



GOODWIN CONSULTING GROUP

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(LANDSCAPE MAINTENANCE)**

**CFD TAX ADMINISTRATION REPORT
FISCAL YEAR 2022-23**

November 9, 2022

Community Facilities District No. 2020-1
CFD Tax Administration Report

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EXECUTIVE SUMMARY

The following summary provides a brief overview of the main points from this report regarding the City of Rancho Cordova Community Facilities District No. 2020-1 (Landscape Maintenance) (“CFD No. 2020-1” or the “CFD”):

Fiscal Year 2022-23 Special Tax Levy

Number of Taxed Parcels	Total Special Tax Levy
5	\$45,007

For further detail regarding the special tax levy, or special tax rates, please refer to Section IV of this report.

Development Status for Fiscal Year 2022-23

Type of Property	Number of Units or Acres
Single Family Detached Property	0.0 Acres
Single Family Attached Property	0.0 Acres
Multi-Family Property	0.0 Acres
Non-Residential Property	13.5 Acres
Undeveloped Property	14.5 Acres

For more information regarding the status of development in CFD No. 2020-1, please see Section V of this report.

Delinquency Summary

Delinquent Amount for FY 2021-22 (as of June 30, 2022)	Total Levy for FY 2021-22	Delinquency Rate
\$0	\$21,397	0%

I. INTRODUCTION

City of Rancho Cordova Community Facilities District No. 2020-1 (Landscape Maintenance)

On July 6, 2020, the City Council of the City of Rancho Cordova (the “City”) established Community Facilities District No. 2020-1 (Landscape Maintenance). In a landowner election held on the same day, the qualified landowner electors within the CFD authorized the levy of a Mello-Roos special tax on property within CFD No. 2020-1. The initial boundaries of the CFD included the Creekside Commerce Center project, which is an approximately 28-acre site planned for non-residential development. The City Council also established a future annexation area for the CFD that includes all property within the City limits. The table below summarizes the properties that are included in CFD No. 2020-1 as of fiscal year 2022-23, including any annexed areas. Additional projects may be annexed into the CFD in the future, and additional tax zones may be created at each annexation.

CFD No. 2020-1 CFD Formation and Annexation History Fiscal Year 2022-23

Action	Date	Area/Project	Original Parcel(s)	Tax Zone
CFD Formation	7/6/2020	Creekside Commerce Center	072-2860-025 through -028 and -033	1

The types of services to be funded by special tax revenues generally include the maintenance of publicly owned or maintained landscaped areas, parkways, green belts, and open spaces for the benefit of property owners within CFD No. 2020-1.

The Mello-Roos Community Facilities Act of 1982

The reduction in property tax revenue that resulted from the passage of Proposition 13 in 1978 required public agencies and real estate developers to look for other means to fund public infrastructure. The funding available from traditional assessment districts was limited by certain requirements of the assessment acts, and it became clear that a more flexible funding tool was needed. In response, the California State Legislature (the “Legislature”) approved the Mello- Roos Community Facilities Act of 1982, which provides for the levy of a special tax within a defined geographic area, namely a community facilities district, if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities, and special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

II. PURPOSE OF REPORT

This CFD Tax Administration Report (the “Report”) presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2022-23 special tax levy for CFD No. 2020-1. The Report is intended to provide information to interested parties regarding the CFD, including the special taxes to be levied in fiscal year 2022-23, the special tax rates, and the status of development within CFD No. 2020-1.

The remainder of the Report is organized as follows:

- **Section III** identifies the financial obligations of CFD No. 2020-1 for fiscal year 2022-23.
- **Section IV** provides a summary of the methodology that is used to apportion the special tax among parcels in the CFD.
- **Section V** provides an update of the development activity occurring within the CFD.
- **Section VI** provides information on state reporting requirements.

III. SPECIAL TAX REQUIREMENT

Pursuant to the Rate and Method of Apportionment of Special Tax (the “RMA”) for the CFD, which was adopted as an exhibit to the Resolution of Formation of the CFD, the Special Tax Requirement means the amount of revenue needed in any fiscal year to pay for: (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. In any fiscal year, the Special Tax Requirement shall be reduced by surplus amounts available (as determined by the City) from the levy of the special tax in prior fiscal years, including revenues from the collection of delinquent special taxes and associated penalties and interest. As shown in the table below, the Special Tax Requirement for fiscal year 2022-23 is \$45,007. The table in Appendix B contains further detail on the computation of the Special Tax Requirement for fiscal year 2022-23. *(Unless otherwise indicated, capitalized terms are defined in the RMA in Appendix D.)*

**CFD No. 2020-1
Special Tax Requirement
Fiscal Year 2022-23**

City Services Cost		\$37,085
Administrative Expenses		\$7,922
District Administration	\$5,000	
Tax Consultant/Professional Services	\$2,850	
Estimated County Auditor Charge	\$72	
Rounding Adjustment		\$0
Special Tax Requirement for Fiscal Year 2022-23		\$45,007

IV. SPECIAL TAX LEVY

Special Tax Categories

Special taxes within CFD No. 2020-1 are levied pursuant to the methodology set forth in the RMA. Among other things, the RMA establishes various special tax categories against which the special tax may be levied, the maximum special tax rates, and the methodology by which the special tax is applied. On or about July 1 of each fiscal year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Taxable Property within the CFD. The Administrator shall also determine: (i) within which Tax Zone each Parcel is located; (ii) which Parcels are Developed Property and which are Undeveloped Property; (iii) the Land Use Type for each Parcel of Developed Property; (iv) if, within a particular Tax Zone, the Maximum Special Tax for Single Family Attached Property or Multi-Family Property is a per-Unit tax, the number of Units on each Parcel; and (v) the Special Tax Requirement for the Fiscal Year. Pursuant to the RMA, Land Use Type means Single Family Detached Property, Single Family Attached Property, Multi-Family Property, or Non-Residential Property. *(Unless otherwise indicated, capitalized terms are defined in the RMA in Appendix D.)*

Maximum Special Tax Rates

The maximum special tax rates applicable to each category of Taxable Property in Tax Zone 1 of CFD No. 2020-1 are set forth in Section C of the RMA. The percentages of the maximum special tax rates that will be levied on each land use category in fiscal year 2022-23 are determined by the method of apportionment included in Section D of the RMA. The table in Appendix A identifies the fiscal year 2022-23 maximum special tax rates and actual special tax rates for all Taxable Property in the CFD.

Apportionment of Special Taxes

The amount of special tax that is apportioned to each parcel is determined through the application of Section D of the RMA. Each fiscal year, the Administrator shall determine the Special Tax Requirement to be collected in that fiscal year. A special tax shall then be levied according to the following steps:

1. The special tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for Developed Property until the amount levied is equal to the Special Tax Requirement.
2. If additional revenue is needed after Step 1 in order to meet the Special Tax Requirement, the special tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property until the amount levied is equal to the Special Tax Requirement.

The complete special tax levy, which identifies the individual parcels in CFD No. 2020-1 and their actual special tax for fiscal year 2022-23, is shown in Appendix C of this Report.

V. DEVELOPMENT UPDATE

As of June 1, 2022, two parcels within CFD No. 2020-1 have had building permits issued for new construction of non-residential buildings. Pursuant to the RMA, these parcels are therefore considered Developed Property for fiscal year 2022-23. All the remaining parcels in the CFD are considered Undeveloped Property in fiscal year 2022-23.

Based on the current status of development in CFD No. 2020-1, the following table summarizes the allocation of parcels to the special tax categories established in the RMA:

**CFD No. 2020-1
Allocation to Special Tax Categories
For Fiscal Year 2022-23**

Type of Property	Number of Parcels	Number of Units or Acres
Single Family Detached Property	0	0.0 Acres
Single Family Attached Property	0	0.0 Acres
Multi-Family Property	0	0.0 Acres
Non-Residential Property	2	13.5 Acres
Undeveloped Property	3	14.5 Acres

VI. STATE REPORTING REQUIREMENTS

Senate Bill No. 165

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the “chief fiscal officer” of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

Assembly Bill No. 1666

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code (“GC”). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency’s web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission (“CDIAC”) pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller’s Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency’s Financial Transactions Report that is prepared for the State Controller’s Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

Assembly Bill No. 1483

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

APPENDIX A

Summary of Fiscal Year 2022-23 Special Tax Levy

**City of Rancho Cordova
CFD No. 2020-1
(Landscape Maintenance)**

Special Tax Levy Summary for Fiscal Year 2022-23

Special Tax Category	Tax Zone	Land Use	Number of Acres	FY 2022-23 Maximum Special Tax Rate	FY 2022-23 Actual Special Tax Rate	FY 2022-23 Special Tax Levy
Developed Property	1	Single Family Detached	0 Acres	\$1,606.94	\$0.00	\$0.00
Developed Property	1	Single Family Attached	0 Acres	\$1,606.94	\$0.00	\$0.00
Developed Property	1	Multi-Family	0 Acres	\$1,606.94	\$0.00	\$0.00
Developed Property	1	Non-Residential	13.5 Acres	\$1,606.94	\$1,606.94	\$21,740.34
Undeveloped Property	1	Undeveloped	14.5 Acres	\$1,606.94	\$1,606.94	\$23,266.92
Total Fiscal Year 2022-23 Special Tax Levy						\$45,007.26

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APPENDIX B

Budget Worksheet for Fiscal Year 2022-23

City of Rancho Cordova

2022/23 Budget Worksheet CFD No. 2020-1 (Landscape Maintenance)

Sacramento County Tax Code No. 0052

Levy Components	2021/22	2022/23
	\$43,276.24	\$45,007.26
MAINTENANCE COSTS		
Landscape Maintenance		
Base Maintenance	\$11,650.00	\$11,650.00
Special Projects	\$0.00	\$23,434.86
Public Works Staff Service Costs	<u>\$2,000.00</u>	<u>\$2,000.00</u>
Total Maintenance Costs	\$13,650.00	\$37,084.86
ADMINISTRATION COSTS		
District Administration - Agency	<u>\$5,000.00</u>	<u>\$5,000.00</u>
Subtotal Agency Staff and Expenses	\$5,000.00	\$5,000.00
County Auditor and Assessor Fees	\$72.40	\$72.40
Consulting and Professional Services	\$2,675.00	\$2,850.00
Delinquency Management Costs	Included	Included
Other Expenses	<u>\$0.00</u>	<u>\$0.00</u>
Subtotal Non-Agency Admin Expenses	\$2,747.40	\$2,922.40
TOTAL ADMINISTRATION COSTS	\$7,747.40	\$7,922.40
ADJUSTMENTS APPLIED TO LEVY		
Replenishment/(Credit)	\$0.00	\$0.00
Allowance for Delinquent Special Taxes	\$0.00	\$0.00
Miscellaneous Adjustment	<u>\$0.00</u>	<u>\$0.00</u>
TOTAL	\$0.00	\$0.00
TOTAL BUDGET		
Maintenance Costs	\$13,650.00	\$37,084.86
Administration Costs	\$7,747.40	\$7,922.40
Adjustments	<u>\$0.00</u>	<u>\$0.00</u>
Total Budget	\$21,397.40	\$45,007.26
TOTAL TAX LEVY		
Total Tax Levy	\$21,397.40	\$45,007.26
Amount Available for Services	\$13,650.00	\$37,084.86
Budget Surplus/(Shortfall)	\$0.00	\$0.00
ADDITIONAL INFORMATION		
Number of Active Parcels	5	5
Number of Parcels Levied	5	5
Total Maximum Tax	\$21,397.40	\$45,007.26
Percentage of Maximum Tax Levied (All Taxable Propert	49.44%	100.00%

APPENDIX C

*Fiscal Year 2022-23
Special Tax Levy for
Individual Assessor's Parcels*

City of Rancho Cordova
CFD No. 2020-1
(Landscape Maintenance)
Fiscal Year 2022-23 Special Tax Levy

Assessor's Parcel Number	Development Status	Tax Zone	Land Use Class	Number of Acres	FY 2022-23 Maximum Special Tax	FY 2022-23 Special Tax Levy
072-2860-025-0000	Undeveloped	1		4.7 Acre	\$7,568.70	\$7,568.70
072-2860-026-0000	Undeveloped	1		4.2 Acre	\$6,699.34	\$6,699.34
072-2860-027-0000	Developed	1	Non-Residential	4.2 Acre	\$6,779.70	\$6,779.70
072-2860-028-0000	Undeveloped	1		5.6 Acre	\$8,998.88	\$8,998.88
072-2860-033-0000	Developed	1	Non-Residential	9.3 Acre	\$14,960.64	\$14,960.64
Total Fiscal Year 2022-23 Special Tax Levy					\$45,007.26	\$45,007.26

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APPENDIX D

Rate and Method of Apportionment of Special Taxes

EXHIBIT C

CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2020-1 (LANDSCAPE MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2020-1 (Landscape Maintenance) shall be levied and collected according to the tax liability determined by the City Council through the application of the appropriate Special Tax rate, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section F below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD 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:

“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 or other parcel map recorded at the County Recorder's Office.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Part 1, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any or all of the following: expenses of the City in carrying out its duties with respect to the CFD, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its legal counsel, charges levied by the County in connection with the levy and collection of the Special Tax, costs related to property owner inquiries regarding the Special Tax, costs associated with appeals or requests for interpretation associated with the Special Tax and this RMA, costs associated with foreclosure and collection of delinquent Special Taxes and all other costs and expenses of the City and County in any way related to the establishment or administration of the CFD.

“Administrator” shall mean the person or firm designated by the City to administer the Special Tax according to this RMA.

“Assessor's Parcel” or “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 County Assessor designating parcels by Assessor's Parcel number.

“Authorized Services” means those services that are authorized to be funded by Special Taxes collected within the CFD, pursuant to the documents adopted by the City Council at CFD Formation.

“Building Permit” means a permit that allows for vertical construction of a building or buildings, which shall not include a separate permit issued solely for construction of the foundation thereof.

“CFD” means the City of Rancho Cordova Community Facilities District No. 2020-1 (Landscape Maintenance).

“CFD Formation” means the date on which the Resolution of Formation to form the CFD was adopted by the City Council.

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova.

“County” means the County of Sacramento.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit for new construction was issued prior to June 1 of the preceding Fiscal Year.

“Development Class” means, individually, Developed Property and Undeveloped Property.

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the increase from the prior Fiscal Year, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers, or (ii) four percent (4%). The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2019 to April 2020.

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

“Land Use Type” means Single Family Detached Property, Single Family Attached Property, Multi-Family Property, or Non-Residential Property.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Section C below.

“Multi-Family Property” means any Parcel of Developed Property for which a Building Permit was issued for construction of a residential structure with three 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 any Parcel of Developed Property that is not Multi-Family Property, Single Family Detached Property, or Single Family Attached Property. If a building

includes both non-residential uses and Units, Section C.1 below sets forth the process to estimate the acreage of Non-Residential Property for purposes of this RMA.

“Proportionately” means, for each Development Class, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all Parcels assigned to the Development Class.

“Public Property” means any property within the boundaries of the CFD that is owned by the federal government, State of California, County, City, or other public agency.

“Residential Property” means, collectively, Single Family Detached Property, Single Family Attached Property, and Multi-Family Property. If a building includes both Units and non-residential uses, the Units within the building shall be categorized as Residential Property for purposes of this RMA.

“RMA” means this Rate and Method of Apportionment of Special Tax.

“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, and are offered as for-sale Units, including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 4125.

“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” means a special tax levied in any Fiscal Year to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for: (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. In any Fiscal Year, the Special Tax Requirement shall be reduced by surplus amounts available (as determined by the City) from the levy of the Special Tax in prior Fiscal Years, including revenues from the collection of delinquent Special Taxes and associated penalties and interest.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of the CFD that are not exempt from the Special Tax pursuant to law or Section F below.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. *All of the property within the CFD at the time of CFD Formation is within Tax Zone 1.* Additional Tax Zones may be created when property is annexed to the CFD, and separate Maximum Special Tax rates shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor’s Parcels included within

a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor's Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing into the CFD and the levy of the Special Tax against his/her Parcel or Parcels pursuant to this RMA.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not yet Developed Property.

“Unit” means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure.

B. DATA FOR ADMINISTRATION OF THE SPECIAL TAX

On or about July 1 of each Fiscal Year, the Administrator shall identify the current Assessor's Parcel numbers for all Parcels of Taxable Property within the CFD. The Administrator shall also determine: (i) within which Tax Zone each Parcel is located; (ii) which Parcels are Developed Property and which are Undeveloped Property; (iii) the Land Use Type for each Parcel of Developed Property; (iv) if, within a particular Tax Zone, the Maximum Special Tax for Single Family Attached Property or Multi-Family Property is a per-Unit tax, the number of Units on each Parcel; and (v) the Special Tax Requirement for the Fiscal Year.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in the CFD 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 is in a different Development Class than other Parcels created by the subdivision, the Administrator shall calculate the Special Tax for Units, Non-Residential Property, and/or Undeveloped Property within the subdivided area separately and levy the sum of such Special Taxes on the master Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Developed Property

Table 1 below identifies the Maximum Special Tax for Developed Property within Tax Zone 1; different Maximum Special Taxes may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

**TABLE 1
MAXIMUM SPECIAL TAX
TAX ZONE 1**

Type of Property	Maximum Special Tax in Tax Zone 1 (Fiscal Year 2019-20)*
<u>Residential Property</u> Single Family Detached Property Single Family Attached Property Multi-Family Property	\$1,472.14 per Acre \$1,472.14 per Acre \$1,472.14 per Acre
Non-Residential Property	\$1,472.14 per Acre

*** On July 1, 2020 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by the Escalation Factor.**

If, in any Fiscal Year, the Administrator determines that a building on a Parcel of Developed Property will have both Units and non-residential uses, the Maximum Special Tax for the Parcel shall be the sum of the amounts determined in Steps 1 and 2 below:

Step 1: For each Land Use Type that exists on the Parcel for which the Maximum Special Tax is determined on a per-Unit basis, the Maximum Special Tax for that Land Use Type on the Parcel shall be the sum of the aggregate Maximum Special Tax for all Units on the Parcel.

Step 2: For each Land Use Type that exists on the Parcel for which the Maximum Special Tax is determined on a per-Acre basis, the Maximum Special Tax for that Land Use Type on the Parcel shall be determined by multiplying the underlying Acreage of the Parcel by a quotient with the net leasable or saleable square footage for that Land Use Type on the Parcel as the numerator and the total net leaseable or saleable square footage for all Land Use Types as the denominator.

2. *Undeveloped Property*

The Maximum Special Tax for Undeveloped Property in Fiscal Year 2019-20 is \$1,472.14 per Acre, which amount shall, on July 1, 2020 and each July 1 thereafter, be increased by the Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement to be collected in that Fiscal Year. A Special Tax shall then be levied according to the following steps:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for Developed Property until the amount levied is equal to the Special Tax Requirement.

Step 2: If additional revenue is needed after Step 1 in order to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property until the amount levied is equal to the Special Tax Requirement.

E. MANNER OF COLLECTION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that the City may directly bill, collect at a different time or in a different manner, and/or collect delinquent Special Taxes through foreclosure or other available methods. The Special Tax may be levied and collected in perpetuity.

F. EXEMPTIONS

No Special Taxes shall be levied on Public Property or any other Parcels in the CFD that are not Residential Property, Non-Residential Property, or Undeveloped Property, as defined herein. In addition, if required by State law, any Parcels receiving a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code shall be exempt from the Special Tax as long as such welfare exemption is in place.

G. INTERPRETATION OF RMA

Interpretations may be made by resolution of the City Council to interpret, clarify, and/or revise this RMA to correct any inconsistency, vagueness, or ambiguity as it relates to the Special Tax, method of apportionment, classification of properties, or any definition applicable to the CFD, as long as such correction does not materially affect the levy and collection of Special Taxes. The City, upon the request of an owner of land within the CFD which is not Developed Property, may also amend this RMA in any manner acceptable to the City, by resolution or ordinance following a public hearing, upon the affirmative vote of such owner to such amendment and without the vote of owners of any other land within the CFD, provided such amendment only affects such owner's land.

APPENDIX E

Boundary Map of Community Facilities District No. 2020-1

FILE COPY

PROPOSED BOUNDARIES OF AND
FUTURE ANNEXATION AREA OF
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2020-1
(LANDSCAPE MAINTENANCE)
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

1. FILED IN THE OFFICE OF THE THE CITY CLERK OF THE CITY OF RANCHO CORDOVA, THIS 15th DAY OF June, 2020

Stacy Leiker
CITY CLERK

2. I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2020-1 (LANDSCAPE MAINTENANCE), COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AT A MEETING THEREOF, HELD ON THE 15th DAY OF June, 2020, BY ITS RESOLUTION NO. 57-2020

Stacy Leiker
CITY CLERK

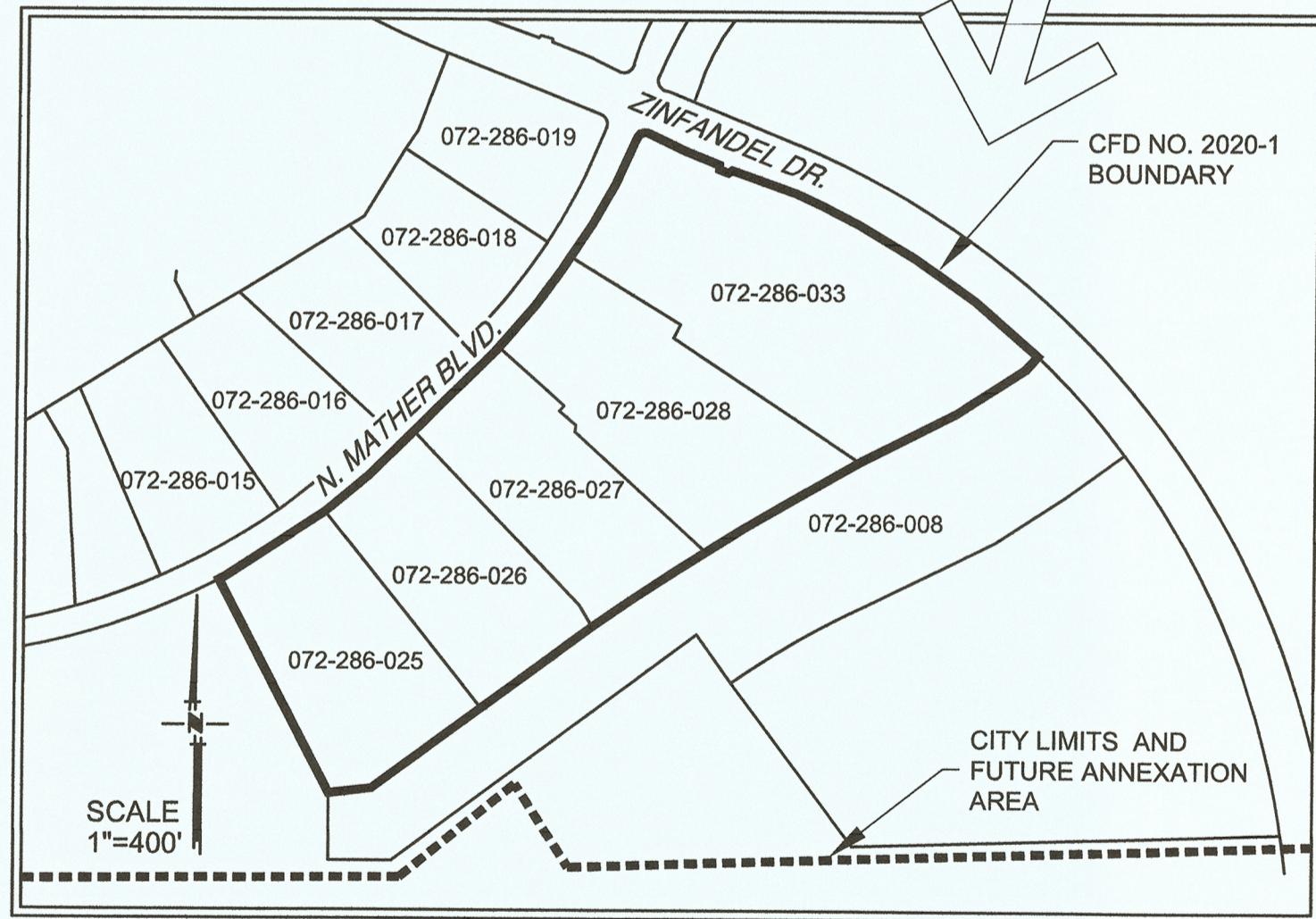
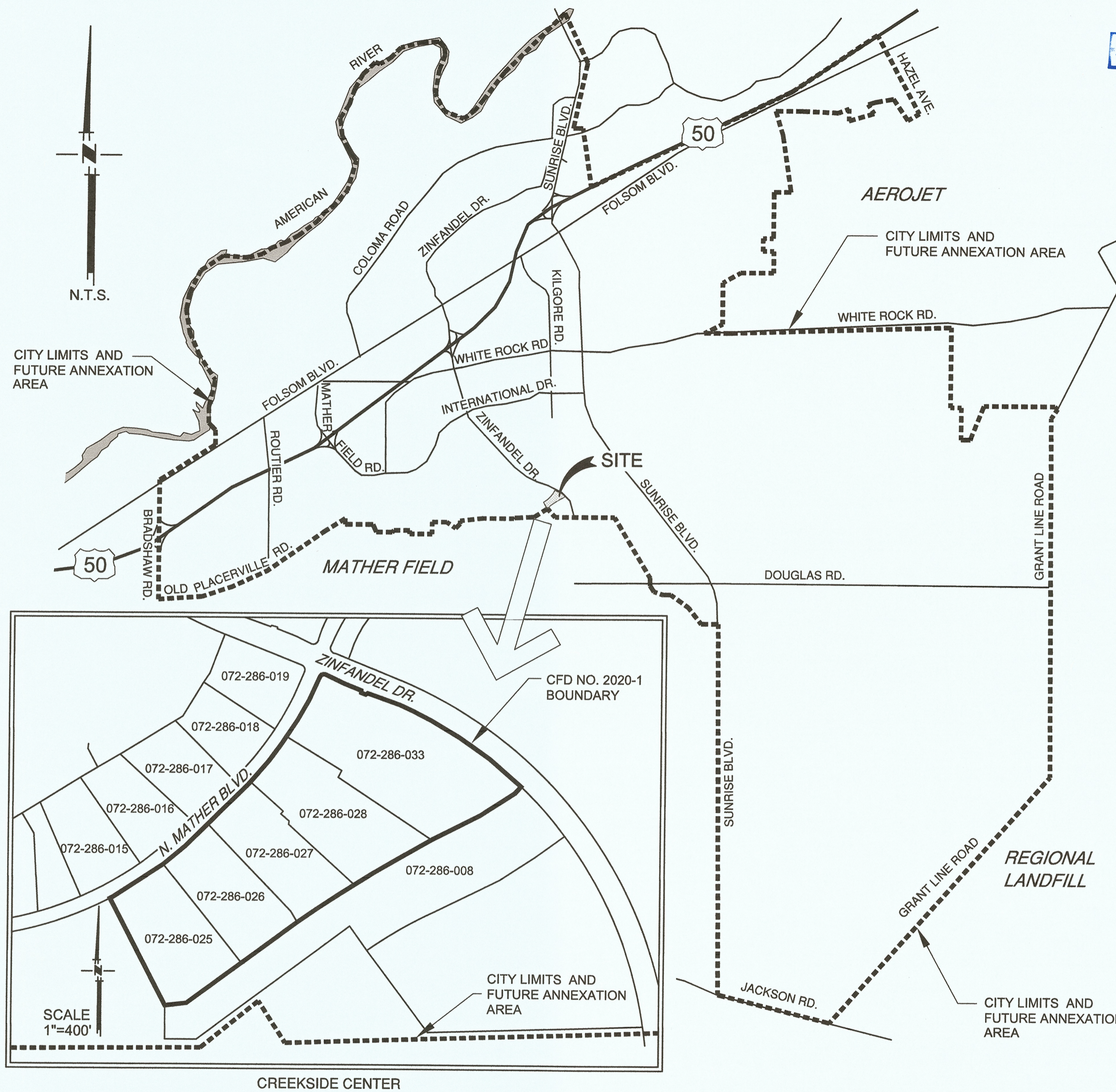
3. FILED THIS 15th DAY OF June, 2020, AT THE HOUR OF 10:55 O'CLOCK A.M., IN BOOK 130 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 34 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER

FEE: \$ 27.00

BY: *Donna Allred*
DEPUTY COUNTY RECORDER

FILE NO: 202000150768

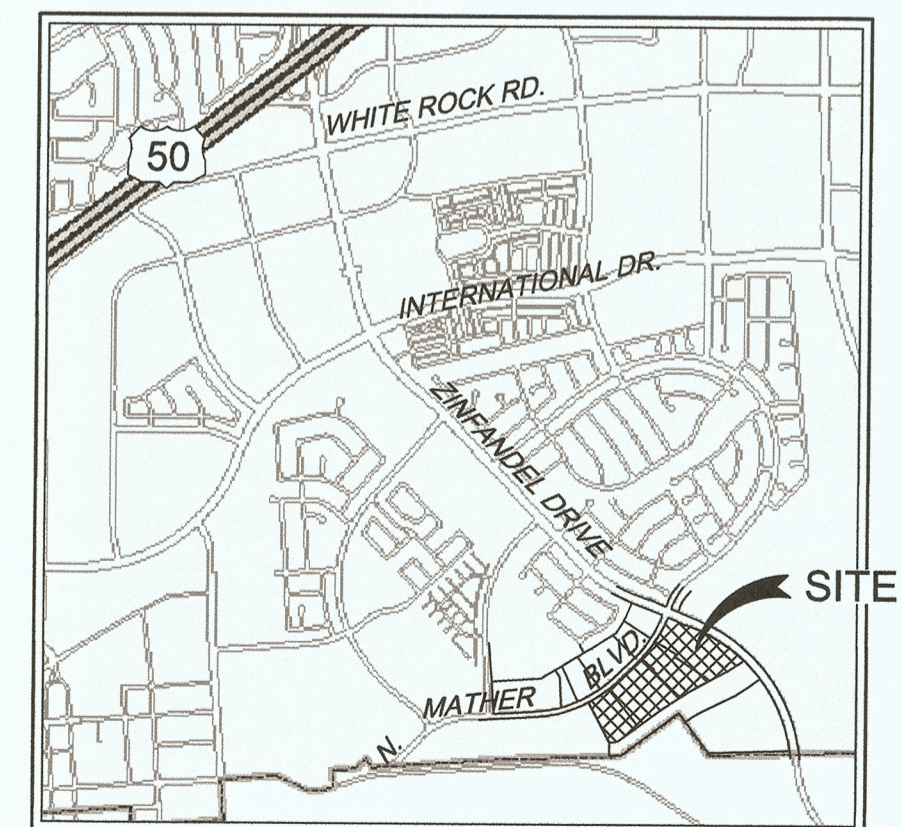


LEGEND

- 072-286-026 ASSESSOR'S PARCEL NUMBER
- ASSESSOR'S PARCEL LOT LINE
- COMMUNITY FACILITIES DISTRICT NO. 2020-1 BOUNDARY
- CITY LIMITS AND FUTURE ANNEXATION AREA

NOTE:

REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SACRAMENTO FOR THE DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREON.



VICINITY MAP
N.T.S.

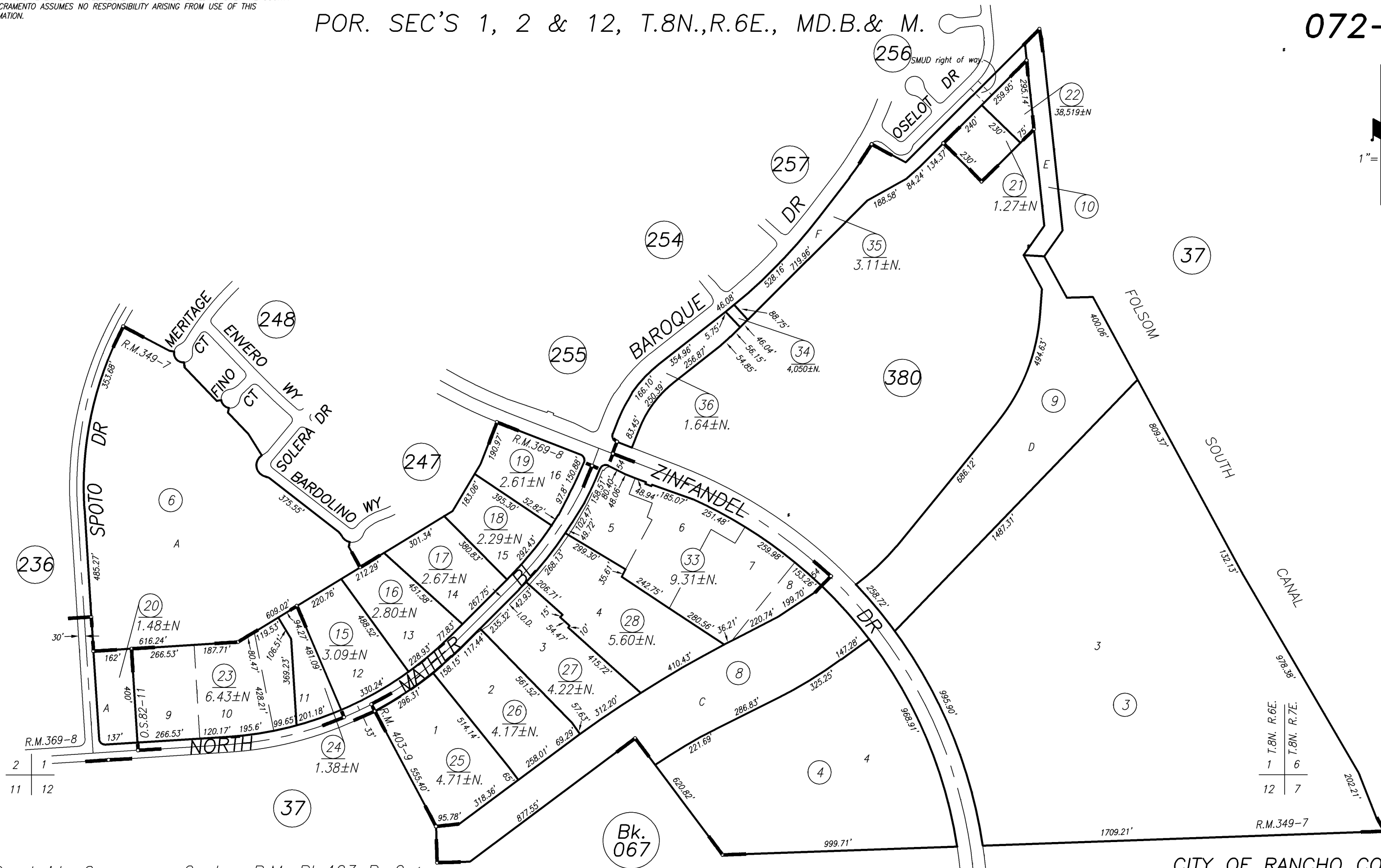
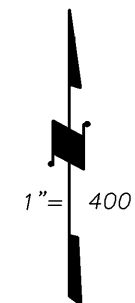
APPENDIX F

Assessor's Parcel Maps for Fiscal Year 2022-23

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC'S 1, 2 & 12, T.8N.,R.6E., MD.B.& M.

072-286



Creekside Commerce Center, R.M. Bk.403 Pg.9 (8-27-2018)
 Record Of Survey, O.S. Bk.82 Pg.11(07-08-2011)
 Por. Stone Creek Phase 1, R.M. Bk.369 Pg.8 (7-5-2007)
 Villages Of Zinfandel Unit No.10, R.M. Bk.349 Pg.7 (4-7-2006)

CITY OF RANCHO CORDOVA
 Assessor's Map Bk.072 Pg.286
 County of Sacramento, Calif.
 May 29th, 2020