

EXHIBIT B

COUNTY OF PLACER COMMUNITY FACILITIES DISTRICT NO. 2021-2 (FIRE PROTECTION SERVICES)

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. 2021-2 (Fire Protection Services) 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.

“Airspace Parcel” means a parcel with an assigned Assessor's Parcel number that constitutes vertical space of an underlying land parcel.

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel, including an Airspace 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.

“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. 2021-2 (Fire Protection Services).

“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.

“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.

“Fire Services Operational Budget” means the following:

- In Fiscal Year 2021-22, the Fire Services Operational Budget shall be \$260,000.
- In Fiscal Year 2022-23, the Fire Services Operational Budget shall be \$270,400.

- In Fiscal Year 2023-24, the Fire Services Operational Budget shall be \$281,216.
- In Fiscal Year 2024-25, the Fire Services Operational Budget shall be \$584,929.
- In Fiscal Year 2025-26, the Fire Services Operational Budget shall be \$608,326.
- In Fiscal Year 2026-27, the Fire Services Operational Budget shall be \$934,070 which amount shall, beginning July 1, 2027 and each July 1 thereafter, be increased by four percent (4%) of the amount in effect in the prior Fiscal Year.
- In the Fiscal Year in which the Administrator determines there are at least 1,049 SFD Lots that will be taxed as Developed Property, and in each Fiscal Year thereafter, the Fire Services Operational Budget shall be \$1,348,599 in Fiscal Year 2021-22 dollars, which amount shall, beginning July 1, 2022 and each July 1 thereafter, be increased by four percent (4%) of the amount in effect in the prior Fiscal Year.

“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.

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

“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.

“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, 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 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 delinquencies in the payment of Special Taxes which have occurred in the prior Fiscal Year. In any Fiscal Year, the Special Tax Requirement shall be reduced by surplus amounts available (as determined by the County) from the levy of the Special Tax in prior Fiscal Years, including revenues from collection of delinquent Special Taxes and associated penalties and interest.

“Taxable Owners Association Property” means, in any Fiscal Year, all Parcels of Owners Association Property that are not exempt pursuant to Section F below.

“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 Maximum Special Tax may 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.

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

“**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, and (ii) determine 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 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

The Maximum Special Tax for Undeveloped Property and Taxable Owners Association Property in Tax Zone 1 shall, in any Fiscal Year be the lesser of:

1. \$2,358 per Acre in Fiscal Year 2021-22 dollars, or
2. the per-Acre amount determined pursuant to the following steps:
 - Step 1.** Determine the Fire Services Operational Budget for the Fiscal Year.
 - Step 2.** Subtract the total Special Taxes that will be levied on Developed Property in that Fiscal Year pursuant to Step 1 in Section D below.
 - Step 3.** Divide the amount calculated in Step 2 by the Acreage of all Undeveloped Property and Taxable Owners Association Property within Tax Zone 1 in that Fiscal Year, as determined by the Administrator.

For property that annexes into the CFD, a different Maximum Special Tax may be determined for Undeveloped Property and Taxable Owners Association when a separate Tax Zone is established for such annexed property. On July 1, 2022 and each July thereafter, the Maximum Special Tax on Undeveloped Property and Taxable Owners Association Property shall be increased by an amount equal to 4.0% of the amount in effect in the prior Fiscal Year.

2. *Developed Property*

In any Fiscal Year, the Maximum Special Tax for a Parcel of Developed Property in Tax Zone 1 shall be determined by reference to Table 1 below. For property that annexes into the CFD, different maximum special tax rates may be established by creating a separate Tax Zone for such annexed property. 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 1
Maximum Special Tax for Developed Property in Tax Zone 1**

Special Tax Category	Maximum Special Tax (in Fiscal Year 2021-22 \$)*
Single Family Detached Property	\$713.54 per SFD Lot
Single Family Attached Property	\$713.54 per Residential Unit
Other Property	\$2,405 per Acre

* On July 1, 2022 and on each July 1 thereafter, all dollar amounts shown in Table 1 above shall be increased by 4% of the amount in effect in the prior Fiscal Year.

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 determine the the Fire Services Operational Budget and the total Special Tax Requirement for the Fiscal Year, and the Administrator shall levy the Special Tax as follows:

- 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 for such Fiscal Year until the amount levied is equal to the Special Tax Requirement.
- Step 2:** If additional revenue is needed after Step 1 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 for such Fiscal Year until the amount levied, combined with the Special Taxes levied on Developed Property in Step 1, is equal to the Fire Services Operational Budget for that Fiscal Year.
- Step 3:** If additional revenue is needed after Step 2 to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property up to 100% of the Maximum Special Tax for Taxable Owners Association Property for such 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, (iii) Parcels designated as permanent open space or common space on which no structure is permitted to be constructed, (iv) Parcels owned by a public utility for an unmanned facility, (v) Parcels subject to an easement that precludes any use on the Parcel other than that permitted by the easement, or (vi) up to 1,120 Acres of Owners Association Property in

Tax Zone 1, which acreage amount will be adjusted with each annexation of property into the CFD. Tax-exempt status will be assigned by the Administrator in chronological order based on the date on which Parcels are transferred to the Owners Association.

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.