



GOODWIN CONSULTING GROUP

**WEST PATTERSON FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT NOS. 2015-1 (ARAMBEL-KDN)  
AND 2015-2 (ARAMBEL-KDN PUBLIC SAFETY/FIRE  
PROTECTION SERVICES)**

**CFD TAX ADMINISTRATION REPORT  
FISCAL YEAR 2023-24**

**November 14, 2023**

***Community Facilities District Nos. 2015-1 and 2015-2  
CFD Tax Administration Report***

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## ***EXECUTIVE SUMMARY***

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The following summary provides a brief overview of the main points from this report regarding the West Patterson Financing Authority Community Facilities District No. 2015-1 (“CFD No. 2015-1”) and No. 2015-2 (“CFD No. 2015-2”):

### **Fiscal Year 2023-24 Special Tax Levy**

<b>District</b>	<b>Number of Parcels Taxed</b>	<b>Total Special Tax Levy</b>
CFD No. 2015-1	1	\$336,344
CFD No. 2015-2	1	\$102,726

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

### **Development Status for Fiscal Year 2023-24**

<b>Tax Category</b>	<b>Number of Parcels</b>	<b>Acres</b>	<b>Building Sq. Ft.</b>
Developed Property*	1	93.66	1,503,506

*\*The development status is the same for CFD Nos. 2015-1 and 2015-2.*

For more information regarding the development status of CFD Nos. 2015-1 and 2015-2, please see Section V of this report.

### **CFD No. 2015-1 Outstanding Bonds Summary**

<b>Bonds</b>	<b>Original Principal</b>	<b>Amount Retired</b>	<b>Current Amount Outstanding</b>
2015 Special Tax Bonds	\$4,775,000	\$215,000*	\$4,560,000*

*\*As of the date of this report.*

## ***I. INTRODUCTION***

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### **West Patterson Financing Authority Community Facilities District Nos. 2015-1 and 2015-2**

The West Patterson Financing Authority (the “Authority”) CFD No. 2015-1 was established pursuant to a Resolution of Formation adopted on June 2, 2015. A successful landowner election was held authorizing the levy of a Mello-Roos special tax and the issuance of up to \$60,000,000 in bonds. CFD No. 2015-2 was established pursuant to a Resolution of Formation adopted by the Authority on July 7, 2015. A successful landowner election authorized the levy of a Mello-Roos special tax on taxable property within CFD No. 2015-2. CFD No. 2015-1 was created to fund certain public facilities, while CFD No. 2015-2 funds public services. CFD No. 2015-1 and CFD No. 2015-2 are collectively referred to as the “CFDs”. The CFDs overlap each other and their boundaries are coterminous.

On September 1, 2015, the Authority adopted Resolution No. 2015-1, which approved a supplement to the Rate and Method of Apportionment of Special Tax for CFD No. 2015-1. The supplement clarified ambiguities in the application of the Special Tax to public properties used for educational purposes.

The CFDs are located in the City of Patterson (the “City”), in Stanislaus County, California. The City lies in the Central Valley of California, approximately 90 miles southeast of San Francisco and 90 miles south of Sacramento. The City is located on State Route 33, approximately four miles east of U.S. Interstate Highway 5 and approximately 18 miles southwest of Modesto. Originally, the CFD boundaries included only one parcel, which comprised approximately 94 gross acres. The parcel was developed as a warehouse and is leased by Restoration Hardware, Inc. Other neighboring properties may annex to the CFDs at a future date (the “Future Annexation Area”). The Future Annexation Area includes an additional 1,027 gross acres, which will not be subject to the special taxes until it is annexed to the CFDs.

The 2015 Bonds for CFD No. 2015-1 were issued to fund certain public infrastructure improvements required for development within the CFD. Authorized facilities include water system infrastructure; a wastewater collection and treatment system; transportation facilities; drainage improvements; public safety related facilities; and solid waste improvements. A complete description of the facilities authorized to be financed by the CFD is shown in Appendix E of this Report.

The Special Taxes collected by CFD No. 2015-2 are authorized to fund public safety and fire protection services. A complete description of the services authorized to be financed by the CFD is shown in Appendix F of this Report.

### **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 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.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency's general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

A community facilities district can also fund a broad range of services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, and maintenance of roads, parks, parkways, and open space. Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

## ***II. PURPOSE OF REPORT***

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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 2023-24 special tax levies for the CFDs. The Report is intended to provide information to interested parties regarding the current financial obligations of the CFDs, special taxes to be levied in fiscal year 2023-24, development status within the CFDs, and information regarding special tax prepayments.

The Report is organized into the following sections:

- **Section III** identifies financial obligations of the CFDs for fiscal year 2023-24.
- **Section IV** provides a summary of the methodology that is used to apportion the special tax among parcels in the CFDs.
- **Section V** provides an update of the development activity occurring within the CFDs, including new subdivision activity.
- **Section VI** identifies parcels within CFD No. 2015-1 that have prepaid their special tax obligation.
- **Section VII** provides information on state reporting requirements.

### **III. SPECIAL TAX REQUIREMENT**

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Pursuant to the Rate and Method of Apportionment of Special Tax (“RMA”) for each CFD, which were adopted as an exhibit to each of the Resolutions of Formation of the CFDs, the Special Tax Requirements for CFD No. 2015-1 and CFD No. 2015-2 are as follows:

#### **CFD No. 2015-1**

CFD No. 2015-1 is authorized to levy a facilities special tax. For CFD No. 2015-1, the Special Tax Requirement is the amount necessary in any fiscal year to: (i) to pay principal and interest on bonds, (ii) to create or replenish reserve funds, (iii) to cure any delinquencies in the payment of principal or interest on bonds which have occurred in the prior fiscal year, (iv) to pay administrative expenses, and (v) to pay the costs of public improvements and public infrastructure authorized to be financed by CFD No. 2015-1. The Special Tax Requirement for CFD No. 2015-1 is referred to as the “Facilities Special Tax Requirement.” For fiscal year 2023-24, the Facilities Special Tax Requirement is \$336,344, and is calculated in the table below.

#### **Facilities Special Tax Requirement for Fiscal Year 2023-24**

<b>Series 2015 Bonds Debt Service Payments</b>	
Interest Due March 1, 2024	\$119,544
Interest Due September 1, 2024	\$119,544
Principal Payment Due September 1, 2024	\$60,000
<b>Total Debt Service Payments</b>	<b>\$299,088</b>
<b>CFD Administration Expenses</b>	<b>\$37,256</b>
<b>Fiscal Year 2023-24 Facilities Special Tax Requirement*</b>	<b>\$336,344</b>

*\*Total may not sum due to rounding.*

#### **CFD No. 2015-2**

CFD No. 2015-2 is authorized to levy a services special tax. The Special Tax Requirement for CFD No. 2015-2 is the amount necessary in any fiscal year to (i) pay for authorized services, (ii) pay administrative expenses, and (iii) cure any delinquencies in the payment of special taxes levied in prior fiscal years or (based on delinquency rates in prior years) are expected to occur in the current fiscal year. The Special Tax Requirement for CFD No. 2015-2 (“Services Special Tax Requirement”) for fiscal year 2023-24 is \$102,726.

## ***IV. SPECIAL TAX LEVY***

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### **Special Tax Categories**

Special taxes within the CFDs are levied pursuant to the methodology set forth in each RMA. Among other things, the RMAs establish various special tax categories against which the special taxes may be levied, the maximum special tax rates, and the methodology by which the special taxes are applied. Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within CFD No. 2015-1 and CFD No. 2015-2 and shall determine within which Tax Zone each Assessor's Parcel is located. Upon each annexation of property into CFD No. 2015-1 and CFD No. 2015-2, the Administrator shall update Attachment 1 of the RMAs to include the new Assessor's Parcel number(s). The Administrator will also coordinate with the City's Building and/or Planning Department to determine the percentage of office space for all buildings on Parcels owned by educational institutions to determine whether the Parcels should be classified as Education-Based Property.

Each Fiscal Year prior to the sale of Bonds, the Maximum Special Tax shall be levied on all Parcels of Developed Property within CFD No. 2015-1. Each Fiscal Year the Administrator shall determine the Special Tax Requirement, and the Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax assigned to each Parcel until the amount levied is equal to the Special Tax Requirement. *[Capitalized terms are defined in the RMAs in Appendices G & H of this Report.]*

The RMAs also establish Tax Zones, which are mutually exclusive geographic areas within which the Special Taxes may be levied. At formation of both CFDs, all taxable property is included in Tax Zone 1. However, properties annexing into CFD No. 2015-1 in the future are anticipated to annex into Tax Zone 2. CFD No. 2015-2 may create additional Tax Zones with separate rates at future annexations. No annexations have occurred during fiscal year 2023-24; therefore, all the property currently within the CFDs is within Tax Zone 1.

### **Maximum Special Tax Rates**

#### CFD No. 2015-1

The maximum special tax rates applicable to Nonresidential Property in CFD No. 2015-1 are set forth in Section B of the RMA. Nonresidential Property in the CFD is subject to one of two maximum special tax rates, depending on the applicable Tax Zone. The maximum special tax rates shall be adjusted every July 1 by the greater of (i) two percent (2.0%), or (ii) the increase, if any, in the Engineering News- Record Construction Cost Index for the San Francisco region that occurred in the one-year period concluding with January 1 of the prior fiscal year.

Appendix A of this Report contains a full summary of the maximum special tax rates in CFD No. 2015-1. The percentage of the maximum special tax rates that will be levied on each land use category in fiscal year 2023-24 are determined by the method of apportionment included in

Section E of the RMA. The table in Appendix A identifies the fiscal year 2023-24 maximum special tax rates and actual special tax rates for Taxable Property in CFD No. 2015-1.

#### CFD No. 2015-2

The maximum special tax rates applicable to Nonresidential Property in CFD No. 2015-2 are set forth in Section B of the RMA. Nonresidential Property in the CFD will be subject to a maximum special tax rate, depending on the applicable Tax Zone. For the purposes of the special tax levy for fiscal year 2023-24, only one Tax Zone exists. Additional Tax Zones may be created upon future annexations. The maximum special tax rates shown above shall be adjusted every July 1 by the All Urban Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose region that occurred in the one-year period concluding with April 30 of the prior fiscal year.

Appendix B of this Report contains a full summary of the maximum special tax rates in CFD No. 2015-2. The percentage of the maximum special tax rates that will be levied on each land use category in fiscal year 2023-24 are determined by the method of apportionment included in Section E of the RMA. The table in Appendix B identifies the fiscal year 2023-24 maximum special tax rates and actual special tax rates for Taxable Property in CFD No. 2015-2.

### **Apportionment of Special Tax**

#### CFD No. 2015-1

Each fiscal year, the special tax shall be levied as follows until the amount of the levy is equal to the Facilities Special Tax Requirement for that fiscal year. The administrator shall determine the Facilities Special Tax Requirement, and levy the special tax proportionately on each parcel of Developed Property up to 100% of the maximum special tax assigned to each parcel until the amount levied is equal to the Facilities Special Tax Requirement.

The special tax roll, which identifies the special tax to be levied against each parcel in CFD No. 2015-1 in fiscal year 2023-24, is provided in Appendix C.

#### CFD No. 2015-2

Similarly, the special tax for CFD No. 2015-2 shall be levied proportionately on each parcel of Developed Property up to 100% of the maximum special tax assigned to each parcel until the amount levied is equal to the Services Special Tax Requirement.

The special tax roll, which identifies the special tax to be levied against each parcel in CFD No. 2015-2 in fiscal year 2023-24, is provided in Appendix D.

## ***V. DEVELOPMENT UPDATE***

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During the past fiscal year, no new building permits for construction were issued by the City for nonresidential property within the CFDs. Based on the current status of development in the CFDs, the following table summarizes the allocation of parcels to the special tax categories established in the RMAs:

### **Allocation to Special Tax Categories Fiscal Year 2023-24**

<b>Land Use Class</b>	<b>Parcels in Special Tax Category</b>	<b>Acres in Special Tax Category</b>	<b>Building Sq. Ft. in Special Tax Category</b>
Developed Property	1	93.66	1,503,506

## ***VI. PREPAYMENTS***

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As of June 30, 2023, no property owner in CFD No. 2015-1 has prepaid his/her special tax obligation; therefore, all parcels of taxable property are subject to the CFD No. 2015-1 special tax levy for fiscal year 2023-24 pursuant to the RMA. The special tax obligation for CFD No. 2015-2 cannot be prepaid.

## ***VII. STATE REPORTING REQUIREMENTS***

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### **Special Tax and Bond Accountability Report (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.

### **Government Code 53343.2**

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 website. Pursuant to Section 53343.2, a local agency that has a website shall, within seven months after the last day of each fiscal year of the district, display prominently on its website 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 website 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.

## **Government Code 65940.1**

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**

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***CFD No. 2015-1***

***Summary of Fiscal Year  
2023-24 Special Tax Levy***

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**West Patterson Financing Authority  
Community Facilities District No. 2015-1  
(Arambel-KDN)**

**Fiscal Year 2023-24 Special Tax Levy Summary  
Tax Zone 1**

<b>Tax Category</b>	<b>Acres</b>	<b>FY 2023-24 Maximum Special Tax</b>	<b>FY 2023-24 Actual Special Tax</b>	<b>FY 2023-24 Special Tax Revenues</b>
Developed	93.66	\$4,301.37 per acre	\$3,591.12 per acre	\$336,343.96
<b>Total</b>	<b>93.66</b>			<b>\$336,343.96</b>

*Goodwin Consulting Group, Inc.*

## **APPENDIX B**

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*CFD No. 2015-2*

*Summary of Fiscal Year  
2023-24 Special Tax Levy*

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**West Patterson Financing Authority  
Community Facilities District No. 2015-2  
(Arambel-KDN Public Safety/Fire Protection Services)**

**Fiscal Year 2023-24 Special Tax Levy Summary  
Tax Zone 1**

<b>Tax Category</b>	<b>Building Sq Ft.</b>	<b>FY 2023-24 Maximum Special Tax</b>	<b>FY 2023-24 Actual Special Tax</b>	<b>FY 2023-24 Special Tax Revenues</b>
Developed	1,503,506	\$0.068 per Sq Ft	\$0.068 per Sq Ft	\$102,725.70
<b>Total</b>	<b>1,503,506</b>			<b>\$102,725.70</b>

*Goodwin Consulting Group, Inc.*

## **APPENDIX C**

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***CFD No. 2015-1***

***Fiscal Year 2023-24  
Special Tax Levy for  
Individual Assessor's Parcels***

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**West Patterson Financing Authority  
Community Facilities District No. 2015-1  
(Arambel-KDN)**

**Fiscal Year 2023-24 Special Tax Levy**

<b>Assessor's Parcel Number</b>			<b>Acres</b>	<b>Tax Zone</b>	<b>Development Status</b>	<b>FY 2023-24 Special Tax</b>
021	022	053	93.66	1	Developed	\$336,343.96
<b>Total Fiscal Year 2023-24 Special Tax Levy</b>						<b>\$336,343.96</b>

*Goodwin Consulting Group, Inc.*

**APPENDIX D**

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*CFD No. 2015-2*

*Fiscal Year 2023-24  
Special Tax Levy for  
Individual Assessor's Parcels*

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**West Patterson Financing Authority  
Community Facilities District No. 2015-2  
(Arambel-KDN Public Safety/Fire Protection Services)**

**Fiscal Year 2023-24 Special Tax Levy**

<b>Assessor's Parcel Number</b>			<b>Building Sq Ft</b>	<b>Tax Zone</b>	<b>Development Status</b>	<b>FY 2023-24 Special Tax</b>
021	022	053	1,503,506	1	Developed	\$102,725.70
<b>Total Fiscal Year 2023-24 Special Tax Levy</b>						<b>\$102,725.70</b>

*Goodwin Consulting Group, Inc.*

## **APPENDIX E**

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*CFD No. 2015-1*

*Description of Authorized Facilities*

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## EXHIBIT A

### WEST PATTERSON FINANCING AUTHORITY Community Facilities District No. 2015-1 (Arambel-KND)

#### DESCRIPTION OF FACILITIES TO BE FINANCED BY THE CFD

Water Improvements- potable and non-potable water and water system infrastructure, improvements, including but not limited to potable and non-potable mains, valves, services and appurtenances; wells; and water treatment and storage facilities, equipment and mitigation measures, within or outside of the District, which are required, necessary or desirable for development of land in the District.

Wastewater Improvements: wastewater collection and treatment system facilities, including but not limited to pipelines and all appurtenances thereto, manholes, tie-in to existing main line; force mains, lift stations, odor-control facilities, sewer treatment plant improvements and permitting related thereto, and related sewer system improvements, ponds, subsystems, equipment and mitigation measures, within or outside of the District, which are required, necessary or desirable for development of land in the District.

Transportation Improvements: Transportation facilities and improvements, including but not limited to roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal) and related land acquisition and mitigation measures, within or outside of the District, which are required, necessary or desirable for development of land in the District.

Drainage System Improvements: Any and all onsite and off-site backbone drainage and storm drainage improvements designed to meet the needs of development of land in the District.

Public Safety Land and Improvements: Public safety related facilities, improvements, equipment and land acquisitions, within or outside of the District, which are required, necessary or desirable for development of land in the District.

Solid Waste Improvements: Any and all backbone solid waste improvements which are required, necessary or desirable for development of land in the District.

The improvements authorized to be financed by the District shall include the acquisition of right-of-way, the costs of design, engineering and planning, undergrounding utilities, costs of any environmental, traffic or other studies, surveys or other reports, landscaping and irrigation, soils testing, permits, plan check and inspection fees, insurance, legal and related overhead costs, coordination and supervision and any costs or appurtenances related to any of the foregoing or to the improvements generally.

The District may also finance any related expenses authorized by the Mello-Roos Community Facilities Act of 1982, including but not limited to:

1. Bond related expenses, including underwriters discount, reserve fund, capitalized interest, bond and underwriters counsel and all other incidental expenses.
2. Administrative fees of the Authority, the City of Patterson and the Bond trustee or fiscal agent related to the District and the Bonds.
3. Reimbursement of costs related to the formation of the District advanced by the Authority, the City of Patterson or any related entity, or any landowner or developer within the District, as well as reimbursement of any costs advanced by the Authority or any related entity, or any landowner or developer within the District, for facilities, fees or other purposes or cost of the District.

## **APPENDIX F**

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***CFD No. 2015-2***

***Description of Authorized Services***

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## **EXHIBIT A**

### **WEST PATTERSON FINANCING AUTHORITY Community Facilities District No. 2015-2 (Arambel-KDN Public Safety/Fire Protection Services)**

#### **DESCRIPTION OF SERVICES TO BE FINANCED BY THE CFD**

##### **SERVICES**

The services to be funded, in whole or in part, by the West Patterson Financing Authority Community Facilities District (CFD) No. 2015-2 include all direct and incidental costs related to providing public safety and fire protection services within the Arambel-KDN area, including the area initially included in the CFD, as well as any future annexation area of the CFD and areas adjacent to the foregoing, with the first priority being fire and emergency medical services. More specifically, the services may include, but not be limited to: (i) fire protection and suppression services; (ii) emergency medical services including ambulatory services; (iii) community information with regard to public safety; (iv) earthquake and other emergency relief programs; and (v) any other public safety services, including police protection services.

The CFD may fund any of the following related to the services described in the preceding paragraph: (i) obtaining, constructing, furnishing, operating, maintaining, repairing, and replacing equipment, apparatus, or facilities related to providing the services and/or equipment, apparatus, facilities, or fixtures in areas to be maintained; (ii) paying the salaries and benefits, or consultant fees, of personnel necessary or convenient to provide the services; (iii) payment of insurance costs and other related expenses; and (iv) the provision of reserves for repairs and replacements and for the future provision of services. The services to be financed by the CFD are in addition to those provided in the territory of the CFD before the date of formation of the CFD and will not supplant services already available within that territory when the CFD is created.

##### **ADMINISTRATIVE EXPENSES**

The administrative expenses to be funded by the CFD include the direct and indirect expenses incurred by the West Patterson Financing Authority (Authority) in carrying out its duties with respect to the CFD including, but not limited to: (i) the levy and collection of the special taxes; (ii) the fees and expenses of attorneys; (iii) any fees of the County of Stanislaus related to the CFD or the collection of special taxes; (iv) an allocable share of the salaries and benefits of any Authority staff, or consultant fees, directly related thereto and a proportionate amount of the Authority's general administrative overhead related thereto; (v) any amounts paid by the Authority from its general fund with respect to the CFD or the services authorized to be financed by the CFD; (vi) expenses incurred by the Authority in undertaking action to foreclose on properties for which the payment

of special taxes is delinquent; and (vii) all other costs and expenses of the Authority in any way related to the CFD.

**OTHER**

The incidental expenses that may be funded by the CFD include, in addition to the administrative expenses identified above, the payment or reimbursement to the CFD of all costs associated with the establishment and ongoing administration of the CFD.

**APPENDIX G**

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***CFD No. 2015-1***

***Rate and Method of Apportionment of Special Tax***

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**WEST PATTERSON FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT No. 2015-1  
(ARAMBEL-KDN)**

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

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A Special Tax applicable to each Assessor's Parcel in the West Patterson Financing Authority Community Facilities District No. 2015-1 (Arambel-KDN) [herein "CFD No. 2015-1"] shall be levied and collected according to the tax liability determined by the Board of Directors of the West Patterson Financing Authority or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2015-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2015-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"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 Government Code of the State of California.

**"Administrative Expenses"** means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the Authority or the City in carrying out their respective duties with respect to CFD No. 2015-1 and the Bonds, including, but not limited to, the levying and collection of the Special Tax, the fees and expenses of their respective counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or the County Treasurer's Office, costs related to annexing property into CFD No. 2015-1, costs related to property owner inquiries regarding the Special Tax, amounts needed to pay rebate to the federal government with respect to Bonds, costs associated with complying with continuing disclosure requirements under the California Government Code with respect to the Bonds and the Special Tax, and all other costs and expenses of the Authority and the City in any way related to the establishment or administration of CFD No. 2015-1.

**"Administrator"** shall mean the person or firm designated by the Authority to administer the Special Tax according to this Rate and Method of Apportionment of Special Tax.

**"Annual Tax Escalation Factor"** means the annual increase applied to the Maximum Special Tax by the greater of (i) two percent (2.0%), or (ii) the increase, if any, in the Engineering News - Record Construction Cost Index for the San Francisco region that occurred in the one-year period concluding with January 1 of the prior Fiscal Year.

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

**“Authority”** means the West Patterson Financing Authority.

**“Board”** means the Board of Directors of the Authority, acting as the legislative body of CFD No. 2015-1.

**“Bonds”** means bonds or other debt (as defined in the Act), whether in one or more series, issued, insured or assumed by CFD No. 2015-1 related to public infrastructure and/or improvements that will serve property included within CFD No. 2015-1 or intended to be annexed into CFD No. 2015-1.

**“City”** means the City of Patterson.

**“County”** means the County of Stanislaus.

**“Developed Property”** means, in any Fiscal Year, all Taxable Property in CFD No. 2015-1 for which a building permit for new construction was issued by the City prior to June 1 of the preceding Fiscal Year, but not prior to June 1, 2002.

**“Education-Based Property”** means a Parcel of Developed Property that is owned by a public education institution such as, but not limited to, a public school district or college district. To be categorized as Education-Based Property, no more than 10% of the building space on an Education-Based Property Parcel, or Parcels owned in aggregate by the same institution, can be office space; the remainder would be used primarily for educational instruction. Education-Based Property is subject to the limitation set forth in Section E.

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

**“Maximum Special Tax”** means the maximum amount of Special Tax, determined in accordance with Section B below, which can be levied in any Fiscal Year.

**“Net Acre or Net 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, parcel map, or other recorded County parcel map.

**“Nonresidential Property”** means Developed Property that has or will have a commercial, office, or industrial building(s) constructed on the Parcel.

**“Proportionately”** means, in any Fiscal Year, that the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Taxable Property within the CFD.

**“Public Property”** means any property within the boundaries of CFD No. 2015-1 that is owned by or irrevocably offered for dedication to the federal government, State of California or other local

governments or public agencies, but does not include property owned by a public education institution.

“**Special Tax**” means a special tax levied in any Fiscal Year that will be used to pay the Special Tax Requirement, as defined below.

“**Special Tax Requirement**” means the amount necessary in any Fiscal Year (i) to pay principal and interest on Bonds which is due in the calendar year which begins in such Fiscal Year, (ii) to create or replenish reserve funds, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, (iv) to pay Administrative Expenses, and (v) to pay the costs of public improvements and public infrastructure authorized to be financed by CFD No. 2015-1. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by (i) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Bond indenture, Bond resolution, or other legal document that set forth these terms, (ii) proceeds from the collection of penalties associated with delinquent Special Taxes, and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

“**Taxable Property**” means all Parcels within the boundary of CFD No. 2015-1 that are not exempt from the Special Tax pursuant to law or Section E below.

“**Tax Zone**” means one of the two (2) mutually exclusive tax zones identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels added to the CFD as a result of future annexations (which may be noncontiguous with Parcels already in the Tax Zone).

**B. MAXIMUM SPECIAL TAX**

The following Maximum Special Tax rates apply to all Parcels of Nonresidential Property within CFD No. 2015-1:

**Table 1**  
**MAXIMUM SPECIAL TAX RATES**  
**(FISCAL YEAR 2015-16) \***

<b>Tax Zone</b>	<b>Maximum Special Tax (Fiscal Year 2015-16) *</b>
1	\$3,000 per Net Acre
2	\$3,266 per Net Acre

*\* Beginning July 1, 2016 and each July 1 thereafter, all of the Maximum Special Taxes shown in Table 1 above shall be adjusted by the Annual Tax Escalation Factor.*

Pursuant to Section 53321 (d) of the Act, the Maximum Special Tax levied against a Parcel used for private residential purposes shall under no circumstances increase by more than two percent (2.0%) annually or the Special Tax by more than ten percent (10%) in any year as a consequence of delinquency or default by the owner of any other Parcel or Parcels and shall, in no event, exceed the Maximum Special Tax in effect for the Fiscal Year in which the Special Tax is being levied.

**C. METHOD OF LEVY AND COLLECTION OF THE SPECIAL TAX**

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within CFD No. 2015-1 and shall determine within which Tax Zone each Assessor's Parcel is located. Upon each annexation of property into CFD No. 2015-1, the Administrator shall update Attachment 1 of this RMA to include the new Assessor's Parcel number(s). The Administrator will also coordinate with the City's Building and/or Planning Department to determine the percentage of office space for all buildings on Parcels owned by educational institutions to determine whether the Parcels should be classified as Education-Based Property.

Each Fiscal Year prior to the sale of Bonds, the Maximum Special Tax shall be levied on all Parcels of Developed Property within the CFD. Each Fiscal Year after Bonds have been sold, the Administrator shall determine the Special Tax Requirement, and the Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax assigned to each Parcel until the amount levied is equal to the Special Tax Requirement.

**D. MANNER OF COLLECTION**

The Special Tax for CFD No. 2015-1 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 the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until principal and interest on Bonds have been repaid and authorized facilities to be constructed directly from Special Tax proceeds have been completed.

**E. EXEMPTIONS**

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on: i) Public Property, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act, or ii) up to thirty (30) Net Acres of Education-Based Property. Public Education Property in excess of 30 total Net Acres will be taxed at the Nonresidential Property rate.

**F. PREPAYMENT OF SPECIAL TAX**

The following definitions apply to this Section F:

**“Remaining Facilities Costs”** means the Public Facilities Requirement minus public facility costs funded by Outstanding Bonds, direct funding through the annual CFD Special Tax levy, developer equity and/or any other source of funding.

**“Outstanding Bonds”** means all Previously Issued Bonds which remain outstanding, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor’s Parcel making a prepayment, and a portion of the Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

**“Previously Issued Bonds”** means all Bonds that have been issued prior to the date of prepayment.

**“Public Facilities Requirements”** means either \$3,300,000 in 2015 dollars, which shall increase on January 1, 2016, and on each January 1 thereafter by the percentage increase, if any, in the Construction Cost Index for the San Francisco region for the prior twelve (12) month period as published in the Engineering News - Record or other comparable source if the Engineering News - Record is discontinued or otherwise not available, or such lower number as shall be determined by the City as sufficient to fund improvements that are authorized to be funded by CFD No. 2015-1. Notwithstanding the foregoing, after each annexation, the Administrator shall recalculate the Public Facilities Requirement to include the estimated public facilities costs that will be funded by the increased Maximum Special Tax revenue generated from the Parcels annexed to the CFD.

The Special Tax obligation applicable to an Assessor’s Parcel in CFD No. 2015-1 may be prepaid and the obligation of the Assessor’s Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Special Tax obligation shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Assessor’s Parcel. Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes.

The Prepayment Amount shall be calculated as follows: (capitalized terms as defined below):

	Bond Redemption Amount
plus	Remaining Facilities Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	<u>Administrative Fees and Expenses</u>
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

- Step 1.** Compute the total Maximum Special Tax that could be levied on an Assessor's Parcel whose owner is requesting to prepay the Special Tax in the Fiscal Year in which prepayment would be received by the City.
- Step 2.** Divide the Maximum Special Tax computed pursuant to Step 1 for such Assessor's Parcel by the revenue that could be generated at the time of the prepayment if the Maximum Special Tax was levied on all Parcels of Developed Property in the CFD.
- Step 3.** Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the "Bond Redemption Amount"*).
- Step 4.** Compute the current Remaining Facilities Costs (if any).
- Step 5.** Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Remaining Facilities Costs to be prepaid (*the "Remaining Facilities Amount"*).
- Step 6.** Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the "Redemption Premium"*).
- Step 7.** Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment has been received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 7, 8 and 9 of this prepayment formula will not apply.
- Step 8:** Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.
- Step 9:** Take the amount computed pursuant to Step 7 and subtract the amount computed pursuant to Step 8 (the *"Defeasance Requirement"*).
- Step 10.** The administrative fees and expenses of CFD No. 2015-1 are as calculated by the Administrator and include the costs of computation of the prepayment, the costs of redeeming Bonds, and the costs of recording any notices to evidence

the prepayment and the redemption (the “*Administrative Fees and Expenses*”).

**Step 11.** The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10 (the “*Prepayment Amount*”).

A partial prepayment may be made in an amount equal to any percentage of full prepayment desired by the party making a partial prepayment. The Maximum Special Tax that can be levied on a Parcel after a partial prepayment is made is equal to the Maximum Special Tax that could have been levied prior to the prepayment, reduced by the percentage of the full prepayment that the partial prepayment represents, all as determined by or at the direction of the Administrator.

#### **G. INTERPRETATION OF SPECIAL TAX FORMULA**

The Authority 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 Authority’s discretion. Interpretations may be made by the Authority by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

#### **H. APPEAL OF SPECIAL TAX LEVY**

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than one calendar year after having paid the Special Tax that is disputed. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the property owner disagrees with the Administrator’s decision relative to the appeal, the owner may then file a written appeal with the Board whose subsequent decision shall be binding. If the decision of the Administrator (if the appeal is not filed with the Board) or the Board (if the appeal is filed with the Board) requires the Special Tax to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Tax levies, but an adjustment shall be made to the next Special Tax levy. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any legal action by such owner.

**ATTACHMENT 1**

**CITY OF PATTERSON  
COMMUNITY FACILITIES DISTRICT 2015-1  
(ARAMBEL-KDN)**

**IDENTIFICATION OF TAX ZONES**

<b>Tax Zone</b>	<b>Assessor's Parcels Included in Tax Zone *</b>
1	021-022-053
2	

*\* The property identified by the APN(s) listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.*

## **APPENDIX H**

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***CFD No. 2015-2***

***Rate and Method of Apportionment of Special Tax***

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## EXHIBIT B

### WEST PATTERSON FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2015-2 (ARAMBEL-KDN PUBLIC SAFETY/FIRE PROTECTION SERVICES)

#### RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

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A Special Tax applicable to each Assessor's Parcel in the West Patterson Financing Authority Community Facilities District No. 2015-2 (Arambel-KDN Public Safety/Fire Protection Services) [herein "CFD No. 2015-2"] shall be levied and collected according to the tax liability determined by the Board of Directors of the West Patterson Financing Authority or its designee, through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in CFD No. 2015-2, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2015-2 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:

**"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 Government Code of the State of California.

**"Administrative Expenses"** means any or all of the following: expenses of the Authority or the City in carrying out their respective duties with respect to CFD No. 2015-2, including, but not limited to, the levying and collection of the Special Tax, the fees and expenses of their respective counsel, charges levied by the County Auditor's Office, Tax Collector's Office, and/or the County Treasurer's Office, costs related to annexing property into CFD No. 2015-2, costs related to property owner inquiries regarding the Special Tax, and all other costs and expenses of the Authority and the City in any way related to the establishment or administration of CFD No. 2015-2.

**"Administrator"** shall mean the person or firm designated by the Authority to administer the Special Tax according to this Rate and Method of Apportionment of Special Tax.

**"Annual Tax Escalation Factor"** means the annual increase applied to the Maximum Special Tax by the increase, if any, in the All Urban Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose region that occurred in the one-year period concluding with April 30 of the prior Fiscal Year.

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

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

**“Authority”** means the West Patterson Financing Authority.

**“Board”** means the Board of Directors of the Authority, acting as the legislative body of CFD No. 2015-2.

**“CFD Formation”** means the date on which the Resolution of Formation to form CFD No. 2015-2 was adopted by the Board.

**“City”** means the City of Patterson.

**“County”** means the County of Stanislaus.

**“Developed Property”** means, in any Fiscal Year, all Taxable Property in CFD No. 2015-2 for which a building permit for new construction was issued by the City prior to June 1 of the preceding Fiscal Year, but not prior to June 1, 2002.

**“Education-Based Property”** means a Parcel of Developed Property that is owned by a public education institution such as, but not limited to, a public school district or college district. To be categorized as Education-Based Property, no more than 10% of the building space on an Education-Based Property Parcel, or Parcels owned in aggregate by the same institution, can be office space; the remainder would be used primarily for educational instruction. Education-Based Property is subject to the limitation set forth in Section E.

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

**“Maximum Special Tax”** means the maximum amount of Special Tax, determined in accordance with Section B below, which can be levied in any Fiscal Year.

**“Net Acre” or “Net 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, parcel map, or other recorded County parcel map.

**“Nonresidential Property”** means Developed Property that has or will have a commercial, office, or industrial building(s) constructed on the Parcel.

**“Square Foot” or “Square Footage”** means the gross building square footage of Nonresidential Property as reflected on the condominium plan, site plan, building permit for new construction, or other such document.

**“Proportionately”** means, in any Fiscal Year, that the ratio of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Taxable Property within CFD No. 2015-2.

**“Public Property”** means any property within the boundaries of CFD No. 2015-2 that is owned by or irrevocably offered for dedication to the federal government, State of California, or other local governments or public agencies, but does not include property owned by a public education institution.

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

**“Special Tax”** means a special tax levied in any Fiscal Year that will be used to pay the Special Tax Requirement, as defined below.

**“Special Tax Requirement”** means the amount necessary in any Fiscal Year to: (i) pay the cost of services authorized to be funded by Special Taxes collected within CFD No. 2015-2, pursuant to the documents adopted by the Board at CFD Formation; (ii) pay Administrative Expenses; and (iii) 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 Administrator) 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, and any other revenues available to pay the cost of authorized services as determined by the Administrator.

**“Taxable Property”** means all Parcels within the boundary of CFD No. 2015-2 that are not exempt from the Special Tax pursuant to law or Section E below.

**“Tax Zone”** means a mutually exclusive geographic area within which Special Taxes may be levied pursuant to this RMA. *All of the property within CFD No. 2015-2 at the time of CFD Formation is within Tax Zone 1.* Additional Tax Zones may be created when property is annexed to CFD No. 2015-2, and separate Maximum Special Taxes 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 CFD No. 2015-2 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 CFD No. 2015-2 that constitutes the property owner’s approval and unanimous vote in favor of annexing into CFD No. 2015-2 and the levy of Special Taxes against his/her Parcel or Parcels pursuant to this RMA.

## **B. MAXIMUM SPECIAL TAX**

The following Maximum Special Tax rates in Table 1 apply to all Parcels of Nonresidential Property within CFD No. 2015-2:

**TABLE 1  
MAXIMUM SPECIAL TAX RATES  
(FISCAL YEAR 2015-16) \***

<b>Tax Zone</b>	<b>Maximum Special Tax (Fiscal Year 2015-16) *</b>
1	\$0.052 per Square Foot

*\* Beginning July 1, 2016, and each July 1 thereafter, all of the Maximum Special Taxes shown in Table 1 above shall be adjusted by the Annual Tax Escalation Factor.*

**C. METHOD OF LEVY OF THE SPECIAL TAX**

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within CFD No. 2015-2 and shall determine within which Tax Zone each Assessor’s Parcel is located. Upon each annexation of property into CFD No. 2015-2, the Administrator shall update Attachment 1 of this RMA to include the new Assessor’s Parcel number(s). The Administrator will also coordinate with the City’s Building and/or Planning Department to determine the percentage of office space for all buildings on Parcels owned by educational institutions to determine whether the Parcels should be classified as Education-Based Property.

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement, and the Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax assigned to each Parcel until the amount levied is equal to the Special Tax Requirement.

**D. MANNER OF COLLECTION OF THE SPECIAL TAX**

The Special Tax for CFD No. 2015-2 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 the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax may be levied and collected in perpetuity.

**E. EXEMPTIONS**

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on: (i) Public Property, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act; or (ii) up to thirty (30) Net Acres of Education-Based Property. Education-Based Property in excess of 30 total Net Acres will be taxed at the rate for Nonresidential Property.

**F. INTERPRETATION OF SPECIAL TAX FORMULA**

The Authority reserves the right to make minor administrative and technical changes to this RMA 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 Authority's discretion. Interpretations may be made by the Authority by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

**G. APPEAL OF SPECIAL TAX LEVY**

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator not later than one calendar year after having paid the Special Tax that is disputed. The Administrator shall promptly review the appeal and, if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and decide the appeal. If the property owner disagrees with the Administrator's decision relative to the appeal, the owner may then file a written appeal with the Board, whose subsequent decision shall be binding. If the decision of the Administrator (if the appeal is not filed with the Board) or the Board (if the appeal is filed with the Board) requires the Special Tax to be modified or changed in favor of the property owner, no cash refund shall be made for prior years' Special Tax levies, but an adjustment shall be made to the next Special Tax levy. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any legal action by such owner.

**ATTACHMENT 1**

**CITY OF PATTERSON  
COMMUNITY FACILITIES DISTRICT NO. 2015-2  
(ARAMBEL-KDN PUBLIC SAFETY/FIRE PROTECTION SERVICES)**

**IDENTIFICATION OF TAX ZONES**

<b>Tax Zone</b>	<b>Assessor's Parcels Included in Tax Zone *</b>
1	021-022-053

*\* The property identified by the APN(s) listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to Assessor's Parcel numbers in future Fiscal Years.*

## **APPENDIX I**

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*Boundary Maps of  
CFD Nos. 2015-1 and 2015-2*

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## **APPENDIX J**

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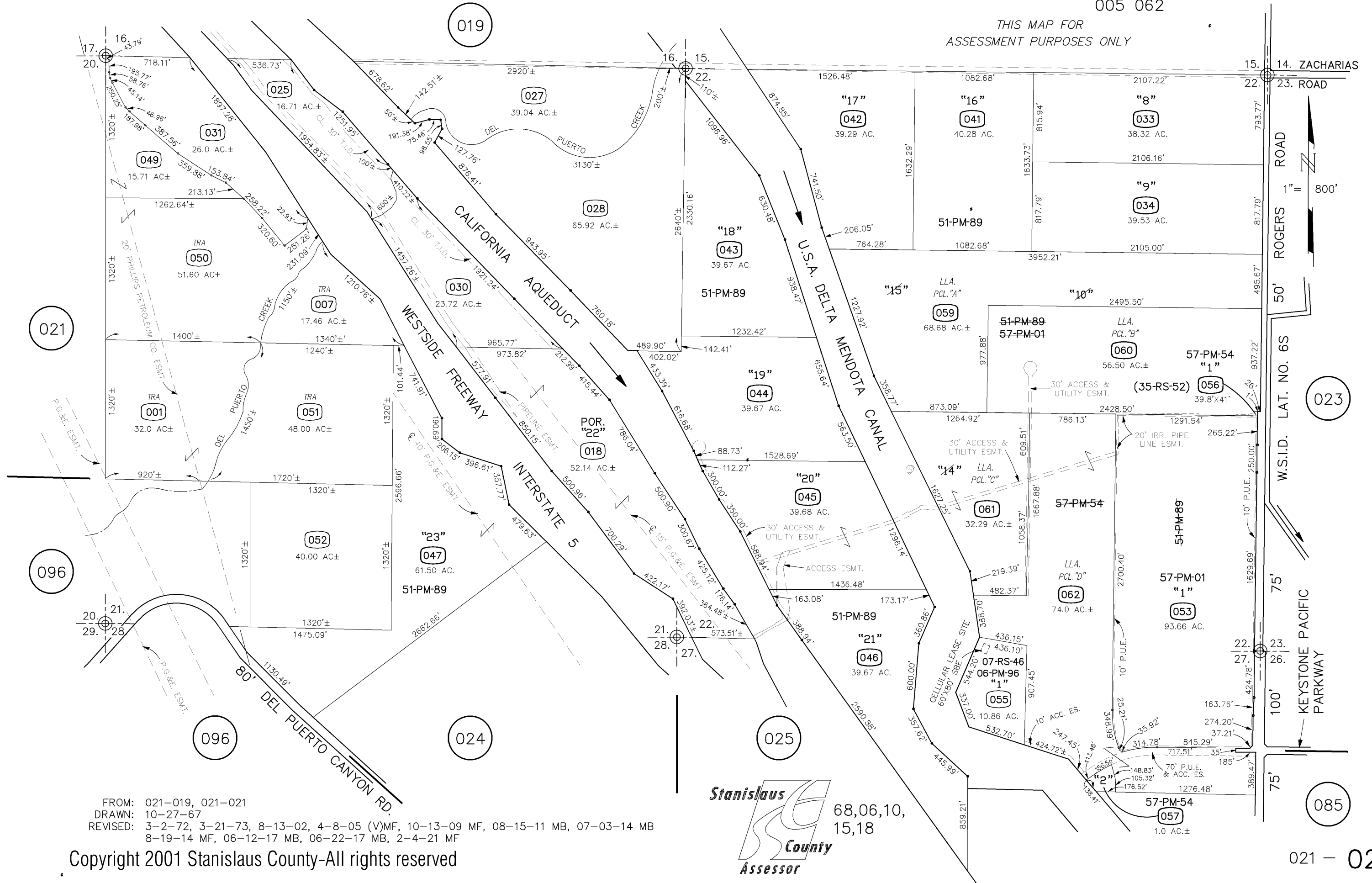
*Assessor's Parcel Maps of CFD Nos. 2015-1  
and 2015-2 for Fiscal Year 2023-24*

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SECTIONS 21, 22 & POR. 27, 28 T.5S. R.7E. M.D.B.& M.

005 060 086 000  
005 061 086 005 021 - 022  
005 062

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



021

096

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FROM: 021-019, 021-021  
DRAWN: 10-27-67  
REVISED: 3-2-72, 3-21-73, 8-13-02, 4-8-05 (V)MF, 10-13-09 MF, 08-15-11 MB, 07-03-14 MB, 8-19-14 MF, 06-12-17 MB, 06-22-17 MB, 2-4-21 MF

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68,06,10,  
15,18