

EXHIBIT B

COUNTY OF PLACER COMMUNITY FACILITIES DISTRICT NO. 2021-1 (SUNSET AREA PLAN PHASE 1 TRANSIT 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. 2021-1 (Sunset Area Plan Phase 1 Transit 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 unless a separate Rate and Method of Apportionment is adopted for the annexation area.

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 an SFD 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), 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 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 Tax 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 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.

“Business Park Property” means, in any Fiscal Year, all Parcels of Developed Property for which a Building Permit was issued for a building or project for which the primary use will be employee-intensive industrial and professional uses in a campus-like setting, such as professional offices, research and development facilities, light manufacturing and assembly, and retail and service commercial uses necessary to support other allowed uses. The County shall make the final determination as to whether a Parcel of Developed Property is Business Park Property.

“CFD” means the County of Placer Community Facilities District No. 2021-1 (Sunset Area Plan Phase 1 Transit 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, all Parcels of Taxable Property that are not Taxable Owners Association Property or Taxable Public Property for which a Building Permit was issued prior to June 30 of the preceding Fiscal Year.

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

“Eco-Industrial Property” means, in any Fiscal Year, all Parcels of Developed Property for which a Building Permit was issued for a building or project for which the primary use will be: (i) solid waste-related management, processing, recycling, and composting operations, (ii) industrial and manufacturing uses focused on alternative waste-to-energy technologies, recovery and reuse of materials, solid waste-related research and development, or (iii) related advanced manufacturing, including such uses that are in conjunction with a nearby university. The County shall make the final determination as to whether a Parcel of Developed Property is Eco-Industrial Property.

“Entertainment Mixed-Use Property” means, in any Fiscal Year, all Parcels of Developed Property for which a Building Permit was issued for a building or project for which the primary use will be entertainment-oriented and visitor-serving uses, such as an entertainment venue, theme park, super-regional destination retail, shopping, restaurants, recreational facilities, lodging, and healthcare-related services. The County shall make the final determination as to whether a Parcel of Developed Property is Entertainment Mixed-Use Property.

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

“Light Industrial Property” means, in any Fiscal Year, all Parcels of Developed Property for which a Building Permit was issued for a building or project for which the primary use will be office/flex, research and development, light manufacturing, assembly, or distribution activities, which may include breweries, tasting rooms, commercial recreation, and accessory retail uses. The County shall make the final determination as to whether a Parcel of Developed Property is Light Industrial 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 Sections C and D below.

“Non-Residential Square Footage” means, in any Fiscal Year, the following:

For Parcels of Business Park Property, Eco-Industrial Property, Light Industrial Property, or Other Property: the gross building square footage within a structure or structures built on the Parcel as determined by reference to the Building Permit or, if not reflected on the Building Permit, as determined by the Administrator after reference to the condominium plan, site plan, or other available information that provides the expected gross square footage of the structure.

For Parcels of Entertainment Mixed-Use Property or Other Mixed Use Property: the square footage of non-residential uses on each Parcel as reflected on the condominium plan, Building Permit, site plan, or other available information. If there is any ambiguity as to the amount of non-residential square footage on a Parcel, the County shall determine the square footage that will be used for purposes of this RMA.

“Non-Residential Square Foot” means a single square foot unit of Non-Residential Square Footage.

“Other Mixed-Use Property” means, in any Fiscal Year, all Parcels of Developed Property for which Building Permits were issued for construction of a structure that includes both: (i) Residential Units that are offered for sale to the general public, and (ii) square footage that will be used for office, retail, industrial, or other commercial uses, and for which the County has made a determination that the Parcels do not fit the definition of Entertainment Mixed-Use Property.

“Other Property” means, in any Fiscal Year, all Parcels of Developed Property that are not Single Family Property, Business Park Property, Eco-Industrial Property, Entertainment Mixed-Use Property, Light Industrial Property, or Other Mixed-Use 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 through 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, in any Fiscal Year, all Parcels within the boundaries of the CFD that are owned by or irrevocably offered for dedication to the federal government, the State of California, the County or any other public agency; provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act (as such section may be amended or replaced) shall be taxed and classified in accordance with its use.

“Residential Unit” means an SFD Unit, or an individual attached residential unit within a duplex, triplex, fourplex, townhome, or condominium structure. An Accessory Unit that shares a Parcel with an SFD 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 Unit” means a residential dwelling unit that does not share a common wall with another residential dwelling unit.

“Single Family Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was issued for construction of: (i) an SFD Unit, or (ii) 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 owners of the Residential Units), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“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 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, any Parcel of Owners Association Property that satisfies both of the following conditions: (i) based on approved land use plans, the Parcel was not anticipated to be Owners Association Property, as determined by the County; and (ii) if the Parcel were to be exempt from the Special Tax because it is Owners Association Property, the County has determined that there would be a reduction in Special Tax revenues that would create a deficit in funding for Authorized Services.

“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 G below.

“Taxable Public Property” means, in any Fiscal Year, any Parcel of Public Property that satisfies both of the following conditions: (i) based on reference to approved land use plans, the Parcel was not anticipated to be Public Property, as determined by the County; and (ii) if the Parcel were to be exempt from the Special Tax because it is Public Property, the County has determined that there would be a reduction in Special Tax revenues that would create a deficit in funding for Authorized Services.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Developed Property, Taxable Owners Association Property, or Taxable Public Property, as defined herein.

“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) assign each Parcel of Taxable Property to the appropriate Development Class; (ii) categorize each Parcel of Developed Property as Single Family Property, Business Park Property, Eco-Industrial Property, Entertainment Mixed-Use Property, Light Industrial Property, Other Mixed-Use Property, or Other Property; (iii) determine the Acreage of, and number of Residential Units and/or Non-Residential Square Footage on, each Parcel; and (iv) 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 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 Taxes for the property affected by recordation of the parcel map by determining the Special Taxes that apply separately 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. Developed Property

The Maximum Special Tax for a Parcel of Developed Property can be determined by reference to Table 1 below.

**Table 1
Maximum Special Tax
Developed Property**

Special Tax Category	Maximum Special Tax Fiscal Year 2021-22 *
Single Family Property	The greater of \$370.80 per Acre or \$31 per Residential Unit
Business Park Property	The greater of \$715.03 per Acre or \$0.047 per Non-Residential Square Foot
Eco-Industrial Property	The greater of \$657.46 per Acre or \$0.060 per Non-Residential Square Foot
Entertainment Mixed-Use Property	The greater of (i) \$555.34 per Acre or (ii) \$0.051 per Non-Residential Square Foot plus \$31 per Residential Unit
Light Industrial Property	The greater of \$550.37 per Acre or \$0.036 per Non-Residential Square Foot
Other Mixed-Use Property	The greater of (i) \$593.89 per Acre or (ii) \$0.039 per Non-Residential Square Foot plus \$31 per Residential Unit
Other Property	The greater of \$593.89 per Acre or \$0.039 per Non-Residential Square Foot

* On July 1, 2022, and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 3.0% of the amount in effect for the prior Fiscal Year.

2. Taxable Owners Association Property and Taxable Public Property

The Maximum Special Tax for Taxable Owners Association Property and Taxable Public Property is \$593.89 per Acre for Fiscal Year 2021-22, which amount shall increase on July 1, 2022, and each July 1 thereafter by an amount equal to 3.0% of the amount in effect for the prior Fiscal Year.

3. Undeveloped Property

No Special Tax shall be levied in any Fiscal Year on Parcels of Undeveloped Property.

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 the Special Tax. The Administrator shall determine the applicable Maximum Special Tax 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 the Special Tax. The Administrator shall work with the County to determine the applicable Maximum Special Tax for each such Parcel.

E. METHOD OF LEVY OF THE 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 each Parcel of Developed Property until the amount levied is equal to the Special Tax Requirement.
- Step 2:** If additional revenue is needed after Step 1, the Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Owners Association Property until the amount levied is equal to the Special Tax Requirement.
- Step 3:** If additional revenue is needed after Step 2, the Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Public Property until the amount levied is equal to the Special Tax Requirement.

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 shall be levied and collected in perpetuity unless and until the County determines that the Special Tax is no longer needed to pay for Authorized Services and Administrative Expenses.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied in any Fiscal Year on the following:

- (1) Public Property, except Taxable Public Property.
- (2) Owners Association Property, except Taxable Owners Association Property.
- (3) Welfare Exemption Property
- (4) Parcels owned by a public utility for an unmanned facility.
- (5) Parcels subject to an easement that precludes any other use on the Parcel.

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.