

EXHIBIT B

COUNTY OF PLACER COMMUNITY FACILITIES DISTRICT NO. 2021-3 (PARKS, OPEN SPACE, TRAILS AND LANDSCAPING)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the County of Placer Community Facilities District No. 2021-3 (Parks, Open Space, Trails and Landscaping) shall be levied and collected according to the tax liability determined by the County or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in the CFD, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Accessory Unit” means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

“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), Division 2 of Title 5 of the California Government Code.

“Administrative Expenses” means any or all of the following: expenses of the County in carrying out its duties with respect to the CFD, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its legal counsel, costs related to annexing property into the CFD, charges levied by the County in connection with the levy and collection of Special Taxes, 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 County in any way related to the establishment or administration of the CFD.

“Administrator” means the person or firm designated by the County to administer the Special Taxes according to this RMA.

“Active Adult Unit” means a Residential Unit that has a restriction recorded against title of the property that limits occupancy of the Residential Unit to residents above a certain age.

“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 the public services authorized to be financed, in whole or in part, by the CFD as set forth in the documents adopted by the Board at CFD Formation, as may be amended from time to time.

“Base Maintenance Budget” means, in any Fiscal Year, the County’s estimate of Base Maintenance Costs that will be funded by the Base Maintenance Component collected within all Tax Zones in that Fiscal Year.

“Base Maintenance Component” means the component of the Maximum Special Tax that will be set at a consistent amount in all Tax Zones to pay for Base Maintenance Costs.

“Base Maintenance Costs” means, within a particular Tax Zone, the costs of maintaining parks, trails, public open space, and designated landscaped areas that, in the County’s sole determination, are costs that should be shared by all private property that is developed within a particular project or area.

“Basin Maintenance Budget” means \$7,921.44 in Fiscal Year 2020-21 dollars, which amount shall, on July 1, 2021 and each July 1 thereafter, be adjusted by the Escalation Factor.

“Basin Maintenance Component” means the component of the Maximum Special Tax that is designated to pay for Basin Maintenance Costs.

“Basin Maintenance Costs” means the cost of Authorized Services associated with maintenance of the Lakeview Farms Retention Basin in the City of Lincoln.

“Board” means the Board of Supervisors of the County.

“Building Permit” means a single permit or set of permits required to construct a residential or non-residential structure.

“CFD” means the County of Placer Community Facilities District No. 2021-3 (Parks, Open Space, Trails and Landscaping).

“CFD Administration Component” means the component of the Maximum Special Tax that is designated to pay for Administrative Expenses.

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

“County” means the County of Placer.

“Developed Property” means, in any Fiscal Year, the following:

For Single Family Detached Property: all Parcels of Taxable Property for which a Final Map was recorded on or before June 30 of the preceding Fiscal Year.

For Single Family Attached Property: all Parcels of Taxable Property for which a Building Permit was issued on or before June 30 of the preceding Fiscal Year.

For Other Property: all Parcels of Taxable Property for which a Building Permit was issued on or before June 30 of the preceding Fiscal Year.

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

“Escalation Factor” means the following:

For the Base Maintenance Component, Project-Specific Maintenance Component, and CFD Administration Component: the increase from the prior Fiscal Year, if any, in the Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers, as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2021 to April 2022. If this index ceases to be published, the Administrator, in coordination with the County, shall select another comparable index.

For the Basin Maintenance Component: the Escalation Factor defined above for the other Special Tax Components plus three percent (3%).

“Final Map” means a final map, or portion thereof, approved by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*) that creates SFD Lots. The term “Final Map” shall not include any large lot subdivision map, Assessor’s Parcel Map, or subdivision map or portion thereof that does not create SFD Lots, including Assessor’s Parcels that are designated as remainder parcels that will be further subdivided.

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

“Future Annexation Area” means that geographic area that, at the time of CFD Formation, was considered potential annexation area for the CFD and which was, therefore, identified as “Future Annexation Area” on the recorded CFD boundary map. Nothing shall prevent property identified as Future Annexation Area from annexing under the non-streamlined provisions of the Act.

“Market Rate Unit” means a Residential Unit that is not an Active Adult Unit.

“Maximum Base Maintenance Component” means the greatest amount of Base Maintenance Component that can be levied on a Parcel in any Fiscal Year, as set forth in Section C below.

“Maximum Basin Maintenance Component” means the greatest amount of Basin Maintenance Component that can be levied on a Parcel in any Fiscal Year, as set forth in Section C below.

“Maximum CFD Administration Component” means the greatest amount of CFD Administration Component that can be levied on a Parcel in any Fiscal Year, as set forth in Section C below.

“Maximum Project-Specific Maintenance Component” means the greatest amount of Project-Specific Maintenance Component that can be levied on a Parcel in any Fiscal Year, as set forth in Section C below.

“Maximum Special Tax” means, collectively for a Parcel, the Maximum Base Maintenance Component, Maximum Basin Maintenance Component, Maximum Project-Specific Maintenance Component, and Maximum CFD Administration Component for such Parcel.

“Maximum Tax Component” means, separately, the Maximum Base Maintenance Component, Maximum Basin Maintenance Component, Maximum Project-Specific Maintenance Component, or Maximum CFD Administration Component.

“Other Property” means, in any Fiscal Year, all Assessor’s Parcels of Developed Property within the CFD that are not Single Family Detached Property, Single Family Attached Property, or Taxable Owners Association Property.

“Owners Association” means a homeowners association or property owners association that provides services to, and collects assessments, fees, dues, or charges from, property within the CFD.

“Owners Association Property” means any property within the boundaries of the CFD that is owned in fee or by easement by the Owners Association, not including any such property that is located directly under a residential structure.

“Project-Specific Maintenance Component” means the component of the Maximum Special Tax that will, separately for each Tax Zone, be set at the amount needed to cover Project-Specific Maintenance Costs for that Tax Zone.

“Project-Specific Maintenance Costs” means, for an individual development project, the cost of Authorized Services associated with maintenance of landscaped medians, parks, entryways, and public open space areas within the project, as well as other Authorized Services that, in the County’s determination, are above and beyond the costs included in the Base Maintenance Costs.

“Proportionately” means, for each Development Class, that the ratio of the actual Special Tax Component levied in any Fiscal Year to the Maximum Tax Component 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, or other local governments or public agencies.

“Residential Unit” means an SFD Unit, or an individual residential unit within a duplex, triplex, fourplex, townhome, or condominium structure. An Accessory Unit that shares a Parcel with a single-family detached unit shall not be considered a separate Residential Unit for purposes of this RMA.

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

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit has been or is permitted to be issued for construction of an SFD Unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved Tentative Map.

“SFD Unit” means a residential dwelling unit that does not share a common wall with another residential dwelling unit.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a Building Permit has been issued for construction of a residential structure consisting of two or more Residential 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 may be purchased by individual homebuyers (which shall still be the case even if the Residential Units are purchased and subsequently offered for rent by the owner of the unit), 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 Taxable Property for which a Building Permit was or is expected to be issued for construction of an SFD Unit.

“Special Tax” means a special tax levied in any Fiscal Year to pay for Authorized Services.

“Special Tax Component” means, separately, the CFD Administration Component, Base Maintenance Component, Basin Maintenance Component, or Project-Specific Maintenance Component.

“Taxable Owners Association Property” means, in any Fiscal Year, all Acres of Owners Association Property that exceeds a total of 1,120 Acres of such property, with tax-exempt status assigned by the Administrator in chronological order based on the date on which Parcels are transferred to the Owners Association.

“Taxable Property” means all of the 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 CFD Formation is within Tax Zone 1.* Additional Tax Zones may be created when property is annexed into the CFD, and a different Project-Specific Maintenance Component and/or Basin Maintenance Component may be identified for property within the new Tax Zone at the time of such annexation; the Base Maintenance Component and CFD Administration Component for the new Tax Zone shall be the same as in Tax Zone 1. 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.

"Tax Zone 1" means the property included in the CFD at CFD Formation and any property that is subsequently annexed into Tax Zone 1.

"Tax Zone Budget" means, in any Fiscal Year, the County's estimate of the Project-Specific Maintenance Costs that are anticipated to be incurred within each Tax Zone.

"Tentative Map" means a map that is: (i) made for the purpose of showing the design of a proposed subdivision, including the individual lots that are expected within the subdivision, as well as the conditions pertaining thereto, (ii) not based on a detailed survey of the property within the map, and (iii) not recorded at the County Recorder's Office to create legal lots.

"Unanimous Approval Form" means the form executed by the record owner of fee title to the Parcel of Parcels included within the Future Annexation Area and annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing the property into the CFD and authorizes 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 Developed Property or Taxable Owners Association Property.

"Welfare Exemption Property" means, in any Fiscal Year, any Parcels in the CFD that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. DATA FOR ADMINISTRATION OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall: (i) categorize each Parcel of Taxable Property as Developed Property, Undeveloped Property or Taxable Owners Association Property, (ii) for Single Family Detached Property and Single Family Attached Property, determine which Parcels have or will have Active Adult Units and which have or will have Market Rate Units, and (iii) determine the Base Maintenance Budget, Basin Maintenance Budget, Administrative Expenses, and Tax Zone Budget 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 County 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 the property affected by recordation of the parcel map by determining the Special Taxes that apply to the property within each Development Class, 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. Undeveloped Property and Taxable Owners Association Property

In any Fiscal Year, the Maximum Special Tax for a Parcel of Undeveloped Property or Taxable Owners Association Property in the CFD shall be the sum of the Maximum Base Maintenance Component, Maximum Basin Maintenance Component, Maximum Project-Specific Maintenance Component, and Maximum CFD Administration Component. For Tax Zone 1, such amounts shall be determined by reference to Table 1 below. For property that annexes into the CFD, a different Maximum Project-Specific Maintenance Component and/or Basin Maintenance Component for Taxable Owners Association Property may be established by creating a separate Tax Zone for such annexed property; the Base Maintenance Component and CFD Administration Component for the new Tax Zone shall be the same as in Tax Zone 1. Alternatively, property may be annexed into Tax Zone 1 or another Tax Zone that was established prior to the annexation, and such property shall be subject to the Maximum Project-Specific Maintenance Component applicable to that Tax Zone.

**Table 1
Maximum Special Tax for Taxable Owners Association Property in Tax Zone 1**

Special Tax Category	Maximum CFD Administration Component (Fiscal Year 2021-22 \$)*	Maximum Base Maintenance Component (Fiscal Year 2021-22 \$)*	Maximum Basin Maintenance Component (Fiscal Year 2021-22 \$)*	Maximum Project-Specific Maintenance Component (Fiscal Year 2021-22 \$)*
Undeveloped Property	\$7.43 per Acre	\$0 per Acre	\$15.08 per Acre	\$0 per Acre
Taxable Owners Association Property	\$105.54 per Acre	\$1,103.68 per Acre	\$15.08 per Acre	\$0 per Acre

*** On July 1, 2022 and each July thereafter, the dollar amounts shown in Table 1 above shall be increased by the applicable Escalation Factor.**

2. Developed Property

In any Fiscal Year, the Maximum Special Tax for a Parcel of Developed Property in the CFD shall be the sum of the Maximum Base Maintenance Component, Maximum Basin Maintenance Component, Maximum Project-Specific Maintenance Component, and Maximum CFD Administration Component. For Tax Zone 1, such amounts shall be determined by reference to Table 2 below. For property that annexes into the CFD, different maximum rates for the Project-Specific Maintenance Component and/or the Basin Maintenance Component may be established by creating a separate Tax Zone for such annexed property; the Base Maintenance Component and CFD Administration Component for new Tax Zones shall be the same as in Tax Zone 1. Alternatively, property may be annexed into Tax Zone 1 or another Tax Zone that was established prior to the annexation, and such property shall be subject to the Maximum Special Tax applicable to that Tax Zone.

Table 2
Maximum Special Tax for Developed Property in Tax Zone 1

Special Tax Category	Maximum CFD Administration Component (Fiscal Year 2021-22 \$)*	Maximum Base Maintenance Component (Fiscal Year 2021-22 \$)*	Maximum Basin Maintenance Component (Fiscal Year 2021-22 \$)*	Maximum Project-Specific Maintenance Component (Fiscal Year 2021-22 \$)*
Single Family <u>Detached Property</u>				
Active Adult Units	\$27.42 per SFD Lot	\$240.64 per SFD Lot	\$4.77 per SFD Lot	\$0 per SFD Lot
Market Rate Units	\$39.12 per SFD Lot	\$352.92 per SFD Lot	\$4.77 per SFD Lot	\$0 per SFD Lot
Single Family <u>Attached Property</u>				
Active Adult Units	\$27.42 per Res. Unit	\$240.64 per Res. Unit	\$4.77 per Res. Unit	\$0 per Res. Unit
Market Rate Units	\$39.12 per Res. Unit	\$352.92 per Res. Unit	\$4.77 per Res. Unit	\$0 per Res. Unit
Other Property	\$106.97 per Acre	\$1,063.17 per Acre	\$23.60 per Acre	\$0 per Acre

* On July 1, 2022 and on each July 1 thereafter, the dollar amounts shown in Table 2 above shall be increased by the applicable Escalation Factor.

D. CHANGES TO THE MAXIMUM SPECIAL TAX

1. Conversion of a Parcel of Public Property to Private Use

If, in any Fiscal Year, a Parcel of Public Property is converted to private use, the Parcel shall be subject to the levy of Special Taxes. The Administrator shall determine the applicable Maximum Special Taxes for each such Parcel.

2. Expiration or Cancellation of Welfare Exemptions

If, in any Fiscal Year, a Parcel that had in prior Fiscal Years been categorized as Welfare Exemption Property no longer has a welfare exemption in place, the Parcel shall be subject to the levy of Special Taxes. The Administrator shall determine the applicable Maximum Special Taxes for each such Parcel.

E. METHOD OF LEVY OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall coordinate with the County to determine the Administrative Expenses, Tax Zone Budget for each Tax Zone, and Base Maintenance Budget and Basin Maintenance Budget for the CFD. The Administrator shall then apply the steps below to determine the Special Tax levy for each Parcel of Taxable Property:

- Step 1:** The CFD Administration Component shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum CFD Administration Component until the amount levied is equal to the Administrative Expenses for the Fiscal Year. The Base Maintenance Component shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Base Maintenance Component until the amount levied is equal to the

Base Maintenance Budget for the Fiscal Year. The Maximum Basin Maintenance Component shall be levied on each Parcel of Developed Property. In addition, the Project-Specific Maintenance Component shall be levied Proportionately on each Parcel of Developed Property within a particular Tax Zone up to 100% of the Maximum Project-Specific Maintenance Component until the amount levied is equal to the Tax Zone Budget for the Fiscal Year.

Step 2: If additional revenue is needed to pay the Basin Maintenance Budget after Step 1, the Basin Maintenance Component shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Basin Maintenance Component for Undeveloped Property until the amount levied is equal to the Basin Maintenance Budget for the Fiscal Year.

Step 3: If additional revenue is needed after Step 1 to pay Administrative Expenses, the CFD Administration Component shall be levied Proportionately on each Parcel of Taxable Owners Association Property up to 100% of the Maximum CFD Administration Component until the amount levied is equal to the Administrative Expenses for the Fiscal Year. If additional revenue is needed after Step 1 to pay the Base Maintenance Budget, the Base Maintenance Component shall be levied Proportionately on each Parcel of Taxable Owners Association Property up to 100% of the Maximum Base Maintenance Component until the amount levied is equal to the Base Maintenance Budget for the Fiscal Year. If additional revenue is needed after Step 2 to pay the Basin Maintenance Budget, the Basin Maintenance Component shall be levied Proportionately on each Parcel of Taxable Owners Association Property up to 100% of the Maximum Base Maintenance Component until the amount levied is equal to the Base Maintenance Budget for the Fiscal Year. If additional revenue is needed in any Tax Zone after Step 1 to pay the Tax Zone Budget, the Project-Specific Maintenance Component shall be levied Proportionately on each Parcel of Taxable Owners Association Property within a particular Tax Zone up to 100% of the Maximum Project-Specific Maintenance Component until the amount levied is equal to the Tax Zone Budget for the Fiscal Year.

F. 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 County 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 for as long as the County provides Authorized Services.

G. EXEMPTIONS

No Special Tax shall be levied on: (i) Parcels of Public Property, (ii) Parcels of Welfare Exemption Property, or (iii) Parcels that are not Developed Property, Undeveloped Property, or Taxable Owners Association Property.

H. INTERPRETATION OF SPECIAL TAX FORMULA

The County reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning the Special Tax. In addition, the interpretation and application of any section of this document shall be left to the County's discretion. Interpretations may be made by the County by resolution for purposes of clarifying any vagueness or ambiguity in this RMA.