



CITY OF RANCHO CORDOVA

**ANNUAL REPORT FOR SPECIAL TAXES LEVIED
COMMUNITY FACILITIES DISTRICT NO. 2008-1
FISCAL YEAR 2022-23
SACRAMENTO COUNTY, CALIFORNIA**

December 2022

PREPARED BY



Harris & Associates

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- A - Special Tax Roll
- B - Historical Rates (Residential and Non-Residential)

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- A – Boundary Map
- B – Rate and Method of Apportionment
- C – Technical Memo – New Residential Rate Classifications (dated October 19, 2018)

COMMUNITY FACILITIES DISTRICT NO. 2008-1 (Street Lighting & Road Maintenance)

INTRODUCTION

The City of Rancho Cordova established Community Facilities District No. 2008-1 (Street Lighting & Road Maintenance) (hereinafter the “CFD”), in order to finance ongoing maintenance and operation costs for certain public improvements within the CFD.

Properties within the CFD’s future annexation boundary shall be annexed into the CFD as development occurs. This future annexation boundary encompasses the majority of the northwest portion of the City. A boundary map showing this future annexation area, as well as diagrams showing all parcels currently within the CFD are included in Exhibit A of this Report. In compliance with the proceedings governing the formation of the CFD, the Special Tax has been levied on each taxable parcel within the CFD according to the provisions of the adopted Rate and Method of Apportionment of Special Taxes (hereinafter the “RMA”) for the CFD. The Special Tax has been levied on all of the taxable property within the CFD, except those exempted by law or the express provisions set forth in the RMA for the CFD.

Capitalized terms are as defined in the RMA, unless otherwise defined.

A. FACILITIES FINANCED BY THE CFD

Maintenance and Lighting of Public Streets and Roads

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements, the street-lighting network, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the CFD.

Reserve Fund

The Special Taxes may be collected and set-aside in designated funds. These funds may also be collected over several years to fund future repairs to street lighting and roadway improvements and other services as determined by the CFD.

B. RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

The RMA for the CFD establishes specific procedures for the apportionment of Special Taxes which are collected annually, in the same manner and at the same time as ordinary ad valorem property taxes.

In October 2018, a new development was planned that included a mix of public and private streets. A study was performed to determine the base rate that would apply depending on the ratio of public and private streets.

Three new rate classifications were established as follows:

- 1) Developments where all or the majority of the streets are private
- 2) Developments where a significant portion of the streets are private
- 3) Developments that have a fairly even split of public and private streets

The detailed calculations for each are provided in the technical memo attached as Exhibit C. As new developments are planned with a mix of public and private streets, it will be determined which classification applies based on the development specifications.

On or about January 1, each parcel of land subject to the levy of Special Taxes was determined based upon the records of the County Assessor as of the prior fiscal year.

Appendix B provides a historical look at the applied rates since the CFD was formed in 2008. The maximum tax increased 8.0454% over Fiscal Year 2021-22 according to Section C of the RMA.

The following table shows the Annual Escalation Factor applied to each fiscal year.

Fiscal Year	ENR Cost Index	Annual % Increase
FY08-09	9,131.81	n/a
FY09-10	9,781.67	7.1164%
FY10-11	9,722.17	0.0000%
FY11-12	10,120.29	3.4618%
FY12-13	10,204.79	0.8350%
FY13-14	10,355.09	1.4728%
FY14-15	10,898.84	5.2510%
FY15-16	10,915.84	0.1560%
FY16-17	11,155.41	2.1947%
FY17-18	11,609.44	4.0700%
FY18-19	12,014.72	3.4910%
FY19-20	12,115.37	0.8377%
FY20-21	12,764.52	5.3581%
FY21-22	13,168.76	3.1669%
FY22-23	14,228.24	8.0454%

Source: ENR Cost Index for San Francisco
December to December

C. DEVELOPMENT STATUS AND SPECIAL TAX LEVY

The annual Special Taxes for Fiscal Year 2022-23 have been levied on all Developed Property as provided in the RMA.

The building area is updated each year for parcels classified as Taxable Property in the CFD from building permits issued prior to June 30, 2022. The annual building tax rate is calculated at 100% of the Special Tax Requirement divided by the total building area. The annual building tax rate is shown in Table 1 for Fiscal Year 2022-23.

The building area for each parcel can be multiplied by the greater of the annual building tax rate, as calculated above or the maximum tax per acre for the Fiscal Year. The maximum tax per acre for Fiscal Year 2022-23 is shown in Table 1; however, to-date the tax for all parcels except the Kilgore Soccer Complex has only been applied per building area. The Kilgore Soccer Complex is levied based on Trip Generation using the ITE Trip Generation Rates for a soccer complex.

A summary of the development status and rates applied according to the land uses provided in the RMA is provided on the following pages.

TABLE 1
DEVELOPMENT STATUS / SPECIAL TAX LEVY FY 2022-23

Assessor Parcel Number	Development Classification	Land Use	Building SQ FT	Maximum Tax ²	Total Levy ¹
056-0222-024-0000	Existing	Commercial			
056-0222-025-0000	Developed	Commercial	2,340	\$344.18	\$344.18
057-0240-030-0000	Developed	Commercial	7,312	\$4,352.33	\$3,764.24
057-0254-023-0000	Developed	Commercial	14,710	\$2,896.50	\$2,163.64
057-0254-024-0000	Undeveloped				
057-0254-025-0000	Undeveloped				
058-0261-047-0000	Developed	Commercial	81,589	\$12,000.68	\$12,000.68
058-0261-054-0000	Developed	Commercial	5,000	\$1,079.74	\$735.42
058-0261-055-0000	Existing	Commercial			
058-0261-056-0000	Undeveloped				
058-0262-001-0000	Developed	Commercial	1,000	\$727.92	\$147.08
058-0270-060-0000	Developed	Hotel ⁵	71,811	\$10,386.47	\$10,386.46
058-0540-007-0000	Developed	Commercial	5,624	\$1,047.89	\$827.20
058-0540-008-0000	Developed	Commercial	4,590	\$1,358.78	\$675.12
067-0010-060-0000	Developed	Industrial	30,000	\$986.25	\$986.24
067-0990-001-0000	Developed	Office	181,573	\$23,396.59	\$23,396.58
067-1000-001-0000	Developed	Office	36,770	\$4,738.00	\$4,737.98
068-0030-044-0000	Undeveloped				
068-0160-101-0000	Developed	Commercial	2,829	\$3,487.93	\$416.10
072-0260-052-0000	Developed	Soccer Complex ³	n/a	\$6,278.27	\$3,086.80
072-0260-055-0000	Developed	Soccer Complex ³	n/a	\$9,842.02	\$4,838.96
072-0280-093-0000	Developed	Commercial	18,269	\$7,006.18	\$2,687.12
072-0280-097-0000	Developed	Commercial	18,269	\$7,961.57	\$2,687.12
072-0280-099-0000	Developed	Commercial	10,236	\$11,601.15	\$1,505.58
072-0330-018-0000	Developed	Commercial	2,695	\$1,278.40	\$396.38
072-0330-062-0000	Developed	Commercial	2,200	\$1,289.02	\$323.58
072-0410-098-0000	Developed	Industrial	9,301	\$508.66	\$508.66
072-0410-099-0000	Developed	Industrial	9,301	\$508.66	\$508.66
072-0410-100-0000	Developed	Commercial	5,380	\$3,274.10	\$791.32
072-0450-006-0000	Undeveloped				
072-0450-062-0000	Undeveloped				
072-0450-118-0000	Developed	Industrial	15,840	\$866.27	\$866.26
072-0500-040-0000	Developed	Industrial	3,487	\$190.70	\$190.70
072-0500-041-0000	Developed	Industrial	3,487	\$190.70	\$190.70
072-0510-016-0000	Developed	Commercial	4,900	\$3,017.82	\$720.72
072-0510-017-0000	Developed	Industrial	111,044	\$6,072.89	\$6,072.88
072-0550-023-0000	Developed	Industrial	9,950	\$544.16	\$544.14
072-0570-030-0000	Developed	Industrial	2,700	\$1,208.31	\$147.66
072-0580-001-0000	Developed	Industrial	10,118	\$553.34	\$553.34
072-0610-064-0000	Developed	Commercial	18,425	\$3,245.29	\$2,710.06
072-0670-003-0000	Developed	Industrial	22,184	\$1,213.22	\$1,213.22
072-0690-122-0000	Developed	Hotel ⁴	70,817	\$14,912.59	\$9,321.18
072-2360-042-0000	Developed	MFR ⁶	142,761	\$16,403.41	\$16,403.40
072-2860-025-0000	Undeveloped				
072-2860-026-0000	Undeveloped				
072-2860-027-0000	Developed	Industrial	21,072	\$1,461.05	\$1,152.40
072-2860-028-0000	Undeveloped				
072-2860-033-0000	Developed	Industrial	164,149	\$8,977.14	\$8,977.14
072-3400-001-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-002-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3400-003-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-004-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-005-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-006-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3400-012-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-013-0000	Developed	SFR	1,684	\$266.18	\$266.18

TABLE 1
DEVELOPMENT STATUS / SPECIAL TAX LEVY FY 2022-23

Assessor Parcel Number	Development Classification	Land Use	Building SQ FT	Maximum Tax ²	Total Levy ¹
072-3400-014-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-015-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-016-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3400-017-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3400-018-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-019-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-020-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-021-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3400-022-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-023-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3400-024-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-025-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3400-026-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3400-027-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-028-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-029-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3400-030-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3400-031-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-032-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-033-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3400-034-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-035-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-036-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-037-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3400-038-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-039-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-040-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3400-041-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-042-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-043-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-044-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3400-045-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3400-046-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-047-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3400-048-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-049-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3400-050-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-051-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3400-052-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3400-053-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3400-054-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3400-055-0000	Exempt				
072-3400-056-0000	Exempt				
072-3400-057-0000	Exempt				
072-3400-058-0000	Exempt				
072-3410-001-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-002-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-003-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-004-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-005-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-006-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-007-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-008-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-009-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-010-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-011-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-012-0000	Developed	SFR	1,684	\$266.18	\$266.18

TABLE 1
DEVELOPMENT STATUS / SPECIAL TAX LEVY FY 2022-23

Assessor Parcel Number	Development Classification	Land Use	Building SQ FT	Maximum Tax ²	Total Levy ¹
072-3410-013-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-014-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-015-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-016-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-017-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-018-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-019-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-020-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-021-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-022-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-023-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-024-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-025-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-026-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-027-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-028-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-029-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-030-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-031-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-032-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-033-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-034-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-035-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-036-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-037-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-038-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-039-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-040-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-041-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-042-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-043-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-044-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-045-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-046-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-047-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-048-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-049-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-050-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-051-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-052-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-053-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-054-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-055-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-056-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-057-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-058-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-059-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3410-060-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-061-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3410-062-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3410-063-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3410-064-0000	Exempt				
072-3410-065-0000	Exempt				
072-3420-001-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3420-002-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-003-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3420-004-0000	Developed	SFR	1,452	\$266.18	\$266.18

TABLE 1
DEVELOPMENT STATUS / SPECIAL TAX LEVY FY 2022-23

Assessor Parcel Number	Development Classification	Land Use	Building SQ FT	Maximum Tax ²	Total Levy ¹
072-3420-005-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3420-006-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-007-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3420-008-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-009-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3420-010-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-011-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-012-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3420-013-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3420-014-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-015-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3420-016-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3420-017-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-018-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3420-019-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3420-020-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3420-021-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3420-022-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3420-023-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3420-024-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3420-025-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-026-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3420-027-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3420-028-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3420-029-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-030-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3420-031-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3420-032-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3420-033-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-034-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3420-035-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3420-036-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3420-037-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-038-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3420-039-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-040-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3420-041-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-042-0000	Developed	SFR	1,542	\$266.18	\$266.18
072-3420-043-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-044-0000	Developed	SFR	1,684	\$266.18	\$266.18
072-3420-045-0000	Developed	SFR	1,930	\$266.18	\$266.18
072-3420-046-0000	Developed	SFR	1,452	\$266.18	\$266.18
072-3420-047-0000	Exempt				
072-3420-048-0000	Exempt				
072-3420-049-0000	Exempt				
072-3420-050-0000	Exempt				
072-3800-001-0000	Undeveloped				
072-3800-002-0000	Undeveloped				
072-3800-003-0000	Undeveloped				
072-3800-004-0000	Undeveloped				
072-3800-005-0000	Undeveloped				
072-3800-006-0000	Undeveloped				
072-3800-007-0000	Undeveloped				
072-3800-008-0000	Undeveloped				
072-3800-009-0000	Undeveloped				
072-3800-010-0000	Undeveloped				
072-3800-011-0000	Undeveloped				

TABLE 1
DEVELOPMENT STATUS / SPECIAL TAX LEVY FY 2022-23

Assessor Parcel Number	Development Classification	Land Use	Building SQ FT	Maximum Tax ²	Total Levy ¹
072-3800-012-0000	Undeveloped				
072-3800-013-0000	Undeveloped				
072-3800-014-0000	Undeveloped				
072-3800-015-0000	Undeveloped				
072-3800-016-0000	Undeveloped				
072-3800-017-0000	Undeveloped				
072-3800-018-0000	Undeveloped				
077-0050-014-0000	Undeveloped				
077-0420-001-0000	Undeveloped				
077-0420-002-0000	Developed	Office	110,690	\$13,297.19	\$13,297.18
					\$183,663.42

¹ Levy is rounded down to even cents and is based on Building SqFt Max Tax

² Maximum Tax is the greater of the acreage calculation or the building SqFt per the RMA

³ Kligore Soccer Complex Levy is based on Trip Generation, using the ITE Trip Generation Rates for a "Soccer Complex"

⁴ Homewood Suites Levy is based on total number of 105 rooms for a Hotel Landuse parcel

⁵ Towne Place Suites by Marriott Levy is based on total number of 117 rooms for a Hotel Landuse parcel

⁶ Rancho Cordova Retirement Residence Levy is based on a MFR rate adjusted downward for congregate care using the ITE Manual with a total of 149 units

D. REVENUES AND EXPENDITURES

A statement showing the revenues and expenditures of Special Tax funds for the CFD for Fiscal Year 2022-23 is presented in the Table below. The Special Tax Requirement for Fiscal Year 2022-23 was determined as specified in the RMA.

TABLE 2

City of Rancho Cordova	
2022/23 Budget Worksheet	
Community Facilities District No. 2008-1 (Street Lighting & Road Maintenance)	
Sacramento County Direct Levy Number 0045	
Levy Components	2022/23
DIRECT COSTS	
Street Maintenance and Replacement	\$42,920.25
Street Lighting Operation, Maintenance and Replacement	\$1,579.75
Transfer to Reserve (for future Capital Replacement/Repair)	\$111,163.73
TOTAL DIRECT COSTS	\$155,663.73
ADMINISTRATION COSTS	
City Administration	\$24,337.64
Other Expenses Paid by City	\$240.87
TOTAL CITY COSTS	\$24,578.51
Professional Services	\$3,296.00
County Collection Fees	\$125.49
TOTAL ADMINISTRATION COSTS	\$28,000.00
TOTAL DIRECT AND ADMINISTRATION COSTS	\$183,663.73
TOTAL CHARGE	
Total Charge	\$183,663.73
Applied Charge	\$183,663.42
Difference (due to rounding down to even cents)	\$0.31
ADDITIONAL INFORMATION	
Number of Active Parcels	230
Number of Parcels Levied	201
Maximum Special Tax	\$231,892.70
Percent of Maximum Special Tax Levied	79.20%

E. DELINQUENCY MANAGEMENT

Table 3 below shows the historical and current delinquency rates by fiscal year for the CFD. Fiscal Year 2022-23 delinquencies will be reported in the next fiscal year report.

TABLE 3
 DELINQUENCY HISTORY

<u>Fiscal Year</u>	<u>Parcels Levied</u>	<u>Amount Levied</u>	<u>Amount Collected</u>	<u>Total Delinquency at End of FY</u>	<u>% Delinquent</u>
09/10	9	\$33,355.00	\$32,611.41	\$743.59	2.23%
10/11	12	\$35,788.70	\$35,788.70	\$743.59	1.08%
11/12	14	\$38,352.48	\$39,096.07	\$0.00	0.00%
12/13	14	\$38,288.78	\$38,288.78	\$0.00	0.00%
13/14	17	\$49,337.70	\$49,337.70	\$0.00	0.00%
14/15	18	\$55,189.16	\$55,189.16	\$0.00	0.00%
15/16	20	\$56,217.82	\$56,217.82	\$0.00	0.00%
16/17	21	\$57,762.66	\$57,762.66	\$0.00	0.00%
17/18	23	\$61,387.92	\$61,387.92	\$0.00	0.00%
18/19	59	\$85,557.54	\$85,557.54	\$0.00	0.00%
19/20	87	\$98,632.38	\$98,632.38	\$0.00	0.00%
20/21	153	\$137,368.10	\$133,783.12	\$3,584.98	2.61%
21/22	198	\$153,406.06	\$153,406.06	\$0.00	0.00%
22/23	201	\$183,663.42	N/A	\$0.00	0.00%
		<u>\$1,084,307.72</u>			

F. SPECIAL TAX ROLL

The Special Tax roll lists the Special Tax levy on each parcel within the boundaries of the CFD for Fiscal Year 2022-23. A copy of the Special Tax roll is included in Appendix A of this report.

G. BOUNDARY MAP

The boundary map for the CFD are included in Exhibit A.

**City of Rancho Cordova
Annual Report for Special Taxes Levied, Fiscal Year 2022-23**

**December 2022
Appendix A**

City of Rancho Cordova
CFD 2008-1 (Street Lighting and Road Maintenance)
Fiscal Year 2022-23 Tax Roll

APN	Zone	Annex Area	Bldg SqFt	Land Use	Project Name	FY22-23 Levy ¹
056-0222-025-0000	3	2	2,340	Commercial	10655A Coloma Road	\$344.18
057-0240-030-0000	3	14	7,312	Commercial	Safeway Fueling Center	\$3,764.24
057-0254-023-0000	3	12	14,710	Commercial	Walgreens Store	\$2,163.64
058-0261-047-0000	3	13	81,589	Commercial	Summerset Assisted Living	\$12,000.68
058-0261-054-0000	3	11	5,000	Commercial	Sunrise & Zinfandel	\$735.42
058-0262-001-0000	3	8	1,000	Commercial	Shell Station Expansion	\$147.08
058-0270-060-0000	3	27	71,811	Hotel ⁵	Towne Place Suites	\$10,386.46
058-0540-007-0000	3	16	5,624	Commercial	Rivergate Shopping Center (Pizaology, Chipoltes, and Super Cuts)	\$827.20
058-0540-008-0000	3	16	4,590	Commercial	Rivergate Shopping Center (Chick-fil-a)	\$675.12
067-0010-060-0000	2	Original	30,000	Industrial	BloodSource Laboratory Bldg	\$986.24
067-0990-001-0000	3	Original	181,573	Office	Ed Fund Office Bldg	\$23,396.58
067-1000-001-0000	3	Original	36,770	Office	EMD Office Bldg	\$4,737.98
068-0160-101-0000	3	9	2,829	Commercial	VCA Referral Center Expansion	\$416.10
072-0260-052-0000	3	21	n/a	Soccer Complex ³	Kilgore Road Soccer Complex	\$3,086.80
072-0260-055-0000	3	21	n/a	Soccer Complex ³	Kilgore Road Soccer Complex	\$4,838.96
072-0280-093-0000	3	1	18,269	Commercial	Target Store	\$2,687.12
072-0280-097-0000	3	1	18,269	Commercial	Target Store	\$2,687.12
072-0280-099-0000	3	10	10,236	Commercial	Koreana Plaza Market	\$1,505.58
072-0330-018-0000	3	17	2,695	Commercial	Zinfandel Village (Popeye's Chicken)	\$396.38
072-0330-062-0000	3	17	2,200	Commercial	Zinfandel Village (Starbucks)	\$323.58
072-0410-098-0000	3	19	9,301	Industrial	3287 Monier Circle	\$508.66
072-0410-099-0000	3	19	9,301	Industrial	3287 Monier Circle	\$508.66
072-0410-100-0000	3	4 & 33	5,380	Commercial	Sunrise Palms	\$791.32
072-0450-118-0000	3	30	15,840	Industrial	White Rock Center	\$866.26
072-0500-040-0000	3	Original	3,487	Industrial	Aerotec Court	\$190.70
072-0500-041-0000	3	Original	3,487	Industrial	Aerotec Court	\$190.70
072-0510-016-0000	3	32	4,900	Commercial	High Class Motors	\$720.72
072-0510-017-0000	3	23	111,044	Industrial	Superior Self Storage	\$6,072.88
072-0550-023-0000	3	18	9,950	Industrial	APG Warehouse	\$544.14
072-0570-030-0000	3	6	2,700	Industrial	Dismantle Ct	\$147.66
072-0580-001-0000	3	15	10,118	Industrial	Fitzgerald Rd Industrial Bldg	\$553.34
072-0610-064-0000	3	5	18,425	Commercial	Cordova Restaurant & Casino	\$2,710.06
072-0670-003-0000	3	24	22,184	Industrial	Gold Valley Center Project	\$1,213.22
072-0690-122-0000	3	22	70,817	Hotel ⁴	Homewood Suites	\$9,321.18
072-2360-042-0000	3	31	142,761	MFR ⁶	Rancho Cordova Retirement Residence	\$16,403.40
072-2860-027-0000	3	25	21,072	Industrial	Creekside Commerce Center - 11040 N Mather Bl	\$1,152.40
072-2860-033-0000	3	25	164,149	Industrial	Creekside Commerce Center - 3750 Zinfandel Dr	\$8,977.14
072-3400-001-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-002-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-003-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-004-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-005-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-006-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-007-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-008-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-009-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-010-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-011-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-012-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-013-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-014-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-015-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-016-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-017-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-018-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-019-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-020-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-021-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-022-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-023-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-024-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-025-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-026-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18

**City of Rancho Cordova
Annual Report for Special Taxes Levied, Fiscal Year 2022-23**

December 2022
Appendix A

City of Rancho Cordova
CFD 2008-1 (Street Lighting and Road Maintenance)
Fiscal Year 2022-23 Tax Roll

APN	Zone	Annex Area	Bldg SqFt	Land Use	Project Name	FY22-23 Levy ¹
072-3400-027-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-028-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-029-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-030-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-031-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-032-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-033-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-034-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-035-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-036-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-037-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-038-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-039-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-040-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-041-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-042-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-043-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-044-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-045-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-046-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-047-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-048-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-049-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-050-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3400-051-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3400-052-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3400-053-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3400-054-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-001-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-002-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-003-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-004-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-005-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-006-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-007-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-008-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-009-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-010-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-011-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-012-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-013-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-014-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-015-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-016-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-017-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-018-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-019-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-020-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-021-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-022-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-023-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-024-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-025-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-026-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-027-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-028-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-029-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-030-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-031-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-032-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-033-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-034-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-035-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18

**City of Rancho Cordova
Annual Report for Special Taxes Levied, Fiscal Year 2022-23**

December 2022
Appendix A

City of Rancho Cordova
CFD 2008-1 (Street Lighting and Road Maintenance)
Fiscal Year 2022-23 Tax Roll

APN	Zone	Annex Area	Bldg SqFt	Land Use	Project Name	FY22-23 Levy ¹
072-3410-036-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-037-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-038-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-039-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-040-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-041-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-042-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-043-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-044-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-045-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-046-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-047-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-048-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-049-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-050-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-051-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-052-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-053-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-054-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-055-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-056-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-057-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-058-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-059-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3410-060-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3410-061-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3410-062-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3410-063-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-001-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-002-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-003-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3420-004-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-005-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3420-006-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-007-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-008-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-009-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3420-010-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-011-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-012-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3420-013-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-014-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-015-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3420-016-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3420-017-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-018-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3420-019-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3420-020-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-021-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-022-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-023-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3420-024-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3420-025-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-026-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-027-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3420-028-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3420-029-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-030-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3420-031-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3420-032-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-033-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-034-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3420-035-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18

**City of Rancho Cordova
Annual Report for Special Taxes Levied, Fiscal Year 2022-23**

December 2022
Appendix A

City of Rancho Cordova
CFD 2008-1 (Street Lighting and Road Maintenance)
Fiscal Year 2022-23 Tax Roll

APN	Zone	Annex Area	Bldg SqFt	Land Use	Project Name	FY22-23 Levy ¹
072-3420-036-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3420-037-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-038-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
072-3420-039-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-040-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3420-041-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-042-0000	3	20	1,542	SFR	Veranda at Stone Creek	\$266.18
072-3420-043-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-044-0000	3	20	1,684	SFR	Veranda at Stone Creek	\$266.18
072-3420-045-0000	3	20	1,930	SFR	Veranda at Stone Creek	\$266.18
072-3420-046-0000	3	20	1,452	SFR	Veranda at Stone Creek	\$266.18
077-0420-002-0000	1	Original	110,690	Office	Mather Office Campus	\$13,297.18
						\$183,663.42

¹ Levy is rounded down to even cents.

RESIDENTIAL HISTORICAL RATES
(ZONE 3)

		FY22-23 Max Rate per Unit	FY21-22 Max Rate per Unit	FY20-21 Max Rate per Unit	FY19-20 Max Rate per Unit	FY18-19 Max Rate per Unit
<u>Ordinary Use Parcels</u>						
Zone 3	SFR Det > 1,200 SF	\$523.214	\$484.254	\$469.389	\$445.518	\$441.816
	SFR Det ≤ 1,200 SF	\$460.430	\$426.145	\$413.064	\$392.057	\$388.800
	SFR Att > 1,200 SF	\$460.430	\$426.145	\$413.064	\$392.057	\$388.800
	SFR Att ≤ 1,200 SF	\$366.247	\$338.975	\$328.570	\$311.860	\$309.269
	MFR	\$366.247	\$338.975	\$328.570	\$311.860	\$309.269
<u>Residential Alley Parcels</u>						
Zone 3	SFR Det > 1,200 SF	\$722.037	\$668.272	\$647.758	\$614.816	\$609.708
	SFR Det ≤ 1,200 SF	\$635.397	\$588.083	\$570.031	\$541.042	\$536.547
	SFR Att > 1,200 SF	\$635.397	\$588.083	\$570.031	\$541.042	\$536.547
	SFR Att ≤ 1,200 SF	\$505.437	\$467.801	\$453.441	\$430.381	\$426.805
	MFR	\$505.437	\$467.801	\$453.441	\$430.381	\$426.805
<u>Decorative Lighting Parcels</u>						
Zone 3	SFR Det > 1,200 SF	\$562.463	\$520.580	\$504.600	\$478.938	\$474.959
	SFR Det ≤ 1,200 SF	\$494.966	\$458.109	\$444.047	\$421.464	\$417.963
	SFR Att > 1,200 SF	\$494.966	\$458.109	\$444.047	\$421.464	\$417.963
	SFR Att ≤ 1,200 SF	\$393.728	\$364.410	\$353.224	\$335.260	\$332.475
	MFR	\$393.728	\$364.410	\$353.224	\$335.260	\$332.475
<u>Residential Alley & Decorative Lighting Parcels</u>						
Zone 3	SFR Det > 1,200 SF	\$761.286	\$704.598	\$682.969	\$648.236	\$642.851
	SFR Det ≤ 1,200 SF	\$669.933	\$620.048	\$601.014	\$570.449	\$565.710
	SFR Att > 1,200 SF	\$669.933	\$620.048	\$601.014	\$570.449	\$565.710
	SFR Att ≤ 1,200 SF	\$532.904	\$493.222	\$478.082	\$453.769	\$449.999
	MFR	\$532.904	\$493.222	\$478.082	\$453.769	\$449.999
<u>Residential - Private Street Parcels</u>						
Zone 3	SFR Det > 1,200 SF	\$121.607	\$112.552	\$109.097	\$103.549	\$102.688
	SFR Det ≤ 1,200 SF	\$107.015	\$99.046	\$96.006	\$91.123	\$90.366
	SFR Att > 1,200 SF	\$107.015	\$99.046	\$96.006	\$91.123	\$90.366
	SFR Att ≤ 1,200 SF	\$85.124	\$78.786	\$76.367	\$72.483	\$71.881
	MFR	\$85.124	\$78.786	\$76.367	\$72.483	\$71.881
<u>Residential - Public and Private Street Parcels (Veranda Tract - 36% Public, 64% Private Streets)</u>						
Zone 3	SFR Det > 1,200 SF	\$266.186	\$246.360	\$238.802	\$226.657	\$224.774
	SFR Det ≤ 1,200 SF	\$234.244	\$216.802	\$210.146	\$199.459	\$197.802
	SFR Att > 1,200 SF	\$234.244	\$216.802	\$210.146	\$199.459	\$197.802
	SFR Att ≤ 1,200 SF	\$186.328	\$172.454	\$167.160	\$158.659	\$157.341
	MFR	\$186.328	\$172.454	\$167.160	\$158.659	\$157.341
<u>Residential - Public and Private Street Parcels (50/50)</u>						
Zone 3	SFR Det > 1,200 SF	\$322.411	\$298.403	\$289.243	\$274.533	\$272.252
	SFR Det ≤ 1,200 SF	\$283.722	\$262.595	\$254.535	\$241.590	\$239.583
	SFR Att > 1,200 SF	\$283.722	\$262.595	\$254.535	\$241.590	\$239.583
	SFR Att ≤ 1,200 SF	\$225.686	\$208.880	\$202.468	\$192.172	\$190.575
	MFR	\$225.686	\$208.880	\$202.468	\$192.172	\$190.575

NON-RESIDENTIAL HISTORICAL RATES
(ZONES 1, 2 & 3)

Zone	Land Use	FY22-23		FY21-22		FY20-21		FY19-20		FY18-19	
		Max Rate per Sq Ft/Room	Max Rate per Acre	Max Rate per Sq Ft/Room	Max Rate per Acre	Max Rate per Sq Ft/Room	Max Rate per Acre	Max Rate per Sq Ft/Room	Max Rate per Acre	Max Rate per Sq Ft/Room	Max Rate per Acre
Zone 1	all Land Uses	\$0.12013	n/a	\$0.11119	n/a	\$0.10777	n/a	\$0.10229	n/a	\$0.10144	n/a
Zone 2	all Land Uses	\$0.03288	n/a	\$0.03043	n/a	\$0.02949	n/a	\$0.02799	n/a	\$0.02776	n/a
Ordinary Use Parcels											
Zone 3	Commercial/Retail	\$0.14709	\$1,516.49	\$0.13613	\$1,403.57	\$0.13196	\$1,360.48	\$0.12524	\$1,291.29	\$0.12420	\$1,280.56
	Hotel	\$88.77322	\$4,188.93	\$82.16288	\$3,877.01	\$79.64074	\$3,758.00	\$75.59054	\$3,566.88	\$74.96257	\$3,537.25
	Industrial	\$0.05469	\$346.22	\$0.05062	\$320.44	\$0.04906	\$310.60	\$0.04657	\$294.80	\$0.04618	\$292.35
	Office	\$0.12886	\$1,327.11	\$0.11926	\$1,228.29	\$0.11560	\$1,190.59	\$0.10972	\$1,130.04	\$0.10881	\$1,120.65
Decorative Lighting Parcels											
Zone 3	Commercial/Retail	\$0.15812	\$1,630.24	\$0.14634	\$1,508.85	\$0.14185	\$1,462.53	\$0.13464	\$1,388.15	\$0.13352	\$1,376.62
	Hotel	\$95.43783	\$4,503.09	\$88.33123	\$4,167.78	\$85.61973	\$4,039.84	\$81.26547	\$3,834.39	\$80.59035	\$3,802.54
	Industrial	\$0.05879	\$372.16	\$0.05441	\$344.45	\$0.05274	\$333.88	\$0.05006	\$316.90	\$0.04965	\$314.27
	Office	\$0.13852	\$1,426.62	\$0.12820	\$1,320.39	\$0.12427	\$1,279.86	\$0.11795	\$1,214.77	\$0.11697	\$1,204.68
Additional Load Parcels											
Zone 3	Commercial/Retail	\$0.18386	\$1,895.61	\$0.17017	\$1,754.46	\$0.16494	\$1,700.60	\$0.15655	\$1,614.11	\$0.15525	\$1,600.70
	Industrial	\$0.06836	\$432.79	\$0.06327	\$400.56	\$0.06133	\$388.26	\$0.05821	\$368.51	\$0.05773	\$365.45
Additional Load & Decorative Lighting Parcels											
Zone 3	Commercial/Retail	\$0.19489	\$2,009.37	\$0.18038	\$1,859.75	\$0.17484	\$1,802.66	\$0.16595	\$1,710.98	\$0.16457	\$1,696.77
	Industrial	\$0.07246	\$458.74	\$0.06707	\$424.58	\$0.06501	\$411.55	\$0.06170	\$390.62	\$0.06119	\$387.37

EXHIBIT A
Boundary Map

EXHIBIT A

CITY OF RANCHO CORDOVA
 COMMUNITY FACILITIES DISTRICT NO. 2008-1
 (STREET LIGHTING AND ROAD MAINTENANCE)
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

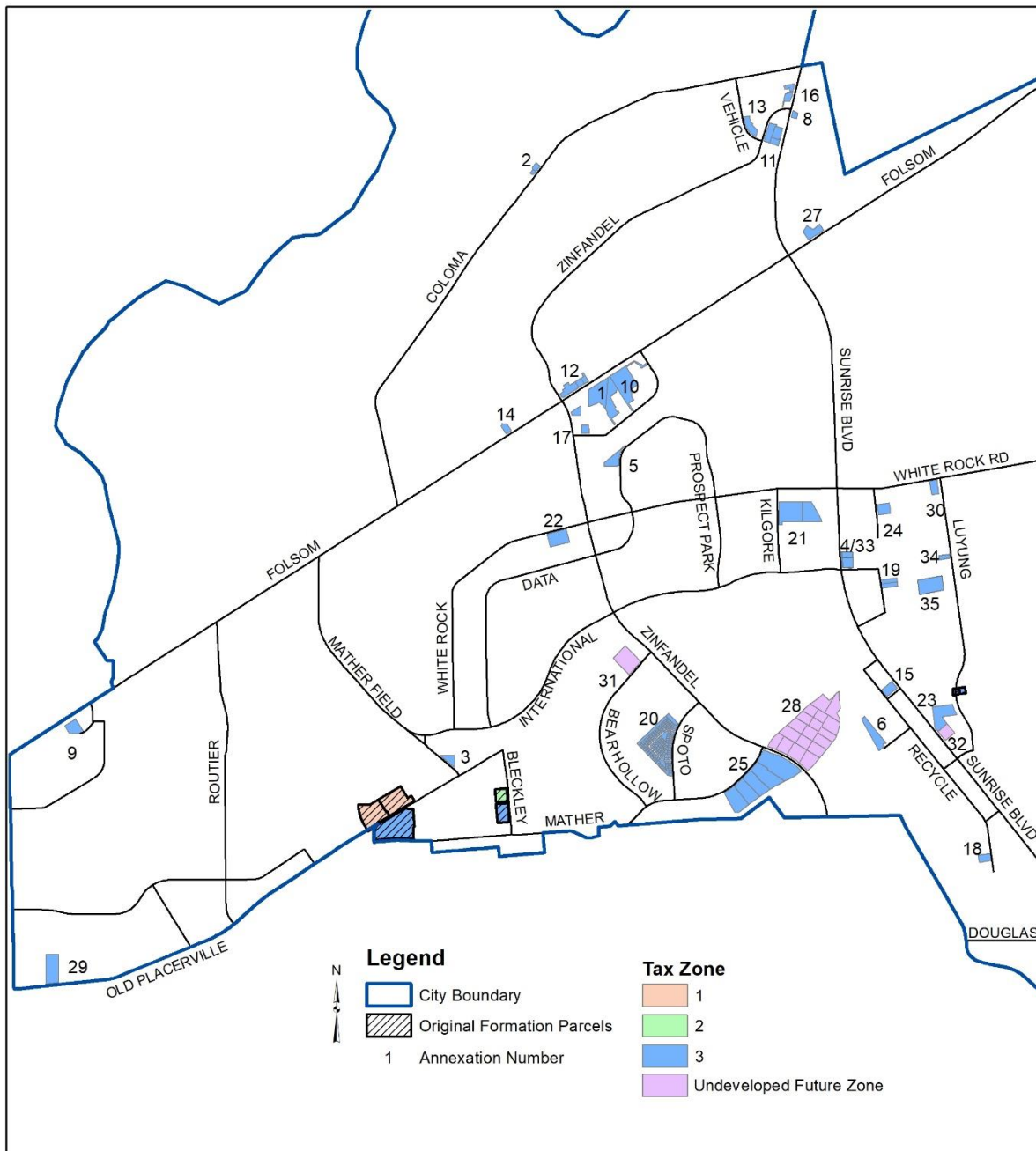


EXHIBIT B

***RATE AND METHOD OF APPORTIONMENT
OF SPECIAL TAX***

EXHIBIT B

CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2008-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2008-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2008-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or **"Acre"** means the land area making up 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 subdivision map or other parcel map recorded at the County Recorder's Office.

"Additional Load and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both an Additional Load Parcel and a Decorative Lighting Parcel.

"Additional Load Parcel" means any Parcel of Commercial Property or Industrial Property that is determined by the City to create excessive wear and tear on the roadways and/or a high volume of vehicular traffic.

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

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

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

“Authorized Services” means the public services authorized to be funded by CFD No. 2008-1 as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2008-1”** means the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2008-1.

“Commercial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, video rental stores, drug stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronic stores, home supply stores, auto parts stores, and other businesses providing auto-related products and services. The City shall make the determination if a Parcel is Commercial Property.

“County” means the County of Sacramento.

“Decorative Lighting Parcel” means any Parcel of Developed Property that is determined by the City to have or benefit from decorative lighting features.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

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

“Hotel Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a structure that constitutes a place of lodging providing sleeping accommodations and related facilities for travelers.

“Industrial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination if a Parcel is Industrial Property.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on an Assessor’s Parcel in any Fiscal Year determined in accordance with Section C below.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

“Non-Residential Property” means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

“Office Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for a building in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted. The City shall make the determination if a Parcel is Office Property.

“Ordinary Use Parcel” means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, or Residential Alley and Decorative Lighting Parcel.

“Proportionately” means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Parcels of Developed Property.

“Public Property” means any property within the boundaries of CFD No. 2008-1 that is owned by the federal government, State of California, County, City, or other public agency.

“Residential Alley and Decorative Lighting Parcel” means any Parcel that is determined by the City to be both a Residential Alley Parcel and a Decorative Lighting Parcel.

“Residential Alley Parcel” means any Parcel of Residential Property that is determined by the City to have residential alleys that are part of the public roadways.

“Residential Property” means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

“Special Tax” means a special tax levied in any Fiscal Year on property within CFD No. 2008-1 to pay the Special Tax Requirement.

“Square Foot,” “Square Footage,” or “Square Feet” means the building square footage reflected on the original building permit issued for construction of a building.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2008-1 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Public Property” means, in any Fiscal Year, all Assessor’s Parcels in CFD No. 2008-1 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

“Tax Zone” means one of the three mutually exclusive tax zones identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels or new tax zones added to the CFD as a result of future annexations.

“Tax Zone 1” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 1 and any property annexed into Tax Zone 1 after formation of the CFD.

“Tax Zone 2” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 2 and any property annexed into Tax Zone 2 after formation of the CFD.

“Tax Zone 3” means the geographic areas that are identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 3 and any property annexed into Tax Zone 3 after formation of the CFD.

“Unit” means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure. Unit shall also mean a single room or unit on a Parcel of Hotel Property.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within CFD No. 2008-1 and shall determine within which Tax Zone each Assessor’s Parcel is located. Upon each annexation of property into CFD No. 2008-1, the Administrator shall update Attachment 1 to include the new Assessor’s Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the

Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

Based on review of building permit records for property within the CFD, the Administrator shall determine which Parcels in the CFD are Developed Property for purposes of levying the Special Tax pursuant to Section D below. For Single Family Attached Property, Multi-Family Property, and Hotel Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Residential Property, the Administrator shall determine the Square Footage of each Unit. For Non-Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

If a Parcel in the CFD is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the rezone.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2008-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 1 for Fiscal Year 2008-09 shall be \$0.0771 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

2. Tax Zone 2

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 2 for Fiscal Year 2008-09 shall be \$0.0211 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

3. Tax Zone 3

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 3 of CFD No. 2008-1:

a. Ordinary Use Parcels

**MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$335.81 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$235.06 per Unit
Multi-Family Property	N/A	\$235.06 per Unit
Commercial Property	N/A	The greater of \$973.30 per Acre or \$0.0944 per Square Foot
Hotel Property	N/A	The greater of \$2,688.49 per Acre or \$56.98 per Unit
Industrial Property	N/A	The greater of \$222.20 per Acre or \$0.0351 per Square Foot
Office Property	N/A	The greater of \$851.74 per Acre or \$0.0827 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

b. *Residential Alley Parcels*

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$463.41 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$324.39 per Unit
Multi-Family Property	N/A	\$324.39 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

c. *Decorative Lighting Parcels*

**MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$360.99 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$252.69 per Unit
Multi-Family Property	N/A	\$252.69 per Unit
Commercial Property	N/A	The greater of \$1,046.30 per Acre or \$0.1015 per Square Foot
Hotel Property	N/A	The greater of \$2,890.13 per Acre or \$61.25 per Unit
Industrial Property	N/A	The greater of \$238.87 per Acre or \$0.0377 per Square Foot
Office Property	N/A	The greater of \$915.62 per Acre or \$0.0889 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

d. *Additional Load Parcels*

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,216.63 per Acre or \$0.1180 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$277.75 per Acre or \$0.0439 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

e. Additional Load and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,289.63 per Acre or \$0.1251 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$294.42 per Acre or \$0.0465 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

f. Residential Alley and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$488.60 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$342.02 per Unit
Multi-Family Property	N/A	\$342.02 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have

applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2008-1 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2008-1 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2008-1 that is not Developed Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Taxes.

ATTACHMENT 1

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

IDENTIFICATION OF TAX ZONES

Tax Zone	Assessor's Parcels Included in Tax Zone *	Fiscal Year In Which Property Was Added to CFD No. 2008-1
1	077-0050-085	2008-09
2	067-0010-060	2008-09
3	067-0990-001	2008-09
	067-1000-001	2008-09
	072-0500-040	2008-09
	072-0500-041	2008-09

** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs.*

EXHIBIT C

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

**ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN COMMUNITY
FACILITIES DISTRICT**

<u>Assessor's Parcel Nos.</u>	<u>Names of Property Owners</u>
Tax Zone 1 077-0050-085-0000	JPI XXIX, L.P.
Tax Zone 2 067-0010-060-0000	Sacramento Medical Foundation
Tax Zone 3 072-0500-040-0000	Brian Porter
072-0500-041-0000	Brian Porter
067-1000-001-0000	Mather Development Partners III, L.P.
067-0990-001-0000	Mather Development Partners IV, L.P.
056-0222-002-0000	Alcides A. Gonzalez Trust
077-0050-014-0000	Hoang Tran
072-0280-076-0000	Target Corporation
072-0280-092-0000	Target Corporation
072-0280-093-0000	Target Corporation
072-0610-064-0000	Monument Properties-Prospect Park, LLC
072-0570-030-0000	M&M Development
058-0626-001-0000	Rana Real Estate, LLC
068-0160-101-0000	9801 Old Winery Place Associates, LLC
072-0280-017-0000	Patterson Family Trust
072-0280-018-0000	Patterson Family Trust
072-0280-019-0000	Patterson Family Trust
058-0261-034-0000	Helen Hills, L.P.
058-0261-035-0000	Helen Hills, L.P.
057-0254-018-0000	Agree Rancho Cordova I, LLC
057-0254-019-0000	Agree Rancho Cordova I, LLC
058-0261-047-0000	Summerset Assisted Living, LLC
057-0240-030-0000	Trestle Cordova II, LLC
072-0580-001-0000	Sierra Financial Services, LLC

EXHIBIT C

Technical Memo - New Residential Rate Classifications

MEMORANDUM

To: Elizabeth Sparkman
From: Carol Hill
RE: CFD 2008-1 New Residential Rate Classifications
Date: October 19, 2018

Per our discussion on 10/11/18 it is necessary to calculate a new rate for developments that have all private streets or a mix of private and public streets. Any developments with private streets will receive a reduced rate since private streets are not maintained by the CFD. This memo will outline the options for calculating the reduced rate.

To calculate the rate, Table 5 on page 6 of the 2008 Technical Memo for 2008-1 Infill Area and shown below was used. These original rates split the costs between Arterial/Collector roads and residential roads.

<u>Roadway</u>	<u>Cost</u>
Arterial/Collector cost per Trip	\$78.05
Residential cost per Trip	\$257.76
	<u>\$335.81</u>

For developments that have both public and private streets, there are three options for calculating the reduced rate. The method will depend on the composition of the private streets:

1) Developments where **all or the majority** of the streets are private:

Only the Arterial/Collector cost per Trip would be applied. The reduced rate is determined by taking the arterial/collector cost per trip from 2008 (\$78.05) divided by the total 2008 cost (\$335.81). This results in a factor of 0.23. This factor would be multiplied by the current year rates to determine the new rate.

2) Developments where a **significant portion** of the streets are private:

The proportionate share of public vs private streets will be used to determine the factor that will be applied to the residential portion of the rates.

For example for the Veranda development, the public streets represent 36% of the total residential street area. Applying this to the 2008 residential street cost results in a reduced base rate of \$170.84 (36% x \$257.76 + \$78.05). Dividing the new rate, \$170.84 by the original rate of \$335.85 results in a factor of 0.51. This factor would be multiplied by the current year rates to determine the new rate.

3) Developments that have a **fairly even split** of public and private streets:

The residential cost per trip will be reduced by 50% of the residential cost. Using the same process shown in option 2, the factor to be applied to the current rate would be 0.62.

The following shows the reduction factors and the calculated rates for FY18-19:

		New Rate Factor *		
		Factor w/o Residential	Veranda 36% Public Residential	50/50 Pub & Priv Residential
Ordinary Use Parcels	FY18-19 Rate	0.23	0.51	0.62
SFR Det > 1,200 SF	\$441.80	\$102.68	\$224.76	\$272.24

* Rates rounded to even cents

For the Veranda tract, option 2 will apply moving forward. As new developments come in, the methodology will be confirmed when permits are pulled.