore, each Assessor’s Parcel of Developed Property shall be classified according to its applicable Land Use Class based on Land Use Type and Building Square Footage.

3. SPECIAL TAX RATES

A. Assigned Special Tax A and Maximum Special Tax B for Developed Property

The Assigned Special Tax A and Maximum Special Tax B applicable to an Assessor’s Parcel classified as Developed Property for the Base Year shall be determined pursuant to Table 1 below.

Table 1
Base Year Assigned Special Tax A and Maximum Special Tax B
Fiscal Year 2020-2021

Land Use Class	Land Use Type	Building Square Footage	Assigned Special Tax A	Maximum Special Tax B
1	Attached Residential Property	≤ 1,100	\$1,291 per Residential Unit	\$300 per Residential Unit
2	Attached Residential Property	1,101 – 1,250	\$1,364 per Residential Unit	\$300 per Residential Unit
3	Attached Residential Property	1,251 – 1,400	\$1,431 per Residential Unit	\$300 per Residential Unit
4	Attached Residential Property	1,401 – 1,550	\$1,524 per Residential Unit	\$300 per Residential Unit
5	Attached Residential Property	> 1,550	\$1,545 per Residential Unit	\$300 per Residential Unit
6	Detached Residential Property	≤ 1,500	\$1,274 per Residential Unit	\$300 per Residential Unit
7	Detached Residential Property	1,501 – 1,650	\$1,345 per Residential Unit	\$300 per Residential Unit
8	Detached Residential Property	1,651 – 1,800	\$1,394 per Residential Unit	\$300 per Residential Unit
9	Detached Residential Property	1,801 – 1,950	\$1,442 per Residential Unit	\$300 per Residential Unit
10	Detached Residential Property	1,951 – 2,100	\$1,513 per Residential Unit	\$300 per Residential Unit
11	Detached Residential Property	2,101 – 2,250	\$1,609 per Residential Unit	\$300 per Residential Unit
12	Detached Residential Property	2,251 – 2,400	\$1,646 per Residential Unit	\$300 per Residential Unit
13	Detached Residential Property	> 2,400	\$1,708 per Residential Unit	\$300 per Residential Unit

For each subsequent Fiscal Year following the Base Year, the Assigned Special Tax A rates in Table 1 above shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year and the Maximum Special Tax B shall be increased by the lesser of the percent change in the Consumer Price Index or three percent (3%).

B. Backup Special Tax A for Developed Property

The Base Year Backup Special Tax A for Developed Property shall be the greater of (i) \$1,619 per Residential Unit or (ii) \$28,120 per Acre. For each Fiscal Year following the Base Year, the Backup Special Tax A shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

C. Maximum Special Tax A for Developed Property

The Maximum Special Tax A for Developed Property shall be the greater of the Assigned Special Tax A for Developed Property or the Backup Special Tax A for Developed Property.

D. Maximum Special Tax A for Provisional Property and Undeveloped Property

The Base Year Maximum Special Tax A for Provisional Property and Undeveloped Property shall be \$28,120 per Acre. For each subsequent Fiscal Year following the Base Year, the Maximum Special Tax A for Provisional Property and Undeveloped Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

4. METHOD OF APPORTIONMENT

A. Special Tax A

For each Fiscal Year, commencing Fiscal Year 2020-21, the CFD Administrator shall levy the Special Tax A on all Taxable Property in accordance with the following steps:

Step 1: The Special Tax A shall be levied Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Assigned Special Tax A to satisfy the Special Tax Requirement for Facilities¹;

Step 2: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after Step 1 has been completed, the Special Tax A shall be levied Proportionately on all Assessor's Parcels of Undeveloped Property up to 100% of the Maximum Special Tax A for Undeveloped Property;

Step 3: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the Special Tax A amount determined in Step 1 shall be increased Proportionately on all Assessor's Parcels of Developed Property up to 100% of the Maximum Special Tax A for Developed Property; and

Step 4: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Special Tax A shall be levied Proportionately on all Assessor's Parcels of Provisional Property up to 100% of the Maximum Special Tax A for Provisional Property.

In the event Building Permits have been issued prior to May 1st of the previous Fiscal Year for one or more Residential Units on a single Assessor's Parcel causing such Assessor's Parcel to be classified as Developed Property, and the County has not yet assigned final Assessor's Parcel Number(s) to such Residential Unit(s) in accordance with the Final Map applicable to such Assessor's Parcel, then the amount of the Special Tax A levy on such Assessor's Parcel shall be determined as follows: (1) the CFD Administrator shall first determine an amount of the Maximum Special Tax A for such Assessor's Parcel, based on the classification of such Assessor's Parcel as Undeveloped Property; (2) the amount of the Special Tax A and levy for the Residential Units on such Assessor's Parcel for which

¹ It is recommended that the Special Tax Requirement for Facilities be at least 100% of the sum of Assigned Special Tax A on Developed Property in each year prior to the issuance of all Bonds. During this period, funds not used for other purposes may be used to pay directly for the acquisition or construction of facilities.

Building Permits have been issued shall be determined based on the Assigned Special Tax A for Developed Property, and such amount shall be levied as Developed Property in accordance with Step 1 above; and (3) the amount of the Special Tax A on the Taxable Property in such Assessor's Parcel not subject to the Special Tax A levy in clause (2) shall be equal to (A) the percentage of the Maximum Special Tax A rate levied on all other Undeveloped Property pursuant to Step 2 above multiplied by the total of the amount determined in clause (1), less (B) the amount determined in clause (2).

Notwithstanding the above, under no circumstances will the Special Tax A levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased as a result of a delinquency or default in the payment of the Special Tax A applicable to any other Assessor's Parcel within CFD No. 2019-2 by more than ten percent (10%) above what would have been levied in the absence of such delinquencies or defaults.

B. Special Tax B

For each Fiscal Year, commencing Fiscal Year 2020-21, the CFD Administrator shall levy the Special Tax B Proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax B to satisfy the Special Tax Requirement for Services.

5. COLLECTION OF SPECIAL TAXES

Collection of the Special Taxes shall be made by the County in the same manner as ordinary ad valorem property taxes are collected and the Special Taxes shall be subject to the same penalties and the same lien priority in the case of delinquency as ad valorem taxes; provided, however, that the Council may provide for (i) other means of collecting the Special Taxes, including direct billings thereof to the property owners; and (ii) judicial foreclosure of delinquent Special Taxes.

6. PREPAYMENT OF SPECIAL TAX A OBLIGATION

A. Prepayment in Full

Property owners may prepay and permanently satisfy the Special Tax A Obligation by a cash settlement with the City as permitted under Government Code Section 53344. The following definitions apply to this Section 6:

"CFD Public Facilities Costs" means \$3,800,000 or such lower number as (i) shall be determined by the CFD Administrator as sufficient to acquire or construct the facilities to be financed under the Act and financing program for CFD No. 2019-2, or (ii) shall be determined by the Council concurrently with a covenant that it will not issue any more Bonds (except refunding bonds).

"Construction Fund" means the fund (regardless of its name) established pursuant to the Indenture to hold funds, which are currently available for expenditure to acquire or construct the facilities or pay fees authorized to be funded by CFD No. 2019-2.

"Future Facilities Costs" means the CFD Public Facilities Costs minus (i) costs previously paid from the Construction Fund to acquire or construct the facilities, (ii) monies currently on deposit in the Construction Fund, and (iii) monies currently on deposit

in an escrow or other designated fund of CFD No. 2019-2 that are expected to be available to finance CFD Public Facilities Costs.

“Outstanding Bonds” means all Previously Issued Bonds, which remain outstanding as of the first interest and/or principal payment date following the current Fiscal Year excluding Bonds to be redeemed at a later date with proceeds of prior Special Tax A prepayments.

“Previously Issued Bonds” means all Bonds that have been issued prior to the date of prepayment.

The Special Tax A Obligation applicable to an Assessor’s Parcel of Developed Property or Undeveloped Property that has been included in a Final Map may be prepaid and the obligation to pay the Special Tax A for such Assessor’s Parcel permanently satisfied as described herein, provided that a prepayment may be made with respect to a particular Assessor’s Parcel only if there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel eligible to prepay the Special Tax A Obligation shall provide the CFD Administrator with written notice of intent to prepay and designate or identify the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the Prepayment Amount for such Assessor’s Parcel within thirty (30) days of the request and may charge a reasonable fee for providing this service. Prepayment must be made at least 60 days prior to any redemption date for Outstanding Bonds to be redeemed with the proceeds of such prepaid Special Taxes, unless a shorter period is acceptable to the Trustee and the City.

The Prepayment Amount shall be calculated for each applicable Assessor’s Parcel or group of Assessor’s Parcels as follows (capitalized terms are defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
less	<u>Capitalized Interest Credit</u>
Equals:	Prepayment Amount

The Prepayment Amount shall be determined as of the proposed prepayment date as follows:

1. Confirm that no Special Tax delinquencies apply to such Parcel.
2. For Assessor’s Parcel of Developed Property, compute the Maximum Special Tax A for the Assessor’s Parcel as though all Assessor’s Parcels of Taxable Property within CFD No. 2019-2 have been built out. For an Assessor’s Parcel of Undeveloped Property for which a Building Permit has been issued, compute the Maximum Special Tax A for the Assessor’s Parcel as though it was already designated as Developed Property, based upon the Building Permit which has been issued for the Assessor’s Parcel. For an Assessor’s

Parcel of Undeveloped Property for which a Building Permit has not been issued, Public Property or Property Owners' Association Property to be prepaid, compute the Maximum Special Tax A for the Assessor's Parcel.

3. Divide the Maximum Special Tax A derived pursuant to paragraph 2 by the estimated total amount of Special Tax A that could be levied at build out of all Assessor's Parcels of Taxable Property based on the applicable Maximum Special Tax A for all such Assessor's Parcels of Taxable Property not including any Parcels for which the Special Tax A Obligation has been previously prepaid.
4. Multiply the quotient derived pursuant to paragraph 3 by the principal amount of the Outstanding Bonds to determine the amount of Outstanding Bonds to be redeemed with the Prepayment Amount (the "Bond Redemption Amount").
5. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
6. Determine the Future Facilities Costs.
7. Multiply the quotient derived pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to determine the portion of the Future Facilities Costs applicable to the Assessor's Parcel (the "Future Facilities Amount").
8. Determine the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds on which Bonds can be redeemed from Special Tax A prepayments.
9. Determine the Special Tax A amount levied on the Assessor's Parcel in the current Fiscal Year which have not yet been paid.
10. Determine the amount the CFD Administrator reasonably expects to derive from the investment of the Bond Redemption Amount and the Redemption Premium from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the Prepayment Amount.
11. Add the amounts derived pursuant to paragraphs 8 and 9 and subtract the amount derived pursuant to paragraph 10 (the "Defeasance Amount").
12. Verify the administrative fees and expenses associated with the prepayment, including the cost to invest the Prepayment Amount, the cost of redeeming the Outstanding Bonds, and the cost of recording notices to evidence the prepayment of the Special Tax A Obligation for the Assessor's Parcel and the redemption of Outstanding Bonds (the "Administrative Fees and Expenses").

13. The reserve fund credit (the “Reserve Fund Credit”) shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero.
14. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to paragraph 3 by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the “Capitalized Interest Credit”).
15. The amount to prepay the Special Tax A Obligation is equal to the sum of the Bond Redemption Amount, the Redemption Premium, the Future Facilities Amount, the Defeasance Amount and the Administrative Fees and Expenses, less the Reserve Fund Credit and the Capitalized Interest Credit.
16. From the Prepayment Amount, the Bond Redemption Amount, the Redemption Premium, and Defeasance Amount shall be deposited into the appropriate fund as established under the Indenture and be used to redeem Outstanding Bonds or make Debt Service payments. The Future Facilities Amount shall be deposited into the Construction Fund. The Administrative Fees and Expenses shall be retained by CFD No. 2019-2.

The Prepayment Amount may be sufficient to redeem an amount other than a \$5,000 increment of Outstanding Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund established under the Indenture to redeem Outstanding Bonds to be used with the next prepayment of Outstanding Bonds.

The CFD Administrator will confirm that all previously levied Special Taxes have been paid in full. With respect to any Assessor’s Parcel for which the Special Tax A Obligation is prepaid in full, once the CFD Administrator has confirmed that all previously levied Special Taxes have been paid, the Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of the Special Tax A and the release of the Special Tax A lien on such Assessor’s Parcel, and the obligation of the owner of such Assessor’s Parcel to pay the Special Tax A shall cease.

Notwithstanding the foregoing, no Special Tax A prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

The Special Tax B may not be prepaid.

B. Partial Prepayment

The Special Tax A on an Assessor's Parcel of Developed Property or Undeveloped Property for which a building permit has been issued may be partially prepaid. The amount of the prepayment shall be calculated as in Section 6.A.; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (P_E - A) \times F + A$$

These terms have the following meaning:

PP = the partial prepayment

P_E = the Prepayment Amount calculated according to Section 6.A

F = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax A Obligation

A = the Prepayment Administrative Fees and Expenses from Section 6.A

The owner of any Assessor's Parcel who desires such partial prepayment shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Special Tax A Obligation, (ii) the percentage by which the Special Tax A Obligation shall be prepaid, and (iii) the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax A Obligation for an Assessor's Parcel within sixty (60) days of the request and may charge a reasonable fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the City shall (i) distribute the funds remitted to it according to Section 6.A., and (ii) indicate in the records of CFD No. 2019-2 that there has been a partial prepayment of the Special Tax A Obligation and that a portion of the Special Tax A with respect to such Assessor's Parcel, equal to the outstanding percentage (1.00 - F) of the Maximum Special Tax A, shall continue to be levied on such Assessor's Parcel.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the aggregate amount of Maximum Special Tax A less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed partial prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

7. TERM OF SPECIAL TAX

The Special Tax A shall be levied as long as necessary to meet the Special Tax Requirement for Facilities for a period not to exceed forty-five (45) Fiscal Years commencing with Fiscal Year 2020-2021, provided however that the Special Tax may cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined that all required interest and principal payments on Outstanding Bonds have been paid.

The Special Tax B shall be levied in perpetuity as necessary to satisfy the Special Tax Requirement for Services.

8. EXEMPTIONS

The CFD Administrator shall classify as Exempt Property (i) Assessor's Parcels of Public Property, (ii) Assessor's Parcels of Property Owner Association Property, or (iii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, and (v) Assessor's Parcels classified as Non-Residential Property as determined reasonably by the

CFD Administrator, provided that no such classification would reduce the sum of all Taxable Property in CFD No. 2019-2 to less than 10.1 Acres. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the sum of all Taxable Property in CFD No. 2019-2 to less than 10.1 Acres shall be classified as Provisional Property and will continue to be subject to the CFD No. 2019-2 Special Taxes accordingly. Tax exempt status for the purpose of this paragraph will be assigned by the CFD Administrator in the chronological order in which property becomes eligible for classification as Exempt Property, except for Non-Residential Property, which will be assigned tax exempt status only after all other eligible property types have been classified as Exempt Property.

If the use of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in the first paragraph of Section 8 above that would make such Assessor's Parcel eligible to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property.

9. APPEALS

Any landowner who pays the Special Taxes and claims the amount of the Special Taxes levied on his or her Assessor's Parcel is in error shall first consult with the CFD Administrator regarding such error not later than thirty-six (36) months after first having paid the first installment of the Special Tax that is disputed. If following such consultation, the CFD Administrator determines that an error has occurred, then the CFD Administrator shall take any of the following actions, in order of priority, in order to correct the error:

- (i) Amend the Special Tax levy on the landowner's Assessor's Parcel(s) for the current Fiscal Year prior to the payment date,
- (ii) Require the CFD to reimburse the landowner for the amount of the overpayment to the extent of available CFD funds, or
- (iii) Grant a credit against, eliminate or reduce the future Special Taxes on the landowner's Assessor's Parcel(s) in the amount of the overpayment.

If following such consultation and action by the CFD Administrator the landowner believes such error still exists, such person may file a written notice of appeal with the Council. Upon the receipt of such notice, the Council or designee may establish such procedures as deemed necessary to undertake the review of any such appeal. If the Council or designee determines an error still exists, the CFD Administrator shall take any of the actions described as (i), (ii) and (iii) above, in order of priority, in order to correct the error.

10. INTERPRETATIONS

The Council or designee thereof shall interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguities and make determinations relative to the administration of the Special Taxes and any landowner appeals. The decision of the Council or designee shall be final.