



## **REGULAR MEETING AGENDA**

**July 6, 2017 at 2:00 p.m.**

**League of California Cities  
1400 K Street, 3rd Floor, Sacramento, CA 95814**

Telephonic Locations:

County of Yuba  
915 8th Street, Marysville, CA 95901

County of Butte  
7 County Drive, Oroville, CA 95965

County of Kern  
1115 Truxtun Avenue, Bakersfield, CA 93301

247 Electric Street  
Auburn, CA 95603

709 Portwalk Place  
Redwood City, CA 94061

27788 Hidden Trail Road  
Laguna Hills, CA 92653

### **A. OPENING AND PROCEDURAL ITEMS**

1. Roll Call.

_____ Dan Harrison, Chair	_____ Jordan Kaufman, Member
_____ Larry Combs, Vice Chair	_____ Dan Mierzwa, Member
_____ Kevin O'Rourke, Treasurer	_____ Irwin Bornstein, Member
_____ Tim Snellings, Secretary	_____ Brian Moura, Alt. Member
2. Consideration of the Minutes of the June 15, 2017 Regular Meeting.
3. Consideration of the Consent Calendar.
4. Public Comment.

### **B. ITEMS FOR CONSIDERATION**

5. Consider the following resolutions to initiate proceedings to form multiple Statewide Community Infrastructure Program (SCIP) Assessment Districts:
  - a. Resolutions of intention to finance the payment of capital improvements and/or development impact fees, including approval of proposed boundary maps.

This \_\_\_ page agenda was posted at 1100 K Street, Sacramento, California on \_\_\_\_\_, 2017 at \_\_\_: \_\_\_ m, Signed \_\_\_\_\_. Please email signed page to [info@cscda.org](mailto:info@cscda.org)

- b. Resolutions preliminarily approving the engineer's reports, setting the public hearing date of protests for September 7, 2017 and providing property owner ballots.
- 6. Conduct proceedings with respect to the SCIP 2017-02 (hearing to be held at 2 p.m. or shortly hereafter):
  - a. Open Public Hearing for Assessment District No. 17-02, City of San Diego, County of San Diego
  - b. Close Public Hearing.
  - c. Open assessment ballots and announce results.

Consideration of the following resolutions with respect to SCIP 2017-02:

- a. Resolution approving final engineer's report, levying assessments, ordering the financing of specified development fees, and confirming unpaid assessment amounts.
  - b. Resolution providing for the issuance of a separate series of SCIP limited obligation for improvement bonds and approving the form and substance of a trust agreement.
- 7. Consideration of the following resolutions for the designation of Improvement Area No. 2 for Community Facilities District No. 2015-01 (University District), City of Rohnert Park, County of Sonoma, State of California (the "University District CFD"):
  - a. Conduct proceedings with respect to designation of improvement area:
    - 1. Open Public Hearing.
    - 2. Close Public Hearing.
  - b. Consider the following resolutions relating to the designation of and special election within Improvement Area No. 2:
    - 1. Resolution designating Improvement Area No. 2 and authorizing the levy of a special tax within said improvement area.
    - 2. Resolution deeming it necessary to incur bonded indebtedness to finance certain development impact fees and the acquisition and construction of certain public facilities to mitigate the impacts of development within the University District CFD.
    - 3. Resolution calling special mailed-ballot election within Improvement Area No. 2.
  - c. Conduct special election within Improvement Area No. 2.
  - d. Consider resolutions declaring results of special mailed-ballot election within Improvement Area No. 2.

- e. Conduct first reading of “Ordinance Levying a Special Tax for Fiscal Year 2017-2018 and Following Fiscal Years Solely Within and Relating to California Statewide Communities Development Authority Community Facilities District No. 2015-01, Improvement Area No. 2 (University District), City of Rohnert Park, County of Sonoma, State of California.”
- 8. Consider the following resolutions to initiate proceedings to form Community Facilities District No. 2017-01 (Horse Creek Ridge):
  - a. Resolution approving joint community facilities agreement and declaring intention to establish Community Facilities District No. 2017-01 (Horse Creek Ridge) and to levy a special tax to finance the acquisition and construction of certain public facilities and to finance certain development impact fees.
  - b. Resolution to incur bonded indebtedness to finance certain development impact fees and the acquisition and construction of certain public facilities for Community Facilities District No. 2017-01 (Horse Creek Ridge) and calling for a public hearing on August 17, 2017.
- 9. Consideration of 2017/18 CSCDA Budget.

**C. ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS**

- 10. Executive Director Update.
- 11. Staff Updates.
- 12. Adjourn.

**NEXT MEETING:** Thursday, July 20, 2017 at 2:00 p.m.  
California State Association of Counties  
1100 K Street, 1st Floor, Sacramento, CA 95814

**CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**

**CONSENT CALENDAR**

1. Consent Calendar
  - a. Approval of Orrick, Herrington & Sutcliffe/HERO Legal Services Agreement.
  - b. Approval of agreement with David Taussig & Associates for services related to the Statewide Community Infrastructure Program (SCIP).
  - c. Approval of San Diego Housing Federation Sponsorship.

July 6, 2017



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## **MINUTES**

### **REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**

**June 15, 2017**

California State Association of Counties  
1100 K Street, 1<sup>st</sup> Floor, Sacramento, CA 95814

Commission Vice Chair Larry Combs called the meeting to order at 2:03pm.

1. Roll Call.

Commission members present: Larry Combs, Tim Snellings  
Commission members participating via teleconference: Kevin O'Rourke, Jordan Kaufman, Dan Mierzwa, Brian Moura

Others present: James Hamill Bridge Strategic Partners; Norman Coppinger, League of California Cities; Sandy Young, CSAC Finance Corporation

Others participating via teleconference: Cathy Bando, CSCDA Executive Director, Tricia Ortiz, Richards, Watson & Gershon, Jon Penkower, Bridge Strategic Partners

2. Consideration of the Minutes of the June 1, 2017 Regular Meeting.

The commission approved the minutes.

***Motion to approve by T. Snellings. Second by D. Mierzwa. Unanimously approved by roll-call vote.***

3. Consideration of the Consent Calendar.

The Commission approved the following items on the Consent Calendar:

- a. Inducement of Cienega Garden Preservation LP (Cienega Gardens Apartments), City of Covina, County of Los Angeles; issue up to \$60 million in multi-family housing revenue bonds.

***Motion to approve by J. Kaufman. Second by B. Moura. Unanimously approved by roll-call vote.***

4. Public Comment.

There was no public comment.

5. Consideration of the issuance of revenue bonds or other obligations to finance or refinance the following projects, the execution and delivery of related documents, and other related actions:

- a. Community Hospital of the Monterey Peninsula, Cities of Monterey and Marina, County of Monterey; issue up to \$97,000,000 in nonprofit revenue notes and refunding bonds.

Executive Director Bando provided an overview of the project and indicated that the financing complies with CSCDA general and issuance policies. This will be the 5<sup>th</sup> project financed by CHOMP through CSCDA. Part of the finance will be used to update the hospital's electronic billing system.

***Motion to approve by T. Snellings. Second by K. O'Rourke. Unanimously approved by roll-call vote.***

- b. The California School of Mechanical Arts (Lick-Wilmerding High School), City and County of San Francisco; issue up to \$53,300,000 in nonprofit revenue bonds.

***Item pulled from agenda due to higher loan amount no longer needed.***

- c. Camellia Place 2, LP (Camellia Place II Apartments), unincorporated County of Kern; issue up to \$5,500,000 in multifamily housing revenue bonds.

Executive Director Bando provided an overview of the project and indicated that the financing complies with CSCDA general and issuance policies. J. Kaufman abstained from voting because of his involvement with the Kern Advisory Committee.

***Motion to approve by K. Rourke. Second by L. Combs. Unanimously approved by roll-call vote.***

- d. Lilly Affordable Communities, LP (Lilly Gardens Apartments), City of Gilroy, County of Santa Clara; issue up to \$36,070,000 in multifamily housing revenue bonds.

***Item pulled from agenda due to higher loan amount no longer needed.***

6. Consideration of recommendation for appointment of CSCDA Auditor pursuant to responses to request for proposals.

Executive Director Bando encouraged the Board to consider Mann, Urrutia & Nelson (MUN) as the administrator under CSCDA's Open PACE Program. An overview of the auditor that got picked will be provided at the next meeting.

***Motion to approve by T. Snellings. Second by K. O'Rourke. Unanimously approved by roll-call vote.***

7. Consideration of CSCDA Marketing and Sponsorship recommendation by Charitable Contributions Ad Hoc Committee.

The Board asked the Ad Hoc Committee to provide in writing what exactly is expected of CSCDA

in regards of charitable contributions. They recommend that a process be established that requires approval for any contributions over \$5,000 and a quarterly report.

***Motion to approve by L. Combs. Second by T. Snellings. Unanimously approved by roll-call vote.***

8. Update regarding PACE and Consideration of Appointment of an Open PACE Advisory Board.

The Ad Hoc Committee recommends that CSCDA establish an Open Pace Advisory Board made up of six local government official members (3 city and 3 counties).

***Motion to approve by B. Moura. Second by K. O'Rourke. Unanimously approved by roll-call vote.***

9. Update by Professional services Ad Hoc Committee regarding annual review of CSCDA Program Manger.

The Board thanked Bridge Strategic Partners for their continued hard work in contributing to CSCDA's growth.

10. Executive Director Update.

Executive Director Bando informed the committee that budget is expected to be finalized by July 6<sup>th</sup>.

11. Staff Updates.

There were no staff updates.

12. Adjourn.

The meeting was adjourned at 2:50pm.

Submitted by: Sendy Young, CSAC Finance Corporation

**NEXT MEETING:** Thursday, July 6, 2017 at 2:00 p.m.  
League of California Cities  
1400 K Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814





## Agenda Item No. 3

### Agenda Report

**DATE:** July 6, 2017  
**TO:** CSCDA COMMISSIONERS  
**FROM:** Cathy Bando, Executive Director  
**PURPOSE:** Consent Calendar

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#### SUMMARY:

- a. Approval of Orrick, Herrington & Sutcliffe/HERO Legal Services Agreement.

*The HERO PACE program previously approved by the Commission is entering into a legal services agreement with Orrick to serve as bond counsel. The agreement requires CSCDA to sign the agreement, however CSCDA is not responsible for the fees. CSCDA General Counsel has reviewed the agreement and approves the form and content.*

- b. Approval of agreement with David Taussig & Associates for services related to the Statewide Community Infrastructure Program (SCIP).

*CSCDA approved David Taussig & Associates as the SCIP assessment engineer at the May 18, 2017 meeting. CSCDA General Counsel has reviewed the agreement and approved the form and content.*

- c. Approval of San Diego Housing Federation Sponsorship.

*CSCDA has sponsored the San Diego Housing Federation's annual conference the last two years. The sponsorship of \$2,500 provides CSCDA's name on materials, a booth at the conference and a registration for one attendee. The conference has been valuable over the past two years and would recommend the same sponsorship.*



May 18, 2017

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San Diego, CA 92128  
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California Statewide Communities Development Authority  
c/o Cathy Bando  
James Hamill  
John Penkower  
(email: [cbando@cscda.org](mailto:cbando@cscda.org))  
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Re: California Statewide Communities Development Authority  
Open PACE (HERO Program)

Gentlemen:

This letter will confirm our understanding of the terms and conditions under which our firm, Orrick, Herrington & Sutcliffe LLP ("Orrick" or "Bond Counsel"), will be compensated for services rendered and expenses incurred as bond counsel to the California Statewide Communities Development Authority ("CSCDA" or the "Authority") in connection with its Open PACE Program administered by Renovate America, Inc. ("RA") as Program Administrator (the "Program").

Our services as bond counsel for CSCDA in the Program will consist of:

A. Initial Bond Issue:

- i. Consultation with representatives of RA, CSCDA, its issuer's counsel ("Issuer Counsel"), the bond trustee and its counsel with respect to the timing, terms and structure of the proposed bonds.



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- ii. Finalize the indenture, issuance certificate, electronic signature agreement, form of initial assessment contracts and related notices (based on the documents submitted to the court in the Open PACE validation action).
  - iii. Prepare form of bond opinion to be delivered with each issuance of bonds.
  - iv. Prepare forms of Issuer Counsel opinion and Trustee Counsel opinion (with objective that they need be issued only once, in connection with the initial issuance of bonds).
  - v. Prepare bonds and bond closing documents.
  - vi. Orchestrate initial closing and render initial bond opinions.
- B. Subsequent Bond Issues:
  - i. Receive bond issuance data from RA, or other purchaser of the bonds, on Schedule I to Issuance Certificate.
  - ii. Use that data to prepare the bonds (up to 6 series for each residential and commercial bond issuance, each series tailored to maturity, principal amount, interest rate, redemption, amortization and other terms applicable to the related assessments as set out in Schedule I), the bond opinions and any other closing documents included in the Issuance Certificate.
  - iii. Distribute (via Box or similar website) Issuance Certificate with bond forms and opinions as exhibits, and email to CSCDA, RA, Trustee and bond purchasers (collectively, together with Bond Counsel, the "Parties"), and notice of availability for signature (which may initially be accomplished by uploading facsimile, with the expectation that it will be fully electronic as soon as possible).
  - iv. When signatures have been obtained, release Bond Counsel opinions, and confirm with Trustee by phone or email receipt of money and delivery of bonds (i.e., closing).
- C. Non-Bond Assignment Transactions (no bonds secured by these Assessment Contracts are issued with the Assessment Contracts):
  - i. Receive assignment data from RA or other purchaser/assignee.
  - ii. Use that data to prepare or review assignment documentation, opinions and other documents.





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- iii. Distribute (via Box or similar website).
- iv. Email to CSCDA, RA and purchasers (collectively, together with Bond Counsel, the "Parties") availability for signature.
- v. When signatures have been obtained, release documents, including Orrick's opinions by email notice of closing to all Parties.

Note concerns previously discussed about different legal standing of assignments not allocated to bonds.

D. Other:

- i. Changes to Program, amendment or changes in form of documents,, exchange of bonds, contractual subordinations, buy-backs, advances against delinquencies, review of documents or questions not covered in part A, B or C above, research legal issues, render opinions (other than the bond opinion referred to above), review or prepare resolutions, review or prepare legislative changes.
- ii. Any other matters not required to perform the services described in part A or B above.

In rendering opinions and performing legal services pursuant to this letter agreement, Orrick shall be entitled to assume and rely, without independent investigation, verification or responsibility, on (a) the accuracy and completeness of information provided and certifications made by, and opinions rendered by counsel to, the Parties, including (without limitation) the information and representations contained in Schedule I, Attachment C and elsewhere in the Issuance Certificate, (b) the proper form, authorization, execution, delivery, recordation, validity and enforceability (against CSCDA and all required property owners and any other parties) of the individual Assessment Contracts, Assessments and related liens, notices, assignments, power purchase agreements and leases, and (c) the improvements financed with proceeds of the bonds or Assignments (for convenience, unless the context requires otherwise, Bonds and Assignments are referred to herein collectively as "bonds" or "Bonds") being located within a city or county that is a member of CSCDA and whose legislative body has adopted (and not rescinded) an applicable resolution ("opt-in resolution") approving operation of the Program in that city or county.

Unless otherwise expressly agreed in writing by Bond Counsel, Bond Counsel's services with respect to the Program are limited to those specifically set forth above. For example, Bond Counsel services in respect of the Program do not include responsibility for (a) representing CSCDA, RA or any other party in any litigation or other legal or administrative proceedings, audit or investigation





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involving any of the Bonds, the Assessment Contracts, the Assessments, the participating properties, the financed improvements or installation thereof (the "Projects") or any related matter; (b) any information provided by RA or bond purchasers or otherwise in Schedule I, Attachment C, or otherwise for use in preparing the Bonds, opinions and any other documents; (c) execution, delivery, review, conformance with legal or Program requirements, receipt, maintaining, archiving, filing or recording of any Assessment Contract, notice or lien or any related matter or any power purchase agreement or lease entered into by the property owners in connection therewith; (d) any consumer protection, lending, tax credits, mortgage broker, broker-deals, financial advisor, securities, environmental, land use, construction, real estate, insurance or similar laws or matters, or federal or state tax treatment of any of the Parties, the Assessment Contracts, Assessments, Projects or property owners; (e) preparing or obtaining any individual opt-in resolution or conformance therewith of any Assessment Contract; (f) the PACE Loss Reserve Program administered by California Alternative Energy and Advanced Transportation Financing Authority; (g) any foreclosure, judicial sale or other enforcement proceedings; (h) any preliminary or final reports required to be filed with California Debt and Investment Advisory Commission or other governmental authority; (i) any other matter not explicitly covered by the services described in parts A, B, C or D above; or (j) any financial advice or analysis.

With respect to the residential Program, Bond Counsel will be paid a fee for the foregoing services as follows: (a) for the services described in part A above a one-time fee (the "Residential Initial Fee") of \$50,000 plus expenses (at a fixed amount of \$1,500) payable at the time of issuance of the first issue of bonds or abandonment of the bond program or July 31, 2017, whichever occurs first; (b) for the services described in part B or C above a fee (the "Residential Issuance Fee") payable on each date of bond issuance (of up to 6 series of bonds with different maturities) or on each date of non-bond assignment of Assessment Contracts (whichever applies) equal to 85 basis points ("bps") (0.85%) times the aggregate amount of proceeds of the issuance of the bonds, or the aggregate amount of proceeds of the assignment of Assessment Contracts (as applicable), available for project costs (for example, net of capitalized interest, costs of issuance and reserves) (the "Project Amount"). Project Amount as used in this paragraph does not include the initial issue of bonds or assignment of Assessment Contracts covered by subparagraph (a) of this paragraph. If during the first six months following the initial issuance of bonds, the aggregate Project Amount exceeds \$50 million, the 85 bps will be reduced to 78.5 bps starting with the first bond issue or assignment of Assessment Contracts following that six month period, and continuing until the first issue or assignment after the aggregate Project Amount for any consecutive six month period exceeds \$100 million, after which the 85 bps or 78.5 bps (whichever then applies) will be reduced to 70 bps; provided that, if during any subsequent consecutive six month period the aggregate Project Amount is less than \$50 million, then the 70 bps or 78.5 bps (whichever then applies) will be increased to 85 bps until the Project Amount exceeds \$50 million for any subsequent consecutive six month period, after when the 85 bps will again be





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reduced to whichever of 78.5 bps or 70 bps applied prior to the increase to 85 bps. The process may repeat.

If a commercial PACE program is launched, separate documents and processes may be required and separate fees to be negotiated may apply.

Notwithstanding the foregoing, the Residential Issuance Fee will be discounted by 15% for non-bond assignment transactions, and a minimum fee of \$5,000 will apply to all bond and assignment transactions. If Assessment Contracts are assigned prior to and separately from issuance of bonds secured by those Assessment Contracts, the discount for non-bond assignments will not apply, and an additional 0.25% of the principal amount of bonds will be paid at the time those bonds are issued, subject to the same \$5,000 minimum fee. If Assessment Contracts are originally pledged to contemporaneous bonds but are later removed from the bonds and subsequently pledged to a new bond issue, the standard Residential Issuance Fee will apply to the new bond issue.

In addition to the foregoing, if the aggregate Issuance Fees (which does not include any Initial Fees) in the first year following the initial issuance of bonds, or assignment of Assessment Contracts (whichever occurs sooner), for either program, or for any 12 month period thereafter, does not exceed \$150,000, the difference ("Make Whole Fee") will be paid to Orrick.

For the services, if any, described in part D above, compensation to Orrick will be deemed included in the Issuance Fees up to \$20,000 per calendar year and payable monthly if and after \$20,000 is exceeded (based on Orrick's usual hourly billing rates), except for any opinion or legal memorandum or document amendment or program extension or similar undertakings or document preparation and processing requested by RA or, with the prior approval of RA, CSCDA, the fee for which will be agreed to at the time of such request.

The Issuance Fees (in whole or part) will be paid by the Authority from proceeds of the bonds or proceeds of non-bond assignments (as applicable). The Issuance Fees shall be paid at bond issuance or assignment (or both if applicable) and fees for part D services or Issuance Fees not paid as aforesaid shall be paid by RA within 30 days of invoice by Bond Counsel. CSCDA shall not be responsible for payment of any of the foregoing fees or expenses of Bond Counsel from any of its own funds.

The amount of the foregoing Issuance Fees may be adjusted from time to time in the event there is compression in the California PACE market generally in the amount of fees included in the principal amount of assessments, in the same proportion as adjustment to the Authority's base fee and the Program Administrator's fee; provided that solely for purposes of calculating that proportionate reduction (and notwithstanding anything else contained in this agreement), Orrick's Issuance Fees





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will be assumed to be equal to the highest fees charged by bond counsel on any other California PACE program prior to such compression, the maximum aggregate amount of reductions shall not be greater than 50%, will not result in actual Issuance Fees being less than 50 bps, and the Issuance Fee for each date of bond issuance or non-bond assignment shall not be less than \$5,000.

Orrick will be considered for the role of securitization counsel to RA or other party with respect to any securitization of any residential or commercial PACE bonds or Assessment Contracts related to the Program, as well as for corporate, equity and debt lines, tax credit and other similar work for RA, although no assurance is given here that any such appointments will be made.

The scope of services and fees set forth above are based on the following additional assumptions with respect to the Program: (a) all bonds will be issued or assignments delivered on the same day of the week (for example, Wednesday) and not more frequently than weekly, (b) all documents will be electronic and, as soon as Bond Counsel is prepared, all signatures will be electronic, and (c) any Party that desires paper copies will be responsible for printing them out from the closing website, which will constitute the official transcript (provided that the actual bonds may be in paper form authenticated by the Trustee and delivered as arranged with the Trustee by the bond purchasers).

This agreement may be terminated at any time, but not sooner than three years from the date of initial bond issuance, by written notice, at least 3 months prior to termination, from CSCDA plus RA to Bond Counsel or from Bond Counsel to CSCDA and RA. In addition, at any time following the aforementioned three years, RA, upon at least 3 months prior written notice to Bond Counsel and CSCDA, may terminate its status as a party to and all of its rights and obligations under this agreement, except as otherwise provided in this paragraph. In the event of termination, all finished documents prepared for adoption or execution by CSCDA, shall, at the option of CSCDA, become its property and shall be electronically delivered to it or to any party it may designate; provided that Bond Counsel shall have no liability whatsoever for any subsequent use of such documents. Bond Counsel shall be paid for all work to and including the date termination becomes effective (the "Termination Date") plus expenses and for any unpaid Issuance Fees accruing through the Termination Date. Except as stated above, Bond Counsel retains the right to discard any files and materials.

In addition to the provisions of the preceding paragraph, in the event Bond Counsel fails to provide the services described in part B or C above in a timely and professional manner, for reasons not permitted in this agreement, or due to nonpayment or late payment of any fees, and subject to the limitations, assumptions and conditions set forth herein, and such failure is material, does not result from the failure of CSCDA, RA, bond purchasers, Trustee or any other party to





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perform its obligations in a timely and professional manner, and such failure is continuing and results in a material impairment of the Program, CSCDA may provide written notice to Bond Counsel of such failure, together with a request that Bond Counsel either explain why it believes no such failure exists or how such failure will be addressed. If there is such a failure and it is not corrected within 60 days, CSCDA may provide notice of termination of this agreement, and this agreement will terminate after payment to Orrick for all work to and including the date of termination (including expenses) and any unpaid Issuance Fees, to the date of termination.

It is standard practice that bond counsel represent the issuer of the bonds, even where, as here, another party is participating in contracting for the services of bond counsel and is responsible for paying all or part of bond counsel's fees and expenses. Therefore, in performing its services as bond counsel in connection with Bonds or assignment of Assessment Contracts, Bond Counsel will act as special counsel to CSCDA; i.e., Bond Counsel will assist Issuer Counsel in representing Issuer but only with respect to the services described above. RA will be represented by its own counsel in connection with the Program. Bond Counsel shall have no attorney-client relationship with or duty of any kind to RA and purchasers of Bonds or assignees of Assessment Contracts in connection with the Program.

You should also be aware that Orrick has represented, represents or may in the future represent many public and private entity clients, including underwriters, trustees, rating agencies, lenders, contractors, suppliers, financial, assessment and other consultants/advisors, accountants, investment providers/brokers, companies that may be competitors of the Program or RA, and others who may have a role or interest in the bond financings, the Assessment Contracts, the Program or the Projects or that may be involved with or adverse to CSCDA or RA in this or some other matter; and, further, that Orrick also has represented, represents or may in the future represent or otherwise work with California Municipal Finance Authority, Energy Efficient Equity, Ygrene Energy, Deutsche Bank, CounterPointe, AllianceNRG, Rockwood Management Corporation, OnPACE, Sunrun, California Home Finance Authority (dba Golden State Finance Authority), several cities, counties and authorities and other issuers, program administrators, lenders, investors, property owners, bond or assessment purchasers, equipment providers, tax credit enterprises, securitization issuers or underwriters and others in respect of PACE and similar matters in California and several other states. Orrick may also represent RA in connection with tax equity, corporate, finance, securitization or otherwise related to the Program or in connection with other PACE or non-PACE matters not related to the Program. Given the special limited role of Bond Counsel, CSCDA acknowledges and agrees that no conflict of interest exists or would exist and CSCDA waives any actual or potential conflict of interest that might be deemed to arise, now or in the future from this agreement or any such other relationship that Orrick may have had, have or enter into. RA acknowledges that Orrick has no attorney-client relationship to it in





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connection with the Program as described in this agreement and agrees that no conflict of interest exists, and waives any actual or potential conflict of interest that may be deemed to arise, on account of Orrick's attorney-client relationship with the Authority in respect of its PACE programs or with Orrick's aforementioned other PACE related clients on their respective PACE programs or in respect of any future engagements by RA. Such waiver of any actual conflict of interest, based on an attorney-client relationship with RA not derived from this agreement, will not apply to any litigation brought against RA. Orrick will, of course, not share with other clients (except the Authority) proprietary new product information developed by RA for the Program, prior to such information becoming public, although some benefit of the research, learning and document development associated with new product information may indirectly benefit other clients in the ordinary course of providing legal services to them.

Nothing in this agreement or in any of the documents contemplated hereby, expressed or implied, is intended or construed to give any person other than CSCDA, RA and Bond Counsel any legal or equitable right or claim under or in respect of this agreement, and this agreement shall inure to the sole and exclusive benefit of CSCDA, RA and Bond Counsel.

Bond Counsel may not assign its obligations under this agreement without written consent of CSCDA and RA, except to a successor partnership or corporation to which all or substantially all of the assets and operations of Bond Counsel (including its public finance group) are transferred. RA shall not assign its rights or obligations under this agreement without the written consent of CSCDA and Bond Counsel, except to a successor company to which all or substantially all assets and operations of RA, including, its HERO Program, are transferred; provided that any such assignment shall not relieve the assignor of any obligation for fees and expenses of Bond Counsel it may have as of the effective date of assignment. All references to Bond Counsel, CSCDA, and RA in this agreement shall be deemed to refer to any such permitted successor of Bond Counsel and to any such permitted assignee of CSCDA or RA, as the case may be, and shall bind and inure to the benefit of such successor and assignee whether so expressed or not.

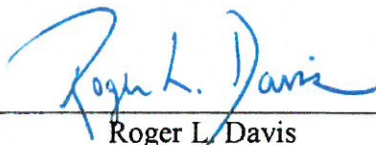
This agreement may be executed in any number of counterparts and each counterpart shall for all purposes be deemed to be an original, and all such counterparts shall together constitute but one and the same agreement.

If the foregoing is acceptable, please so indicate by returning a copy of this letter, signed by an authorized officer, and retain an original for your files. We look forward to working with you and to helping make the Program as successful as possible.

ORRICK, HERRINGTON & SUTCLIFFE LLP



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By   
Roger L. Davis

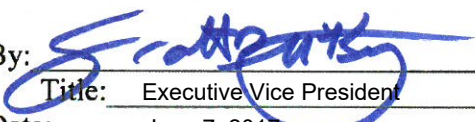
ACCEPTED AND AGREED TO:

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

By \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

ACCEPTED AND AGREED TO:

By RENOVATE AMERICA, INC.

By:   
Title: Executive Vice President  
Date: June 7, 2017

## **AGREEMENT FOR CONSULTING SERVICES**

THIS AGREEMENT is made and entered into this \_\_\_\_ day of May 2017, by and between California Statewide Communities Development Authority (“CSCDA”) at 1700 North Broadway, Suite 405, Walnut Creek CA 94596 herein called "Client," and David Taussig and Associates, Inc. at 5000 Birch Street, Suite 6000, Newport Beach, CA 92660, herein after called "Consultant." The Client and the Consultant in consideration of the mutual promises and conditions herein contained agree as follows.

### **ARTICLE I** **TERM OF CONTRACT**

**Section 1.1** This agreement shall become effective on the date stated above and will continue in effect until the earlier of (i) that day when the services provided for herein have been performed or (ii) until terminated as provided in Article 6 below.

### **ARTICLE II** **SERVICES TO BE PERFORMED BY CONSULTANT**

**Section 2.1** Consultant agrees to perform the professional services for the Client for Assessment Engineering and District Administration herein after called "Project" in accordance with the applicable professional standard of care and to deliver the work products to the Client as described in the Scope of Work statement attached as Exhibit "A" hereto. Such professional services and work products, as from time to time modified in accordance with Section 2.3 hereof, are collectively referred to as the "Consulting Services."

**Section 2.2** Instruments of Service. All computer software (including without limitation financial models, compilations of formulas and spreadsheet models), inventions, designs, programs, improvements, processes and methods (collectively, the “Proprietary Models”), reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by Consultant are Instruments of Service of Consultant and shall remain the property of Consultant. Consultant shall likewise retain all common law, statutory and other reserved rights, including the copyright thereto. Client acknowledges and agrees that the consideration paid by Client herein only entitles Client to a license to use the hard copy or electronically transmitted reports generated pursuant to the Consulting Services and that any Proprietary Model that Consultant uses to generate such reports is owned by, or is duly licensed from a third party to Consultant and is not being provided to Client hereunder. The reports and models used to generate such reports are for use on this Project only. The Client shall not reuse or make any modification to the hard copy or electronically transmitted reports generated pursuant to the Consulting Services without the prior written authorization of the Consultant. In the event that Consultant does not respond within five days to Client’s request for such authorization, Consultant is deemed to have provided written authorization. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its shareholders, officers, directors, employees and subconsultants (collectively, Consultant's) against any damages, liabilities or costs, including reasonable attorneys' par fees and defense costs, arising from the unauthorized use, reuse or

modification of the hard copy or electronically transmitted reports generated pursuant to the Consulting Services or any of Consultant's Instruments of Service, including models, by the Client without the written authorization of the Consultant. Client acknowledges that Consultant may have used reports and analyses that Consultant authored for other clients as base works or templates for the reports and analyses prepared for Client pursuant to this Agreement, and Client acknowledges and agrees that Consultant has the right to use the reports and analyses that it authors pursuant to this Agreement as base works or templates for reports and analyses that Consultant authors for Consultant's other clients, provided, however that Consultant shall not use any confidential information provided by Client in such future reports and analyses. Client further acknowledges and agrees that Consultant has spend substantial time and effort in collection and compiling data and information (the "Data Compilations") in connection with the Consulting Services and that such Data Compilations may be used by Consultant for its own purposes, including, without limitation, sale or distribution to third parties; provided, however, that Consultant will not sell or distribute any of Client's confidential information that may be contained in such Data Compilations, unless such confidential information is used only on an aggregated and anonymous basis.

**Section 2.3** Any proposed changes in the Consulting Services hereunder shall be submitted to the other party hereto, and any such changes agreed to by the parties shall be reflected in an amendment to Exhibit "A" in accordance with Section 7.2 hereto.

**Section 2.4** Nothing in this Agreement shall give the Consultant possession of authority with respect to any Client decision beyond the rendition of information, advice, recommendation or counsel.

### **ARTICLE III** **COMPENSATION**

**Section 3.1** Client agrees to pay Consultant for its Consulting Services in accordance with this Agreement, a professional fee computed according to the Professional Fee Schedule attached as Exhibit "B" hereto and incorporated herein by reference (the "**Fee Schedule**"). Client acknowledges and agrees that portions of Consultant's professional fees and expenses may have been incurred by Consultant prior to the execution of this Agreement (the "**Pre-Agreement Fees**") and Client agrees to pay such Pre-Agreement Fees in accordance with this Agreement.

**Section 3.2** The Client shall reimburse the Consultant for actual out-of-pocket and administrative expenses by paying a charge not to exceed to 3% of DTA's monthly billings. Expenses shall include all actual expenditures made by Consultant in the performance of any Consulting Services undertaken pursuant to the Agreement, including, without limitation, the following expenditures:

- (a) Cost of clerical assistance @ \$75.00 per hour, including typing, collation, printing and copying, plus copier and photography costs, including photographic reproduction of drawings and documents.
- (b) Transportation costs, including mileage for the use of personal automobiles at the prevailing IRS standard rate, rental vehicles, lodging and regularly scheduled commercial airline ticket costs.
- (c) Courier services, facsimile, and telephone expenses.

**Section 3.3** On or about the first two weeks of each month during which Consulting Services are rendered hereunder, Consultant shall present to Client an invoice covering the current Consulting Services performed and the reimbursable expenses incurred pursuant to this Agreement and exhibits thereto. Such invoices shall be paid by Client within thirty (30) days of the date of each invoice. A 1.2% charge may be imposed against accounts which are not paid within 30 days of the date of each invoice.

**Section 3.4** The maximum total fee amount set forth in Exhibit "B" may be increased as a result of any expansion of the Consulting Services to be rendered hereunder pursuant to Section 2.3 or as provided in Exhibit "A" hereto.

**Section 3.5** Records of the Consultant's costs relating to (i) Consulting Services performed under this Agreement and (ii) reimbursable expenses shall be kept and be available to the Client or to Client's authorized representative at reasonable intervals during normal business hours.

#### **ARTICLE IV**

#### **OTHER OBLIGATIONS OF CONSULTANT**

**Section 4.1** Consultant agrees to perform the Consulting Services in accordance with Exhibit "A" and the applicable standard of care. Should any errors caused by Consultant's negligence be found in such services or products, Consultant will correct them at no additional charge by revising the work products called for in Exhibit "A" to eliminate the errors.

**Section 4.2** Consultant will supply all tools and instrumentalities required to perform the Consulting Services under the Agreement.

**Section 4.3** Neither this Agreement nor any duties or obligations under this Agreement may be assigned by Consultant without the prior written consent of Client. However, Consultant may subcontract portions of the work to be performed hereunder to other persons or concerns provided Consultant notifies Client of the name and address of said proposed subcontractor and Client either consents or fails to respond to notification with respect to the use of any particular proposed subcontractor.

**Section 4.4** In the performance of its Consulting Service hereunder, Consultant is, and shall be deemed to be for all purposes, an independent contractor (and not an agent, officer, employee or representative of Client) under any and all laws, whether existing or future. Consultant is not authorized to make any representation, contract or commitment on behalf of Client.

**Section 4.5** [The parties cannot stipulate by contract whether or not there is a conflict of interest under California Law, that is a factual determination based on the relationship of the parties.]

#### **ARTICLE V**

#### **OTHER OBLIGATIONS OF CLIENT**

**Section 5.1** The Client shall provide full information in a timely manner regarding requirements for and limitations on the Project. Client agrees to comply with all reasonable requests of Consultant and provide access to all documents reasonably necessary to the



performance of Consultant's duties under this Agreement with the exception of those documents which Exhibit "A" calls upon the Consultant to prepare.

**Section 5.2** Neither this Agreement nor any duties or obligations under this Agreement may be assigned by Client without the prior written consent of Consultant.

**Section 5.3** [The parties cannot stipulate by contract whether or not there is a conflict of interest under California Law because it is a factual determination based on the relationship of the parties. Consultant must bear all of the obligations and risks associated with taking work that might create a conflict of interest.]

**Section 5.4** The Client shall provide prompt written notice to the Consultant if the Client becomes aware of any fault or defect in the Project, including any errors, omissions or inconsistencies in the Consultant's Instruments of Service.

**Section 5.5** Client, public agencies, landowners, consultants and other parties dealing with Client or involved in the subject development project referred to in Exhibit "A" will be furnishing to Consultant various data, reports, studies, computer printouts and other information and representations as to the facts involved in the project which Client understands Consultant will be using and relying upon in preparing the reports, studies, computer printouts and other work products called for by Exhibit "A." Consultant shall not be obligated to establish or verify the accuracy of the information furnished by or on behalf of Client, nor shall Consultant be responsible for the impact or effect on its work products of the information furnished by or on behalf of Client, in the event that such information is in error and therefore introduces error into Consultant's work products.

**Section 5.6** [Client will not indemnify Consultant for its performance of services]

**Section 5.7** Except as provided in Section 7.10, in the event that court appearances, testimony or depositions are required of Consultant by Client in connection with the services rendered hereunder, Client shall compensate Consultant at a rate of \$350 per hour and shall reimburse Consultant for out-of-pocket expenses on a cost basis.

## **ARTICLE VI**

### **TERMINATION OF AGREEMENT**

**Section 6.1** Either party may terminate or suspend this Agreement upon thirty (30) days written notice. Unless terminated as provided herein, this Agreement shall continue in force until the Consulting Services set forth in Exhibit "A" have been fully and completely performed and all proper invoices have been rendered and paid.

**Section 6.2** Should either party default in the performance of this Agreement or materially breach any of its provisions, the other party at its option may terminate this Agreement by giving written notification to the defaulting party. Such termination shall be effective upon receipt by the defaulting party, provided that the defaulting party shall be allowed ten (10) days in which to cure any default following receipt of notice of same.

**Section 6.3** [Client is already obligated to pay Consultant for services rendered and costs incurred up to termination. Client will not compensate Consultant for lost profits and other similar expenses.]

**Section 6.4** Suspension and Termination for Non-Payment. (i) In addition to any other provisions in this Agreement regarding breach of the Agreement, if the Client fails to make payments when due, the Consultant may suspend performance of services upon ten (10) calendar days' notice to the Client. The Consultant shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Upon payment in full by the Client, the Consultant shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for the Consultant to resume performance. (ii) If the Client fails to make payment to the Consultant in accordance with the payment terms herein, and/or Client has failed to cure its breach or default following a suspension of services as set forth above, this shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by the Consultant upon seven (7) days written notice to the Client. (iii) Payment of invoices shall not be subject to any discounts or set-offs by the Client, unless agreed to in writing by the Consultant. Payment to the Consultant for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Agreement by either party.

**Section 6.5** The covenants contained in Sections 3.1, 3.2, 4.4, 5.3, 5.4, 5.5, -5.6 and all of Article VII shall survive the termination of this Agreement.

## **ARTICLE VII**

### **GENERAL PROVISIONS**

**Section 7.1** Any notices to be given hereunder by either party to the other may be effected either by personal delivery in writing or by mail. Mailed notices shall be addressed to the parties at the addresses appearing in the introductory paragraph of this Agreement, but each party may change the address by written notice in accordance with the first sentence of this Section 7.1. Notices delivered personally will be deemed communicated as of actual receipt. Mailed notices will be deemed communicated as of two (2) days after mailing.

**Section 7.2** This Agreement and exhibits hereto supersede any and all agreements, either oral or written, between the parties hereto with respect to the rendering of service by Consultant for Client and contains all of the covenants and agreements between the parties with respect to the rendering of such services. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding. Any modification of this Agreement (including any exhibit hereto) will be effective if it is in writing and signed by the party against whom it is sought to be enforced.

**Section 7.3** If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

**Section 7.4** Disputes. The parties agree to first try in good faith to settle the dispute by mediation pursuant to the Mediation Rules of the American Arbitration Association. If the claim or controversy is not settled by mediation, the claim or controversy may be resolved by final and binding arbitration. On the written request of one party served on the other, the dispute shall be submitted to binding arbitration in accordance with the commercial rules and regulations of the American Arbitration Association and the provisions of the California Arbitration Act (Sections

1280 through 1294.2 of the California Code of Civil Procedure). The arbitration shall take place in Newport Beach, California, or such other location mutually agreed to by the parties.

The arbitrator(s) shall be selected as follows: In the event that Consultant and Client agree on one arbitrator, the arbitration shall be conducted by such arbitrator. In the event Consultant and Client do not so agree, Consultant and Client shall each select an arbitrator and the two arbitrators so selected shall select the third arbitrator. If there is more than one arbitrator, the arbitrators shall act by majority vote. The parties may propose arbitrators from JAMS, ADR, ARC or any independent arbitrator/neutral for dispute resolution. The parties are not required to hire an AAA arbitrator for resolution of a dispute hereunder.

No arbitration shall include by way of consolidation or joinder any parties or entities not a party to this Agreement without the express written consent of the Client, the Consultant and any party or entity sought to be joined with an express reference to this provision. Any party or entity joined in the arbitration, after mutual consent, shall be bound by this provision.

The decree or judgment of an award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

**Section 7.5** The prevailing party in any arbitration or legal action brought by one party against the other and arising out of this Agreement shall be entitled, in addition to any other rights and remedies it may have, to reimbursement for its expenses, including court costs and reasonable attorneys' fees. The non-prevailing party shall be liable, to the extent allowable under law, for all fees and expenses of the arbitrator(s) and all costs of the arbitration.

**Section 7.6** This Agreement will be governed by and construed in accordance with the laws of the State of California.

**Section 7.7** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder.

**Section 7.8** Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Consultant nor the Client, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other for, or shall make, any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty.

**Section 7.9** It is intended by the parties to this Agreement that the Consultant's services in connection with the Project shall not subject the Consultant's individual shareholders, officers, directors, members, managers or employees to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand or suit shall be directed



and/or asserted only against Consultant and not against any of the individual shareholders, officers, directors, members, managers or employees.

**Section 7.10** (a.) To the fullest extent permitted by law, Consultant will, subject to the provisions of Section 5.5, defend, indemnify, and hold the Client, its officials, and every officer, employee, agent and contractor of the Client (collectively “the Client indemnitees”), free and harmless from any and all claims, demands, causes of actions, expenses, liabilities, losses, damages, injuries of any kind to property or persons, including wrongful death (“Claims”) resulting from in any manner arising out of or incident to any negligent acts, errors, omissions or willful or wrongful misconduct by Consultant, Consultant’s officials, officers, employees, agents or contractors in connection with the performance of Consultant’s services, including without limitation the payment of all consequential damages, attorneys’ fees, and other related costs and expenses. ~~With respect to any Claim that may be brought or instituted against the Client indemnitees,~~ Consultant will defend the Client indemnitees, with counsel of the Client’s choice, at Consultants own cost, expense, and risk and will pay and satisfy any judgment, award, or decree that may be rendered against the Client indemnitees. Consultant will reimburse the Client indemnitees, promptly upon demand, any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing this indemnification provision.

(b.) Consultant shall at all times during the term of this Agreement, carry, maintain, and keep in full force and effect, insurance as follows:

1. A policy or policies of commercial general liability insurance against claims for injuries to persons, monetary or financial loss, or damages to property which may arise from or in connection with performance of Consulting Services. Such coverage shall have limits no less than \$1,000,000 per occurrence and \$2,000,000 aggregate.

2. A policy or policies of comprehensive vehicle liability insurance covering personal injury and property damage, with minimum limits of \$1,000,000 per occurrence combined single limit, covering any vehicle utilized in performing Consultant’s services.

3. Workers’ compensation insurance and employers liability insurance as required by the State of California.

4. A policy or policies of professional liability insurance (errors and omissions) with minimum limits of \$1,000,000 per claim and in the aggregate. Any deductibles or self-insured retentions attached to such policy or policies must be declared to and be approved by the Client. Further, Consultant agrees to maintain in full force and effect such insurance for one year after performance of services is completed.

The policy or policies of the aforesaid insurance shall be issued by an insurer admitted in the State of California and with a rating of at least a B+;VII in the latest edition of Best’s Insurance Guide.

Consultant agrees that if Consultant does not keep the aforesaid insurance in full force and effect the Client may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, the Client may take out the necessary insurance and pay, at Consultant’s expense, the premium thereon.

At all times during the term of this Agreement, Consultant will maintain on file with the Client a certificate or certificates of insurance on the form approved by the Client, showing that the aforesaid policies are in effect in the required amounts. Consultant will, prior to commencement of Consulting Services, file with the Client such certificate or certificates. The general liability insurance and vehicle insurance shall contain an endorsement naming the Client as an additional insured. All of the aforesaid policies shall contain an endorsement providing that the policies cannot be canceled or reduced except on 30 days prior written notice to the Client, and specifically stating that the coverage contained in the policies affords insurance pursuant to the aforesaid terms and conditions.

The aforesaid insurance shall be primary to any coverage available to the Client and such policies shall include provisions for waiver of subrogation.

Any deductibles or self-insured retentions must be declared to and approved by the Client. At the option of the Client, Consultant will either reduce or eliminate the deductibles or self-insured retentions with respect to the Client, or Consultant will procure a bond guaranteeing payment of losses and expenses.

IN WITNESS WHEREOF, this Agreement has been executed on the date and year first above written.

**CONSULTANT:**  
**David Taussig & Associates, Inc.**

**CLIENT:**  
**California Statewide Communities Development Authority**

By: \_\_\_\_\_  
David Taussig, President

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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**SECTION A**  
**SCOPE OF WORK**

**SECTION B**  
**FEE SCHEDULE**

## Agenda Item No. 5

### Agenda Report

**DATE:** July 6, 2017

**TO:** CSCDA COMMISSIONERS

**FROM:** Cathy Bando, Executive Director

**PURPOSE:** Consider Resolutions to initiate proceedings to form multiple Statewide Community Infrastructure Program Assessment Districts:

- a. Resolutions of intention to finance the payment of capital improvements and/or development impact fees, including approval of proposed boundary maps.
- b. Resolutions preliminarily approving the engineer's reports, setting the public hearing of protests and providing property owner ballots.

- Establish September 7, 2017, as the public hearing date.

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#### BACKGROUND AND SUMMARY:

The actions requested today by the Commission are the first steps in connection with the formation of assessment districts, which are ultimately anticipated to be included in the issuance of bonds through SCIP for the following thirteen (13) projects.

County	Local Agency	Project	Developer	Land Use	Preliminary Assessment
Contra Costa	City of Antioch	Heidorn	Meritage Homes	Residential	1,187,550.00
Contra Costa	City of Brentwood	Sellers Ave	Meritage Homes	Residential	2,400,000.00
Placer	City of Lincoln	Lakeside 6 Phase 2	John Mourier Construction, Inc	Residential	1,769,500.50
Placer	City of Roseville	Campus Oaks Apartments - Phase 1	Campus Oaks Apartments 1 LP	Commercial	4,576,324.84
Placer	City of Roseville	Project One	Roseville 80 Land, LLC	Light industrial	2,519,696.53
Placer	County of Placer	Morgan Ranch	HBT of Morgan Ranch LLC	Residential	1,643,823.75
Riverside	Coachella Valley Water District	Espana	GID Espana, LLC	Residential	1,311,033.80
San Diego	City of San Diego	Pacific Highlands Ranch (Unit 17)	Pardee Homes	Residential	8,454,286.78
San Diego	City of San Diego	Pacific Highlands Ranch (Unit 20)	Pardee Homes	Residential	1,366,935.89
San Joaquin	City of Manteca	Evans Estates #5	Rina's Grove, LP	Residential	898,484.10
San Joaquin	City of Manteca	Silva Estates	Meritage Homes	Residential	786,655.07
San Joaquin	City of Manteca	Sundance, Unit 2	Beacon Land Company	Residential	2,376,000.00
San Joaquin	City of Manteca	Shadowbrook	Trumark Homes LLC	Residential	10,000,000.00
					39,290,291.26

The foregoing assessment districts are being formed for the purpose of financing certain improvements and/or development impact fees as further described in the related engineer's reports for such projects. Depending on market conditions and development status of each of the projects, such assessment districts will be included in one or more pooled or standalone bond issuances for SCIP.

The attached resolutions (Attachment A) include the following actions:

1. Intent to finance the capital improvements and/or development impact fees, including approval of proposal boundary maps (included in Documents for Commissioner Review);
2. Preliminary approval of the engineer's reports (included in Documents for Commissioner Review);
3. Setting the public hearing of protests and providing property owner ballots for September 7, 2017 at 2:00 pm at the League of California Cities.

CSCDA staff and the SCIP finance team have reviewed the preliminary engineer's reports, and confirmed the impact fees and public improvements requesting to be financed qualify under the SCIP program.

**RECOMMENDED ACTION:**

CSCDA's Executive Director recommends approval of the resolutions as presented to the Commission in the form of Attachment A, and setting the public hearing for September 7, 2017 at 2:00 pm at the League of California Cities.

## ATTACHMENT A

### RESOLUTION NO. 17SCIP-

**RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-03 (CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of San Diego or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-03 (City of San Diego, County of San Diego, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-03 (City of San Diego, County of San Diego) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-03 (City of San Diego, County of San Diego) State of California”;

**WHEREAS**, the City of San Diego is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 1. The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIII D of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of San Diego within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.



**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of San Diego or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Pacific Highlands Ranch (Unit 17), which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

1. The Pacific Highlands Ranch Public Facilities Financing Plan and Facilities Benefit Assessment ("FBA") (Resolution No. R-310151) provides funds for public facilities which serve the designated area of benefit in the Pacific Highlands Ranch community of the City of San Diego. The Project Developer will be financing Pacific Highlands Ranch Single Family Dwelling Unit fees for Transportation and Parks.

#### CAPITAL IMPROVEMENTS\*

N/A

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management.*

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-04 (CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of San Diego or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-04 (City of San Diego, County of San Diego, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-04 (City of San Diego, County of San Diego) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-04 (City of San Diego, County of San Diego) State of California”;

**WHEREAS**, the City of San Diego is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 2. The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIID of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of San Diego within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of San Diego or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Pacific Highlands Ranch (Unit 20), which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

1. The Pacific Highlands Ranch Public Facilities Financing Plan and Facilities Benefit Assessment ("FBA") (Resolution No. R-310151) provides funds for public facilities which serve the designated area of benefit in the Pacific Highlands Ranch community of the City of San Diego. The Project Developer will be financing Pacific Highlands Ranch Single Family Dwelling Unit fees for Transportation and Parks.

#### CAPITAL IMPROVEMENTS\*

N/A

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management.*

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-04 (CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of Roseville or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-04 (City of Roseville, County of Placer, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-04 (City of Roseville, County of Placer) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-04 (City of Roseville, County of Placer) State of California”;

**WHEREAS**, the City of Roseville is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 3.       The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIII D of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of Placer within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.



**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of Roseville or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Campus Oaks Apartments (Phase 1), which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

1. Drainage Fee (Ord. 4433 § 1, 2006; Ord. 2399 § 1, 1991; Ord. 2617 § 1, 1992) – Fee is required for all new construction that occurs within the Dry Creek Watershed Assessment Zone or the Pleasant Grove Creek Watershed Assessment Zone. These Assessment Zones are further broken down into sub-zones or sub-areas for which fees vary. The establishment of the fee is for the purpose of obtaining funds for capital projects, necessary to maintain service required by the General Plan within existing service areas and existing portions of the City which are developed or for which land use has already been granted.
2. Local Sewer Fee – Fee is assessed for each sewer unit required within the City limits connected to the City-owned public sewer.
3. Regional Sewer Fee - (Ord. 4739 § 11, 2009; Ord. 4461 § 1 2006; Ord. 2855 § 1, 1995; Ord. 1744 § 1, 1983.) – Fee is charged for each sewer unit required with the Regional Treatment Plant Service Area connected to the City-owned public sewer.
4. Water Connection Fee – Fee is applicable for all new water service connections within the City limits and is based upon the service needed for the development and the corresponding Dwelling Unit Equivalent (DUE). The fee is a flat rate per DUE required; domestic line sizes are based on the size at the point of connection to the meter.
5. Traffic Mitigation Fee (Ord. 2177 § 1, 1989) – Fee applies to all new development in the City. Notably, the developers in Specific Plan Areas have built, or will construct, more than the minimum amount of improvements from their funds and will receive a credit for those improvements. All fees collected shall be deposited in the traffic mitigation fund and expended solely to finance applicable facilities.
6. South Placer Regional Traffic Fee (Resolution No. 2008-02) – Fees collected against new development to fund street improvements dedicated to and maintained by the County of Placer.
7. Neighborhood Park Fee (Ord. 2178 § 1, 1989; Ord. 2174 § 1, 1989) – Fee is for the purpose of obtaining funds for capital projects, necessary to maintain service required by the General Plan within existing service areas and existing portions of the City which are developed or for which land use has already been granted.
8. Solid Waste Fee – Fee applies to all new development. This fee is paid to the Solid Waste Division of the Environmental Utilities Department to set-up solid waste service.

9. Electric Backbone Fee (Ord. 5319 § 1, 2014; Ord. 4605 § 1, 2008; Ord. 2393 § 1, 1991) – Fee applies to all new customers served by the City's Electric Department and any customer requesting a special service or capacity increase and is based upon a per lot/unit charge. The establishment of the fee is for the purpose of obtaining funds for capital projects, necessary to maintain service required by the General Plan within existing service areas and existing portions of the City which are developed or for which land use has already been granted.

CAPITAL IMPROVEMENTS\*

N/A

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management.*

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-05 (CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of Roseville or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-05 (City of Roseville, County of Placer, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-05 (City of Roseville, County of Placer) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-05 (City of Roseville, County of Placer) State of California”;

**WHEREAS**, the City of Roseville is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 4.       The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIII D of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of Placer within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of Roseville or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Project One, which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

1. Drainage Fee (Ord. 4433 § 1, 2006; Ord. 2399 § 1, 1991; Ord. 2617 § 1, 1992) – Fee is required for all new construction that occurs within the Dry Creek Watershed Assessment Zone or the Pleasant Grove Creek Watershed Assessment Zone. These Assessment Zones are further broken down into sub-zones or sub-areas for which fees vary. The establishment of the fee is for the purpose of obtaining funds for capital projects, necessary to maintain service required by the General Plan within existing service areas and existing portions of the City which are developed or for which land use has already been granted.
2. Regional Sewer Connection Fee (Ord. 4739 § 11, 2009; Ord. 4461 § 1 2006; Ord. 2855 § 1, 1995; Ord. 1744 § 1, 1983) – Fee is charged for each sewer unit required with the Regional Treatment Plan Service Area connected to the City-owned public sewer.
3. Local Sewer Fee – Fee is assessed for each sewer unit required within the City limits connected to the City-owned public sewer.
4. Water Connection Fee (Domestic) – Fee is applicable for all new water service connections within the City limits and is based upon the service needed for the development and the corresponding Dwelling Unit Equivalent (DUE). The fee is a flat rate per DUE required; domestic line sizes are based on the size at the point of connection to the meter.
5. Water Connection Fee (Irrigation) – Fee is applicable to multi-family, commercial, or industrial properties only and is based upon the service needed for the development and the corresponding Dwelling Unit Equivalent (DUE). The fee is a flat rate per DUE required; irrigation line sizes are based on the size at the point of connection to the meter.
6. Traffic Mitigation Fee (Ord. 2177 § 1, 1989) – Fee applies to all new development in the City. Notably, the developers in Specific Plan Areas have built, or will construct, more than the minimum amount of improvements from their funds and will receive a credit for those improvements. All fees collected shall be deposited in the traffic mitigation fund and expended solely to finance applicable facilities.
7. South Placer Regional Traffic Fee (Resolution No. 2008-02) – Fees collected against new development to fund street improvements dedicated to and maintained by the County of Placer.

8. Solid Waste Fee – Fee applies to all new development. This fee is paid to the Solid Waste Division of the Environmental Utilities Department to set-up solid waste service.

#### CAPITAL IMPROVEMENTS\*

1. Streetlight and Traffic Control Device Improvements – Funding for capital improvements including, but not limited to, traffic signal and street lighting improvements.

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management.*



## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-03 (CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of Antioch or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-03 (City of Antioch, County of Contra Costa, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-03 (City of Antioch, County of Contra Costa) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-03 (City of Antioch, County of Contra Costa) State of California”;

**WHEREAS**, the City of Antioch is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 5.       The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIID of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of Contra Costa within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of Antioch or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Heidorn Village, which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

N/A

#### CAPITAL IMPROVEMENTS\*

1. Grading and Street Improvements – Funding for capital improvements including, but not limited to, local streets with related grading; concrete curb, gutter and sidewalk, aggregate base, asphaltic concrete paving, and street lightning.

2. Storm Drain Improvements – Funding for capital improvements including, but not limited to, facilities for the collection and disposal of storm waters for drainage and flood control purposes, including mainline and connector pipes, drainage inlets, manholes, retention basin, bubblers, risers, and outfall pumps.

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management.*

**RESOLUTION NO. 17SCIP-**

**RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-02 (CITY OF BRENTWOOD, COUNTY OF CONTRA COSTA, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of Brentwood or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-02 (City of Brentwood, County of Contra Costa, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-02 (City of Brentwood, County of Contra Costa) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-02 (City of Brentwood, County of Contra Costa) State of California”;

**WHEREAS**, the City of Brentwood is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 6.       The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections

2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIID of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of Contra Costa within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority



## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of Brentwood or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Sellers Avenue, which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

1. Water Facilities Fee (Resolution No. 2015-67, adopted April 28, 2015, effective July 1, 2016) – Provides for the expansion of production, storage, transmission, treatment, and distribution facilities in the water utility as specified in the City’s Infrastructure Master Plans and Development Fee Program.
2. Wastewater Facilities Fee (Resolution No. 2015-67, adopted April 28, 2015, effective July 1, 2016) – Provides for the expansion of collection and treatment capacities in the wastewater utility as specified in the City’s Infrastructure Master Plan and Development Fee Program.
3. Roadways Fee (Resolution No. 2015-67, adopted April 28, 2015, effective July 1, 2016) – Provides for traffic improvements necessary to accommodate the increase in traffic generated by new development as specified in the City’s General Plan (Circulation Element) and the Development Fee Program.
4. Parks and Trails Fee (Resolution No. 2015-67, adopted April 28, 2015, effective July 1, 2016) – Provides for the acquisition and development of parks as specified in the City’s Parks, Trails, and Recreation Master Plan and Development Fee Program.

#### CAPITAL IMPROVEMENTS\*

N/A

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management.*

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-06 (CITY OF LINCOLN, COUNTY OF PLACER, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of Lincoln or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-06 (City of Lincoln, County of Placer, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-06 (City of Lincoln, County of Placer) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-06 (City of Lincoln, County of Placer) State of California”;

**WHEREAS**, the City of Lincoln is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 7.       The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIII D of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of Placer within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of Lincoln or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Lakeside 6 (Phase 2), which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

N/A

#### CAPITAL IMPROVEMENTS\*

1. Street and Streetlight Improvements – Funding for capital improvements including, but not limited to, local streets with related grading; concrete curb, gutter and sidewalk, aggregate base, asphaltic concrete paving, and street lighting improvements.
2. Sanitary Sewer Improvements – Funding for capital improvements for the collection of sewage, including but not limited to, pump station, manholes, gravity mainline, and force mains necessary to meet the project service demands of the Lakeside 6 (Phase 2) development.
3. Water Improvements – Funding for capital improvements for the water system, including but not limited to, the removal and installation of water mains and appurtenances, and the installation of fire hydrants, backflow preventer and irrigation, necessary to meet the potable and non-potable water needs of the Lakeside 6 (Phase 2) development.
4. Storm Drain Improvements – Funding for capital improvements including, but not limited to, facilities for the collection and disposal of storm waters for drainage and flood control purposes, including mainline and connector pipes, drainage inlets, manholes, retention basin, bubblers, risers, and outfall pumps.
5. Sound Walls, Fencing, and Facing - Funding for capital improvements including, but not limited to, Sound Walls, Fencing, and Facing necessary to serve Lakeside 6 (Phase 2) development.
6. Landscaping and Erosion Control - Funding for capital improvements including, but not limited to ground cover, irrigation, and erosion control necessary to serve the Lakeside 6 (Phase 2) development.

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management*

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-01 (CITY OF MANTECA, COUNTY OF SAN JOAQUIN, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of Manteca or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-01 (City of Manteca, County of San Joaquin, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-01 (City of Manteca, County of San Joaquin) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-01 (City of Manteca, County of San Joaquin) State of California”;

**WHEREAS**, the City of Manteca is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 8.       The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIID of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of San Joaquin within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority



1. EXHIBIT A

DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of Manteca or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Evans Estates #5, which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

PAYMENT OF IMPACT FEES

N/A

CAPITAL IMPROVEMENTS\*

1. Street and Streetlight Improvements – Funding for capital improvements including, but not limited to, local streets with related grading; installation maintenance, concrete curb, gutter and sidewalk; aggregate base; asphaltic concrete paving; and street lighting improvements.
2. Sanitary Sewer Improvements – Funding for capital improvements for the collection of sewage, including but not limited to, pump station, manholes, gravity mainline, and force mains necessary to meet the project service demands of the Evans Estates #5 development.
3. Water Improvements – Funding for capital improvements for the water system, including but not limited to, the removal and installation of water mains and appurtenances, and the installation of fire hydrants, backflow preventer and irrigation, necessary to meet the potable and non-potable water needs of the Evans Estates #5 development.
4. Sound Walls, Fencing, and Facing - Funding for capital improvements including, but not limited to, Sound Walls, Fencing, and Facing necessary to serve Evans Estates #5 development.
5. Landscaping and Erosion Control - Funding for capital improvements including, but not limited to, park site grading, streetscape, ground cover, irrigation, and erosion control necessary to serve the Evans Estates #5 development.

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management.*

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-02 (CITY OF MANTECA, COUNTY OF SAN JOAQUIN, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of Manteca or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-02 (City of Manteca, County of San Joaquin, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-02 (City of Manteca, County of San Joaquin) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-02 (City of Manteca, County of San Joaquin) State of California”;

**WHEREAS**, the City of Manteca is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 9.       The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIID of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of San Joaquin within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of Manteca or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Sundance (Unit 2), which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

N/A

#### CAPITAL IMPROVEMENTS\*

1. Street and Streetlight Improvements – Funding for capital improvements including, but not limited to, local streets with related grading; installation maintenance, concrete curb, gutter and sidewalk, aggregate base, asphaltic concrete paving, and street lighting improvements.
2. Sanitary Sewer Improvements – Funding for capital improvements for the collection of sewage, including but not limited to, pump station, manholes, gravity mainline, and force mains necessary to meet the project service demands of the Sundance (Unit 2) development.
3. Water Improvements – Funding for capital improvements for the water system, including but not limited to, the removal and installation of water mains and appurtenances, and the installation of fire hydrants, backflow preventer and irrigation, necessary to meet the potable and non-potable water needs of the Sundance (Unit 2) development.
4. Storm Drain Improvements – Funding for capital improvements including, but not limited to, facilities for the collection and disposal of storm waters for drainage and flood control purposes, including mainline and connector pipes, drainage inlets, manholes, retention basin, bubblers, risers, and outfall pumps.
5. Sound Walls, Fencing, and Facing – Funding for capital improvements including, but not limited to, Sound Walls, Fencing, and Facing necessary to serve Sundance (Unit 2) development.
6. Landscaping and Erosion Control – Funding for capital improvements including, but not limited to ground cover, irrigation, and erosion control necessary to serve the Sundance (Unit 2) development.

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management.*

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-03 (CITY OF MANTECA, COUNTY OF SAN JOAQUIN, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of Manteca or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-03 (City of Manteca, County of San Joaquin, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-03 (City of Manteca, County of San Joaquin) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-03 (City of Manteca, County of San Joaquin) State of California”;

**WHEREAS**, the City of Manteca is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 10.      The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIID of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of San Joaquin within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority



## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of Manteca or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Shadowbrook, which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

N/A

#### CAPITAL IMPROVEMENTS\*

1. Street and Streetlight Improvements – Funding for capital improvements including, but not limited to, local streets with related grading; installation maintenance, concrete curb, gutter and sidewalk; aggregate base; asphaltic concrete paving; and street lighting improvements.
2. Sanitary Sewer Improvements – Funding for capital improvements for the collection of sewage, including but not limited to, pump station, manholes, gravity mainline, and force mains necessary to meet the project service demands of the Shadowbrook development.
3. Water Improvements – Funding for capital improvements for the water system, including but not limited to, the removal and installation of water mains and appurtenances, and the installation of fire hydrants, backflow preventer and irrigation, necessary to meet the potable and non-potable water needs of the Shadowbrook development.
4. Storm Drain Improvements – Funding for capital improvements including, but not limited to, facilities for the collection and disposal of storm waters for drainage and flood control purposes, including mainline and connector pipes, drainage inlets, manholes, retention basin, bubblers, risers, and outfall pumps.
5. Sound Walls, Fencing, and Facing - Funding for capital improvements including, but not limited to, Sound Walls, Fencing, and Facing necessary to serve the Shadowbrook development.
6. Landscaping and Erosion Control – Funding for capital improvements including, but not limited to ground cover, irrigation, and erosion control necessary to serve the Shadowbrook development.

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management.*

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-04 (CITY OF MANTECA, COUNTY OF SAN JOAQUIN, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the City of Manteca or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-04 (City of Manteca, County of San Joaquin, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-04 (City of Manteca, County of San Joaquin) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-04 (City of Manteca, County of San Joaquin) State of California”;

**WHEREAS**, the City of Manteca is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 11.      The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIID of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of San Joaquin within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the City of Manteca or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Silva Estates, which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

N/A

#### CAPITAL IMPROVEMENTS\*

1. Street and Streetlight Improvements – Funding for capital improvements including, but not limited to, local streets with related grading; installation maintenance, concrete curb, gutter and sidewalk; aggregate base; asphaltic concrete paving; and street lighting improvements.
2. Sanitary Sewer Improvements – Funding for capital improvements for the collection of sewage, including but not limited to, pump station, manholes, gravity mainline, and force mains necessary to meet the project service demands of the Silva Estates development.
3. Water Improvements – Funding for capital improvements for the water system, including but not limited to, the removal and installation of water mains and appurtenances, and the installation of fire hydrants, backflow preventer and irrigation, necessary to meet the potable and non-potable water needs of the Silva Estates development.
4. Sound Walls, Fencing, and Facing - Funding for capital improvements including, but not limited to, Sound Walls, Fencing, and Facing necessary to serve Silva Estates development.

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management*

**RESOLUTION NO. 17SCIP-**

**RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-01 (COACHELLA VALLEY WATER DISTRICT, COUNTY OF RIVERSIDE, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the County of Riverside or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-01 (Coachella Valley Water District, County of Riverside, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-01 (Coachella Valley Water District, County of Riverside) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-01 (Coachella Valley Water District, County of Riverside) State of California”;

**WHEREAS**, the County of Riverside is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 12.      The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIID of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of Riverside within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority



## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the County of Riverside or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Coachella Valley Water District (España), which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

1. Supplemental Water Supply Charge – Coachella Valley Water District (Ordinance No. 1399.12, adopted January 10, 2017) – Levied for the purpose of funding new water sources to supplement existing groundwater supplies used for domestic water.
2. Water System Backup Facility Charge – Coachella Valley Water District (Ordinance No. 2353, adopted June 3, 1998 and revised October 2, 2001) – A fund created to provide for existing water facilities improvements and to construct new water facilities.
3. Meter Installation Charge – Fee for meter installation to provide source of supply and storage for all regular service connections. Amounts are determined by the size and location of the meter.

#### CAPITAL IMPROVEMENTS\*

N/A

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management.*

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION OF INTENTION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO FINANCE CAPITAL IMPROVEMENTS AND/OR THE PAYMENT OF DEVELOPMENT IMPACT FEES FOR PUBLIC CAPITAL IMPROVEMENTS IN THE PROPOSED STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-07 (COUNTY OF PLACER, CALIFORNIA), APPROVING A PROPOSED BOUNDARY MAP, MAKING CERTAIN DECLARATIONS, FINDINGS AND DETERMINATIONS CONCERNING RELATED MATTERS, AND AUTHORIZING RELATED ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, under the authority of the Municipal Improvement Act of 1913 (the “1913 Act”), being Division 12 (commencing with Sections 10000 and following) of the California Streets and Highways Code (the “Code”), the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) intends to finance, through its Statewide Community Infrastructure Program, the payment of certain development impact fees for public improvements (the “Improvement Fees”) and/or to finance certain public capital improvements to be constructed by or on behalf of the property owner(s) and to be acquired by the County of Placer or another local agency (the “Improvements”) as described in Exhibit A attached hereto and by this reference incorporated herein, all of which are of benefit to the proposed Statewide Community Infrastructure Program Assessment District No. 17-07 (County of Placer, California) (the “Assessment District”);

**WHEREAS**, the Commission finds that the land specially benefited by the Improvements and/or the Improvement Fees is shown within the boundaries of the map entitled “Proposed Boundaries of California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-07 (County of Placer) State of California,” a copy of which map is on file with the Secretary and presented to this Commission meeting, and determines that the land within the exterior boundaries shown on the map shall be designated “Statewide Community Infrastructure Program Assessment District No. 17-07 (County of Placer) State of California”;

**WHEREAS**, the County of Placer is a member of the Authority and has approved the adoption on its behalf of this Resolution of Intention and has consented to the levy of the assessments in the Assessment District;

**NOW, THEREFORE, BE IT RESOLVED** that the Commission of the California Statewide Communities Development Authority hereby finds, determines and resolves as follows:

Section 13.      The above recitals are true and correct.

Pursuant to Section 2961 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of the Code, the Commission hereby declares its intent to comply with the requirements of the 1931 Act by complying with Part 7.5 thereof.

The Commission has designated a registered, professional engineer as Engineer of Work for this project, and hereby directs said firm to prepare the report containing the matters required by Sections 2961(b) and 10204 of the Code, as supplemented by Section 4 of Article XIID of the California Constitution.

The proposed boundary map of the Assessment District is hereby approved and adopted. Pursuant to Section 3111 of the Code, the Secretary of the Authority is directed to file a copy of the map in the office of the County Recorder of the County of Placer within fifteen (15) days of the adoption of this resolution.

The Commission determines that the cost of financing the Improvements and/or the payment of the Improvement Fees shall be specially assessed against the lots, pieces or parcels of land within the Assessment District benefiting from the financing of the Improvements and/or the payment of the Improvement Fees. The Commission intends to levy a special assessment upon such lots, pieces or parcels in accordance with the special benefit to be received by each such lot, piece or parcel of land, respectively, from the financing of the Improvements and/or the payment of the Improvement Fees.

The Commission intends, pursuant to subparagraph (f) of Section 10204 of the Code, to provide for an annual assessment upon each of the parcels of land in the proposed Assessment District to pay various costs and expenses incurred from time to time by the Authority and not otherwise reimbursed to the Authority which result from the administration and collection of assessment installments or from the administration or registration of the improvement bonds and the various funds and accounts pertaining thereto.

Bonds representing unpaid assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10 of the Code), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

The procedure for the collection of assessments and advance retirement of bonds under the Improvement Bond Act of 1915 shall be as provided in Part 11.1 thereof.

Neither the Authority nor any member agency thereof will obligate itself to advance available funds from its or their own funds or otherwise to cure any deficiency which may occur in the bond redemption fund. A determination not to obligate itself shall not prevent the Authority or any such member agency from, in its sole discretion, so advancing funds.

The amount of any surplus remaining in the improvement fund after acquisition of the Improvements and/or payment of Improvement Fees and all other claims shall be distributed in accordance with the provisions of Section 10427.1 of the Code.

To the extent any Improvement Fees are paid to the Authority in cash with respect to property within the proposed Assessment District prior to the date of issuance of the bonds, the amounts so paid shall be reimbursed from the proceeds of the bonds to the property owner or developer that made the payment.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## EXHIBIT A

### DESCRIPTION OF WORK

The payment of development impact fees levied within the Assessment District and/or public capital improvements to be acquired and owned by the County of Placer or another local agency upon or for the benefit of parcels within the Assessment District, for the project known as Morgan Ranch, which are authorized to be financed pursuant to the Municipal Improvement Act of 1913 and as to which the owners of the applicable parcels within the Assessment District have applied for participation in SCIP, as more particularly described below.

#### PAYMENT OF IMPACT FEES

1. Traffic Fees (County) (Resolution No. 2016-138) – Traffic impact fees to fund capital improvements to the County of Placer’s roadway and traffic system.
2. South Placer Regional Traffic Fees (Resolution No. 2008-02) – Fees collected against new development to fund street improvements dedicated to and maintained by the County of Placer, as described and identified in the Regional Transportation and Air Quality Mitigation Fee Improvement Program.
3. Traffic Fees (Placer County/City of Roseville) (Resolution No. 2016-138) – Traffic impact fees to fund roadway and traffic improvements between Placer County and the City of Roseville in the area of Baseline Road, Fiddymont Road, and Walerga Road.
4. Park Fee (Ordinance 5298-B) – Fees are collected for the purpose of parkland acquisitions and improvements to serve the needs of residents of new development.
5. Sewer Impact Fee (Ordinance No. 5745-B) – Sewer impact fees imposed by the County of Placer to fund sewer expansion projects needed to serve new development.

#### CAPITAL IMPROVEMENTS\*

N/A

*\*Capital improvements includes funding for incidental costs associated with the capital improvements, including but not limited to, contingency, design, engineering, and construction management*

## **ATTACHMENT B**

### **RESOLUTION NO. 17SCIP-**

#### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-03 (CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-03 (City of San Diego, County of San Diego, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-04 (CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-04 (City of San Diego, County of San Diego, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.



**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-04 (CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-04 (City of Roseville, County of Placer, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-05 (CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-05 (City of Roseville, County of Placer, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-03 (CITY OF ANTIOCH, COUNTY OF CONTRA COSTA, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-03 (City of Antioch, County of Contra Costa, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-02 (CITY OF BRENTWOOD, COUNTY OF CONTRA COSTA, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-02 (City of Brentwood, County of Contra Costa, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.



**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-06 (CITY OF LINCOLN, COUNTY OF PLACER, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-06 (City of Lincoln, County of Placer, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-01 (CITY OF MANTECA, COUNTY OF SAN JOAQUIN, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-01 (City of Manteca, County of San Joaquin, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-02 (CITY OF MANTECA, COUNTY OF SAN JOAQUIN, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-02 (City of Manteca, County of San Joaquin, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-03 (CITY OF MANTECA, COUNTY OF SAN JOAQUIN, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-03 (City of Manteca, County of San Joaquin, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.



**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-04 (CITY OF MANTECA, COUNTY OF SAN JOAQUIN, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-04 (City of Manteca, County of San Joaquin, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-01 (COACHELLA VALLEY WATER DISTRICT, COUNTY OF RIVERSIDE, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-01 (Coachella Valley Water District, County of Riverside, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **RESOLUTION NO. 17SCIP-**

### **RESOLUTION PRELIMINARILY APPROVING ENGINEER'S REPORT, SETTING DATE FOR PUBLIC HEARING OF PROTESTS AND PROVIDING FOR PROPERTY OWNER BALLOTS FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM ASSESSMENT DISTRICT NO. 17-07 (COUNTY OF PLACER, CALIFORNIA)**

WHEREAS, at the direction of this Commission, David Taussig & Associates, Inc., as Engineer of Work for improvement proceedings in California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 17-07 (County of Placer, California) has filed with the Authority the report described in Section 10204 of the Streets and Highways Code (Municipal Improvement Act of 1913, hereafter in this resolution referred to as the "Act"), and containing the matters required by Article XIID of the California Constitution ("Article XIID"), and it is appropriate for this Commission to preliminarily approve said report and to schedule the public hearing of protests respecting said report.

NOW, THEREFORE, THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY HEREBY FINDS, DETERMINES AND RESOLVES as follows:

Section 1. The foregoing recital is true and correct, and this Commission so finds and determines.

Section 2. This Commission preliminarily approves the report without modification, for the purpose of conducting a public hearing of protests as provided in the Act, Article XIID, and Section 53753 of the California Government Code ("Section 53753"). Said report shall stand as the report for the purpose of all subsequent proceedings under the Act and Section 53753, except that it may be confirmed, modified, or corrected as provided in the Act.

Section 3. This Commission hereby sets 2:00 p.m., or as soon thereafter as the matter may be heard, on September 7, 2017, at the office of the League of California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing of protests to the proposed financing of development impact fees and/or public capital improvements, the proposed levy of assessments, the amounts of individual assessments, and related matters as set forth in said report, and any interested person may appear and object to said financing of development impact fees and/or public capital improvements, or to the extent of said assessment district or to said proposed assessment.

Section 4. Staff is hereby directed to cause a notice of said public hearing to be given by mailing notices thereof, together with assessment ballots, in the time, form and manner provided by Section 53753, and upon the completion of the mailing of said notices and assessment ballots, staff is hereby directed to file with the Engineer of Work an affidavit setting forth the time and manner of the compliance with the requirements of law for mailing said notices and assessment ballots.

Section 5. David Taussig & Associates, Inc., Engineer of Work, 1302 Lincoln Ave., Suite. 204, San Jose, California 95125, (800) 969-4382, is hereby designated to answer inquiries regarding the report and the protest proceedings.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **Agenda Item No. 6**

### **Agenda Report**

**DATE:** July 6, 2017  
**TO:** CSCDA COMMISSIONERS  
**FROM:** Cathy Bando, Executive Director  
**PURPOSE:** Conduct proceedings with respect to SCIP

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#### **BACKGROUND AND SUMMARY:**

On May 18, 2017, the Commission approved the resolution of intention and preliminarily approved the engineer's report for the Pardee Homes project and set the public hearing for today's meeting. The financing is currently expected to be a part of SCIP 2017B.

Pardee Homes is constructing 262 single family homes with an estimated \$10,842,870 in impact fees to be financed. The fees to be financed will be the Pacific Highlands Ranch Public Facilities Financing Plan and Facilities Benefit Assessment Fee.

The final approval for the issuance of bonds will be at the same time SCIP 2017B is subsequently approved in September/October 2017.

#### **RECOMMENDED ACTION:**

Open Public Hearing for Assessment District No. 17-02, City of San Diego, County of San Diego

- b. Close Public Hearing.
- c. Open assessment ballots and announce results.

Consideration of the following resolutions (Attachment A) with respect to SCIP:

- a. Resolution approving final engineer's report, levying assessments, ordering the financing of specified development fees, and confirming unpaid assessment amounts.
- b. Resolution providing for the issuance of a separate series of SCIP limited obligation for improvement bonds and approving the form and substance of a trust agreement.



## **ATTACHMENT A**

### **RESOLUTION NO. 17SCIP-**

#### **RESOLUTION OF THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY APPROVING THE FINAL ENGINEER'S REPORT, LEVYING ASSESSMENTS, ORDERING THE FINANCING OF SPECIFIED DEVELOPMENT FEES AND/OR CAPITAL IMPROVEMENTS, CONFIRMING THE AMOUNT OF UNPAID ASSESSMENTS, AND DIRECTING RELATED ACTIONS**

**WHEREAS**, the California Statewide Communities Development Authority is a joint exercise of powers entity duly organized and existing under and by virtue of the laws of the State of California (the "Authority"), with this Commission (this "Commission") serving as the legislative body of the Authority; and

**WHEREAS**, this Commission has taken a series of actions pursuant to the Municipal Improvement Act of 1913 (Division 12, commencing with Section 10000 of the Streets and Highways Code of the State of California) (the "1913 Act") preliminary to ordering the financing of certain public capital improvements and/or of certain development fees, the proceeds of which will be used to pay the cost of other public capital improvements (the "Fees and/or Improvements"), in each case eligible to be funded under the 1913 Act, which development fees and/or capital improvements are described in the Final Engineer's Report (the "Final Engineer's Report") approved by this Resolution, said fees and/or capital improvements and related incidental expenses allocable thereto to be charged to the parcels of land with respect to which the Fees and/or Improvements are payable or are to be located, as applicable, in connection with the proposed development of said parcels of land which are situated within the assessment district (the "District") to be designated as set forth in Exhibit A attached hereto and by this reference incorporated into this Resolution; and

**WHEREAS**, the program of the Authority providing for the financing of eligible development fees and/or capital improvements is commonly known as the "Statewide Community Infrastructure Program," or "SCIP;" and

**WHEREAS**, on May 18, 2017, this Commission approved the boundary map for the District and adopted its Resolution of Intention (the "Resolution of Intention") relating to the District, and such boundary map was thereafter filed for record in the office of the County Recorder of the County in which the District is located; and

**WHEREAS**, in accordance with the direction of this Commission provided in the Resolution of Intention, the Assessment Engineer of the Authority for SCIP, as Engineer of Work (the "Engineer of Work"), prepared and filed with the Authority on May 18, 2017, a report containing the information regarding the District required by Section 10204 of the Streets and Highways Code of the State of California, which report was duly presented to this Commission for preliminary consideration; and

**WHEREAS**, this Commission, by the resolution duly adopted on May 18, 2017 (the "Resolution of Preliminary Approval"), corresponding to the proposed District, preliminarily approved the report, and fixed 2:00 p.m., or as soon thereafter as the matter might be heard, on July 20, 2017, at the League of

California Cities, 1400 K Street, 3rd Floor, Sacramento, California, as the time and place for a public hearing with respect to the financing of the Fees and/or Improvements, to the extent of the District and to the levy of the assessments therein (the “Assessment”); and

**WHEREAS**, the Engineer of Work prepared and submit a modified engineer’s report (the “Final Engineer’s Report”) for the District to include reference to the adoption of the Resolution of Intention; and

**WHEREAS**, this Commission directed that notice of the public hearing and the related property owner assessment ballot procedure be given in the time, form and manner required by Article XIID of the California Constitution (“Article XIID”), together with the property owner assessment ballots themselves; and

**WHEREAS**, there have been filed with the Authority a separate certificate setting forth the time and manner of the compliance with the requirements of law for mailing (a) the notice of the public hearing and assessment ballot procedure and (b) the property owner assessment ballots, as required by Article XIID; and

**WHEREAS**, this Commission hereby finds and determines that notice of public hearing and assessment ballot procedure and the property owner assessment ballots themselves have been mailed in the form and manner required by Article XIID; and

**WHEREAS**, said public hearing was duly convened by this Commission as a consolidated public hearing for the District at said time and place specified in the notice of public hearing and was at such time continued to the date hereof, and this Commission has proceeded with said public hearing and duly heard all interested parties desiring to be heard at said public hearing on any aspect of any of the proposed District; and

**WHEREAS**, having thereupon closed the public hearing, and the assessment ballots which had been returned having then been opened and tallied, and it having been determined that all of the assessment ballots which were returned were marked in support of the proposed levy of Assessments, this Commission hereby finds and determines that property owner assessment ballots cast against the levy of the Assessments did not exceed the property owner ballots cast in favor of the levy of the Assessments, with the assessment ballots weighted in proportion to the amount of the proposed Assessment for the parcel to which each such assessment ballot pertains; and

**WHEREAS**, this Commission has elected to comply with the requirements of Part 7.5 of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (the “1931 Act”), being Division 4 (commencing with Section 2800) of Streets and Highways Code of the State of California, and on the basis of the information included in each Final Engineer’s Report, this Commission hereby finds and determines that the requirements of the 1931 Act are satisfied in the manner provided by subsection (d) of Section 2961 of said Part 7.5 of the 1931 Act; and

**WHEREAS**, there has been filed with the Authority a Consent and Waiver executed by each owner of each of the parcels upon which an Assessment is proposed to be levied or by an authorized representative of each owner, waiving any defect in the notice or procedure in the conduct of the public hearing and the assessment ballot procedure including the timing of receipt of the notice of the public hearing, waiving the entitlement to pay all or any part the Assessment in cash within the 30-day cash payment period, and consenting to the modifications made to the applicable Engineer’s Report between the preliminary approval thereof and approval of the Final Engineer’s Reports by this Resolution; and

**WHEREAS**, on the basis of the executed Consent and Waiver form on file with the Authority, in which the owner of the parcel on which an Assessment is proposed to be levied has waived the entitlement to pay all or any portion of such Assessment levied upon the such parcel in cash (which entails the benefit of a cash payment discount) prior to the issuance, sale and delivery of bonds upon the security of such Assessment, the Authority has confirmed that the amount of unpaid Assessments is equal to the full amount of the Assessments levied;

**NOW, THEREFORE, BE IT RESOLVED** by the Commission of the California Statewide Communities Development Authority, as follows:

Section 1. The foregoing recitals are true and correct, and this Commission so finds and determines.

Section 2. There having been no protest received (either written or oral) from any owner of any of the parcels of land upon which an Assessment is proposed to be levied, this Commission finds that there has not been a “majority protest,” as said term is defined by Article XIID, and this Commission hereby overrules the protests received, if any, whether written and oral, from any other person.

Section 3. This Commission hereby approves the Final Engineer’s Report and the component parts thereof, including each exhibit incorporated by reference in the reports.

Section 4. This Commission hereby finds and determines that the requirements of the 1931 Act have been satisfied in the manner provided by Part 7.5 thereof, and this action shall be final as to all persons.

Section 5. This Commission hereby finds and determines that the Engineer of Work, in the Final Engineer’s Report, has fairly and properly apportioned the cost of the financing of the Fees and/or Improvements to each parcel of land in the District in proportion to the estimated benefits to be received by each parcel, respectively, from the financing of the Fees and/or Improvements. This Commission hereby confirms and levies each individual Assessment as stated in the Final Engineer’s Report.

Section 6. Bonds representing unpaid Assessments, and bearing interest at a rate not to exceed twelve percent (12%) per annum, will be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10, commencing with Section 8500, of the Streets and Highways Code of the State of California) (the “1915 Act”), and the last installment of the bonds shall mature not to exceed twenty-nine (29) years from the second day of September next succeeding twelve (12) months from their date.

Section 7. This Commission hereby finds and determines that either each of the owners or an authorized representative of each of the owners of each of the parcels assessed in these proceedings has executed and filed with the administrator of SCIP (the “Program Administrator”) a form of Consent and Waiver by which the entitlement otherwise given to each such owner to pay all or any part of the subject Assessment or Assessments in cash within the 30-day cash payment period has been waived, and by which the property owner consents to the changes to the Engineer’s Report between the preliminary approval thereof on May 18, 2017, and the approval of the Final Engineer’s Reports by this Resolution. Accordingly, this Commission hereby confirms that the amount of unpaid Assessments is equal to the full amount of the Assessments levied and directs the Program Administrator to proceed forthwith, without the necessity of the 30-day cash payment period otherwise required, to provide for the issuance, sale and delivery of limited obligation improvement bonds in a principal amount equal to the Assessments levied.

Section 8. The Program Administrator is hereby authorized and directed to prepare the auditors record for the District, pursuant to the Streets and Highways Code, and to transmit said auditors

record to the County Auditor of the County within which District is located. The assessment installments for the initial series of bonds issued for the District shall be apportioned among the parcels in the District having an unpaid Assessment.

Section 9. The Program Administrator is hereby directed to record the Final Engineer's Report with the Authority. The Program Administrator is hereby further directed to record the assessment diagram contained in the Final Engineer's Report and the notice of assessment in the office of the County Recorder of the County within which District is located in the time, form and manner as required by law.

Section 10. This Resolution shall take effect immediately upon its passage.

**PASSED AND ADOPTED** by the Commission of the California Statewide Communities Development Authority this July 6, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By: \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

**EXHIBIT A**

<b>District Name</b>	<b>Assessment/Local Obligation Amount</b>
Statewide Community Infrastructure Program Assessment District No. 17-02 (City of San Diego, County of San Diego, California)	\$3,578,112.57

1. **RESOLUTION NO. 17SCIP-\_\_\_**

2. **RESOLUTION OF THE COMMISSION OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY PROVIDING FOR THE ISSUANCE OF A SEPARATE SERIES OF STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM LIMITED OBLIGATION IMPROVEMENT BONDS; APPROVING THE FORM AND SUBSTANCE OF A TRUST AGREEMENT AND AUTHORIZING CHANGES THERETO AND EXECUTION THEREOF; AND AUTHORIZING RELATED ACTIONS AND THE EXECUTION OF RELATED DOCUMENTS TO IMPLEMENT THE PROPOSED FINANCING PROGRAM**

**WHEREAS**, the California Statewide Communities Development Authority is a joint exercise of powers entity duly organized and existing under and by virtue of the laws of the State of California (the “Authority”), with this Commission (this “Commission”) serving as the legislative body of the Authority; and

**WHEREAS**, this Commission, on May 18, 2017, adopted its Resolution of Intention (the “Resolution of Intention”) relating to the financing of certain development fees and/or capital improvements in a separate assessment district (the “District”) designated by the name set forth in Exhibit A attached hereto and by this reference incorporated herein; and

**WHEREAS**, the Resolution of Intention was adopted pursuant to the provisions of the Municipal Improvement Act of 1913 (Division 12, commencing with Section 10000 of the Streets and Highways Code of the State of California) (the “1913 Act”) and provided that serial and/or term bonds to represent the unpaid assessments (the “Assessments”) would be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10, commencing with Section 8500, of the Streets and Highways Code of the State of California) (the “1915 Act”), reference being hereby made to the Resolutions of Intention for further particulars of such bonds; and

**WHEREAS**, the written engineer’s report relating to the proposed District (in its final form, the “Engineer’s Report”) was thereafter duly prepared and filed with the Authority, and after a hearing duly noticed and held, the Assessment has been confirmed, levied and approved by resolution adopted by this Commission on the date hereof; and

**WHEREAS**, the assessment diagram and related notice of assessment has been authorized to be duly recorded in the office of the Assistant to the Secretary of the Authority, who is authorized to act as Superintendent of Streets with respect to the District, and the assessment diagram and related notice of assessment shall be recorded in the office of the County Recorder of the County in which respective District is located, all in the time, form and manner required by law; and

**WHEREAS**, the Assessment has been levied in the total amount set forth in Exhibit A to this Resolution upon the subdivisions of land in the District in proportion to the estimated benefits to be received by such subdivisions, respectively, from the payment of certain development fees and/or from certain public capital improvements, as shown in the Engineer’s Report; and

**WHEREAS**, the owners of all of the property which has been assessed in the District or the authorized representative of such owner has executed and filed Consent and Waiver form, by which, among

other things, such owner has waived their right to pay all or any part of their respective Assessment in cash and have further waived mailed notice of the Assessment; and

**WHEREAS**, on the basis of the executed Consent and Waiver form on file with the Authority, in which each owner of each parcel on which an Assessment is proposed to be levied has waived the entitlement to pay all or any portion of such Assessment levied upon the such parcel in cash (which entails the benefit of a cash payment discount) prior to the issuance, sale and delivery of bonds upon the security of such Assessment, the Authority has confirmed that the amount of unpaid Assessments is equal to the full amount of the Assessments levied, as set forth in Exhibit A to this Resolution, and this Commission hereby finds and determines that the total of the unpaid Assessments for the District is as set forth in Exhibit A to this Resolution; and

**WHEREAS**, in connection with the financing of development fees and/or capital improvements pursuant to the Authority's Statewide Community Infrastructure Program (the "Program"), this Commission has determined to issue a separate series of its Statewide Community Infrastructure Program Limited Obligation Improvement Bonds, relating to the District (the "Local Obligations"), pursuant to a Trust Agreement in substantially the form currently on file with this Commission (the "Trust Agreement"), by and between the Authority and Wilmington Trust, National Association (the "Trustee"), such Local Obligations to be registered in the name of the Trustee and each series thereof to be issued in an aggregate principal amount not to exceed the principal amount of unpaid Assessments of the District; and

**WHEREAS**, for the purpose of funding the Local Obligations and thereby financing the development fees and/or public capital improvements in the District as described above, this Commission, in accordance with the Program, has on the same date hereof authorized its Statewide Community Infrastructure Program Revenue Bonds (the "Revenue Bonds") pursuant to the same Trust Agreement; and

**WHEREAS**, the Authority has authorized the issuance of and sale of the Revenue Bonds, with the net proceeds of sale thereof (after funding a reserve fund and payment of costs of issuance) to be utilized by the Trustee to acquire the Local Obligation; and

**WHEREAS**, in furtherance of implementing the issuance of the Local Obligations as described above, there has been filed with the Secretary of the Authority, for consideration and approval by this Commission, the form of the Trust Agreement, under the terms of which, among other things, the Local Obligations are to be issued; and

**WHEREAS**, being fully advised in the matter of the Program, this Commission wishes to approve the financing as described above;

**NOW, THEREFORE, BE IT RESOLVED** by the Commission of the California Statewide Communities Development Authority, as follows:

3. The foregoing recitals are true and correct, and this Commission so finds and determines. This Resolution is adopted in accordance with the "SCIP Manual of Procedures" adopted by this Commission, as it may be amended from time to time.

4. This Commission has reviewed all proceedings heretofore taken relative to the foregoing and has found, as a result of such review, and does hereby find and determine that all acts, conditions and things required by law to exist, to happen and to be performed precedent to and in the issuance of the Local Obligations as hereinafter authorized and provided do exist, have happened and



have been performed in due time, form and manner as required by law, and the Authority, upon approval by the Authority of the issuance of the Revenue Bonds, shall be authorized pursuant to each and every requirement of law to issue the Local Obligations.

5. A separate series of Local Obligations shall be issued for the District as provided in the Trust Agreement and shall represent and shall be secured by the unpaid Assessments of such District in accordance with the provisions of the 1915 Act and pursuant to the provisions of the Resolution of Intention and proceedings taken thereunder. The Local Obligations shall be issued in an aggregate principal amount not to exceed the unpaid Assessments as set forth in Exhibit A to this Resolution, shall bear interest at rates not to exceed 12%, and shall be known as the "California Statewide Communities Development Authority Statewide Community Infrastructure Program Limited Obligation Improvement Bonds," with appropriate series and sub-series designations as determined by the Authority. The Local Obligations may be issued in one or more issuances and pursuant to the same or a separate Trust Agreement as other assessment district limited obligation bonds of the Authority.

6. The form and substance of the Trust Agreement made available to the Commissioners at this meeting is hereby approved. Any member of the Commission of the Authority, the Executive Director of the Authority, or their administrative delegates duly authorized pursuant to a resolution of the Authority (each, an "Authorized Signatory"), is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Trust Agreement in substantially said form, with such changes therein as any member of the Commission may require or approve in consultation with Bond Counsel, such approval to be conclusively evidenced by the execution and delivery thereof.

7. The Treasurer of the Authority and the Secretary of the Authority are hereby authorized and directed to execute the Local Obligations on behalf of the Authority, manually or by use of engraved, printed or lithographed facsimile signature. Such signing as herein provided shall be a sufficient and binding execution of the Local Obligations by the Authority, without the necessity of a seal. In case the person whose signature appears on the Local Obligations shall cease to be such officer before the delivery of the Local Obligations to the purchaser, such signature shall nevertheless be valid and sufficient for all purposes the same as though such person had remained in office until the delivery of the Local Obligation. Only such of the Local Obligations as shall bear thereon a certificate of registration and authentication in the form set forth in the Trust Agreement, executed and dated by any Authorized Signatory, shall be entitled to any benefits hereunder or be valid or obligatory for any purpose, and such certificate shall be conclusive evidence that the Local Obligations so authenticated have been duly authorized, executed, issued and delivered hereunder and are entitled to the benefits hereof.

8. The Chair, the Vice Chair, the Secretary, the Treasurer, any other members of the Commission of the Authority, the Executive Director of the Authority, and other appropriate officers and agents of the Authority are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents, or to make any necessary modifications thereto, which are acceptable to the members of the Commission of the Authority, the Authority's general legal counsel and Bond Counsel and which they deem necessary or advisable in order to consummate the issuance, sale and delivery of the Local Obligations and to carry out the purposes of this Resolution.

9. This Resolution shall take effect immediately upon its passage.

**PASSED AND ADOPTED** by the Commission of the California Statewide Communities Development Authority this July 6, 2017.

I, the undersigned, an Authorized Signatory of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 6, 2017.

By: \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

**EXHIBIT A**

<b>District Name (County)</b>	<b>Local Obligation Amount</b>
Statewide Community Infrastructure Program Assessment District No. 17-02 (City of San Diego, County of San Diego, California)	per Engineer's Report, not to exceed \$3,578,112.57

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## **Agenda Item No. 7**

### **Agenda Report**

**DATE:** July 6, 2017

**TO:** CSCDA COMMISSIONERS

**FROM:** Cathy Bando, Executive Director

**PROJECT:** University District (City of Rohnert Park) – Community Facilities District

**PURPOSE:** Consideration of the various resolutions for the designation of Improvement Area No. 2 for Community Facilities District No. 2015-01 (University District), City of Rohnert Park, County of Sonoma, State of California (the “University District CFD”).

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#### **EXECUTIVE SUMMARY:**

At the May 18, 2017 meeting the CSCDA Commission approved the resolution of intention to designate Improvement Area No. 2 within the community facilities district for University District, and set the public hearing for this meeting. The actions being considered as outlined below is the second step required to issue bonds for Improvement Area No. 2 of the University District.

#### **BACKGROUND:**

University District is the development of 270 acres and 1,236 single family residences in the City of Rohnert Park. Bonds in the amount of \$10.9M were issued by CSCDA for Improvement Area No. 1 in February, 2016 which consists of 399 single family homes. The project is adjacent to Sonoma State University.

CSCDA received a written petition from Vast Oaks Properties L.P., California limited partnership (the “Owner”), requesting that proceedings be instituted to designate an additional improvement area within the Community Facilities District for the purpose of financing improvements. The proposed improvement area is within the boundaries of Improvement Area M and will be designated as Improvement Area No. 2. Improvement Area No. 2 will consist of approximately 65.23 gross acres containing 428 single-family residential homes upon full buildout. The remainder of Improvement Area M after formation of Improvement Area No. 2 is expected to be built out with 409 single family homes.

The financing will not exceed \$50,000,000. All improvements to be financed will be identical to those approved in the resolution of intention adopted by the CSCDA Commission on May 18, 2017.

**COMMISSION ACTION RECOMMENDED BY THE EXECUTIVE DIRECTOR:**

CSCDA's Executive Director recommends the following actions:

- a. Conduct proceedings with respect to designation of the University District improvement area:
  - 1. Open Public Hearing.
  - 2. Close Public Hearing.
- b. Consider the following resolutions (Attachment A) relating to the designation of and special election within Improvement Area No. 2:
  - 1. Resolution designating Improvement Area No. 2 and authorizing the levy of a special tax within said improvement area.
  - 2. Resolution deeming it necessary to incur bonded indebtedness to finance certain development impact fees and the acquisition and construction of certain public facilities to mitigate the impacts of development within the University District CFD.
  - 3. Resolution calling special mailed-ballot election within Improvement Area No. 2.
- c. Conduct special election within Improvement Area No. 2.
- d. Consider resolutions declaring results of special mailed-ballot election within Improvement Area No. 2. (Attachment B)
- e. Conduct first reading of "Ordinance Levying a Special Tax for Fiscal Year 2017- 2018 and Following Fiscal Years Solely Within and Relating to California Statewide Communities Development Authority Community Facilities District No. 2015-01, Improvement Area No. 2 (University District), City of Rohnert Park, County of Sonoma, State of California." (Attachment C)

**ATTACHMENT A**

**RESOLUTION NO. 17SCIP-[\_\_]**

**CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY**

A RESOLUTION OF DESIGNATING IMPROVEMENT AREA NO. 2 OF CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2015-01 (UNIVERSITY DISTRICT), CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND PROVIDING FOR THE LEVY OF A SPECIAL TAX THEREIN TO FINANCE THE CONSTRUCTION AND ACQUISITION OF CERTAIN PUBLIC FACILITIES AND TO FINANCE CERTAIN DEVELOPMENT IMPACT FEES

WHEREAS, the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) duly adopted its Resolution No. 17SCIP-30 (the “Resolution of Intention”) on May 18, 2017 wherein the Commission declared its intention to designate an improvement area within California Statewide Communities Development Authority Community Facilities District No. 2015-01 (University District), City of Rohnert Park, County of Sonoma, State of California (the “Community Facilities District”), to be known as Improvement Area No. 2 (the “Improvement Area”), to authorize levying a special tax therein to finance the acquisition and construction of certain public capital facilities to be owned by the City, and to finance certain development impact fees to pay for other public capital facilities to be owned by the City, all under and pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (the “Act”); and

WHEREAS, the public facilities and development impact fees described in the previous paragraph are collectively referred to herein as the “Improvements”; and

WHEREAS, the Resolution of Intention fixed a time and place for a public protest hearing (the “Public Hearing”) to be held by the Commission to consider the designation of the Improvement Area, the authorization of the special tax to be levied and collected therein (the “Special Tax”), the proposed rate, method of apportionment and manner of collection of the Special Tax, the Improvements proposed to be authorized to be paid for with the proceeds of the Special Tax collections, the establishment of an appropriations limit for the Improvement Area of the Community Facilities District, and all other matters set forth in the Resolution of Intention; and

WHEREAS, in the Resolution of Intention the Commission approved the boundary map, as provided for and described in California Streets and Highways Code Section 3110, entitled “Proposed Boundaries of Improvement Area No. 2 of California Statewide Communities Development Authority Community Facilities District No. 2015-01 (University District), City of Rohnert Park, County of Sonoma, State of California” (the “Proposed Boundary Map”), which Proposed Boundary Map was recorded on May 26, 2017, in the Book of Maps of Assessment and

Community Facilities Districts maintained by the County Recorder of the County of Sonoma in Book 786 at Pages 39 and 40, and as Instrument No. 2017-041125; and

WHEREAS, Exhibit D to the Resolution of Intention, and incorporated therein by reference, is the rate and method of apportionment of the Special Tax for Improvement Area No. 2 (the “RMA for Improvement Area No. 2”); and

WHEREAS, pursuant to the Resolution of Intention, the Authority’s special tax consultant, David Taussig & Associates (the “Special Tax Consultant”), on behalf of the City, submitted a report (the “Hearing Report”) to the Commission on the need for and estimated cost of the proposed Improvements to be financed; and

WHEREAS, the Commission has reviewed the Hearing Report, and it is incorporated herein by this reference and made a part of the record of the Public Hearing; and

WHEREAS, pursuant to the Resolution of Intention, the Public Hearing was set by the Commission for Thursday, the 6th day of July, 2017, at the hour of 2:00 o’clock P.M., at the offices of the League of California Cities, 1400 K Street, 3<sup>rd</sup> Floor, Sacramento, California 95814 (the “Public Hearing”); and

WHEREAS, Bond Counsel has filed a certificate with the Commission establishing that proper and timely notice of the Public Hearing was published in the *THE COMMUNITY VOICE* and that proper and timely notice was mailed to the landowners within the Improvement Area; and

WHEREAS, at or shortly after the time set forth in the Notice of Public Hearing, the Commission held the Public Hearing at the place designated to consider the designation of the Improvement Area, the proposed rate, method of apportionment and manner of collection of the Special Tax, and the Improvements proposed to be financed, the establishment of the appropriations limit, and all other matters set forth in the Resolution of Intention; and

WHEREAS, at the Public Hearing all persons interested, including all taxpayers, property owners and registered voters within the Improvement Area, were given an opportunity to appear and to be heard, and the testimony of all interested persons and all taxpayers, property owners and registered voters for or against the designation of the Improvement Area and the levy of the Special Tax, or the financing of any of the proposed Improvements, or the authorization to issue bonds, or the establishment of the appropriations limit for the Improvement Area, or any other matters set forth in the Resolution of Intention, was heard and considered; and

WHEREAS, all registered voters residing within the boundaries of the proposed Improvement Area, if any, and all owners of land within the boundaries of the proposed Improvement Area that would not be exempt from the proposed levy of Special Tax, were allowed to submit written protests to any aspect of the proposals contained in the Resolution of Intention, and permitted to withdraw their protests prior to the close of the Public Hearing; and

WHEREAS, the Commission is fully advised in this matter;



NOW THEREFORE, BE IT RESOLVED by the Commission of the California Statewide Communities Development Authority, as follows:

Section 1. The above recitals are true and correct, and the Commission so finds and determines.

Section 2. Except to the extent inconsistent with this Resolution, the Resolution of Intention is reaffirmed, and its provisions and findings are, to that same extent, incorporated herein by this reference.

Section 3. The Commission finds and determines that as of the close of the Public Hearing, written protests, if any, to the designation of the Improvement Area, or to the levy of the Special Tax, or to the acquisition and construction of any of the Improvements described in the Resolution of Intention, or the authorization to issue bonds, or to the establishment of the appropriations limit, or to any other matters contained in the Resolution of Intention, were submitted by less than 50 percent of the registered voters, or by less than six of the registered voters, if any, residing within the Improvement Area. Similarly, the Commission finds that at the close of the Public Hearing, such written protests, if any, were submitted by the owners of less than one-half of the area of land in the territory proposed to be included in the Improvement Area and not exempt from the Special Tax. Thus, the Commission finds that it is not precluded, by the Act, from proceeding further in this matter. The Commission hereby further orders and determines that all protests to the designation of the Improvement Area, or the levy of the Special Tax proposed to be levied therein, or the acquisition and construction of any of the described Improvements, or the authorization to issue bonds, or the establishment of the appropriations limit, that may have been submitted, have been considered and are hereby overruled.

Section 4. For the purpose of financing the Improvements, the Commission hereby determines to designate a portion of the Community Facilities District as an improvement area pursuant to Section 53350 of the Act. The Commission hereby designates the portion of the Community Facilities District described in the Boundary Map as an improvement area pursuant to Section 53350 of the Act, to be known as "Improvement Area No. 2 of the California Statewide Communities Development Authority Community Facilities District No. 2015-01 (University District), City of Rohnert Park, County of Sonoma, State of California."

Section 5. The Improvements authorized to be financed by and through the Improvement Area are those shown on Exhibit A to the Resolution of Intention, incorporated by this reference herein and made a part of this Resolution. All of the Improvements to be financed directly or through development impact fees have an estimated useful life of five (5) years or longer, and are Improvements that the City or other local governmental agencies are authorized by law to construct, own or operate, or to which they may contribute revenue, and that are necessary to meet increased demands placed upon the City as a result of development occurring and anticipated to occur within the Community Facilities District, including Improvement Area No. 2. The Improvements need not be physically located within the Improvement Area.

Section 6. The cost of financing the acquisition and construction of the Improvements includes incidental expenses for the Improvements comprising the costs of planning and designing the Improvements, together with the costs of environmental evaluations thereof, and

all costs associated with the designation of the Improvement Area, the issuance of any bonds, the determination of the amount of the Special Tax or the collection or payment of the Special Tax and costs otherwise incurred in order to carry out the authorized purposes of the Improvement Area, together with any other expenses incidental to the acquisition and construction of the Improvements. A representative list of incidental expenses proposed to be incurred are set forth on Exhibit C attached to the Resolution of Intention, which by this reference is incorporated by this reference herein and made a part of this Resolution.

Section 7. The proposed rate and method of apportionment for the Improvement Area (the “RMA”), including the maximum annual special tax, shall be as set forth in Exhibits D attached to the Resolution of Intention and by this reference incorporated herein and made a part hereof. The RMA provides sufficient detail to allow each landowner or resident within the Improvement Area to estimate the maximum amount that such person will have to pay, and specifies the conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied.

The maximum authorized Special Tax for financing the acquisition and construction of the Improvements that may be levied against any parcel of land used for private residential purposes (which use commences no later than the date on which an occupancy permit for private residential use is issued) is specified as a dollar amount and shall not increase in accordance with the RMA set forth in Exhibit D to the Resolution of Intention. The Special Tax shall not be levied for financing the acquisition and construction of the Improvements against such property after the time stated in Exhibit D to the Resolution of Intention. Under no circumstances shall the Special Tax be increased on such property, as a consequence of delinquency or default by the owners of any other parcel or parcels of land within the Improvement Area, by more than ten percent (10%) above the level that would have been levied had there been no delinquencies. Special Tax revenues from the Improvement Area may secure and repay bonds or indebtedness authorized by another improvement area of the Community Facilities District if the bond documents so provide.

Section 8. If the election referred to in Section 13 hereof results in the approval of the ballot measure described herein, then upon recordation of a Notice of Special Tax Lien pursuant to Section 3114.5 of the Streets and Highways Code of the State of California, a continuing lien to secure each levy of the Special Tax (as defined in the RMA) shall attach to all nonexempt real property in the Improvement Area, which lien shall continue in force and effect until the Special Tax obligation is prepaid and permanently satisfied and the lien cancelled in accordance with law or until collection of the Special Tax by the Commission ceases and a Notice of Cessation of Special Tax is recorded in accordance with Section 53330.5 of the Act.

Section 9. If the election referred to in Section 13 hereof results in the approval of the ballot measure described herein, then except where funds are otherwise available, the Special Tax shall be annually levied within the Improvement Area in an amount sufficient to finance the Improvements, including but not limited to the payment of interest on and principal of any bonds to be issued to finance the Improvements; the making of lease payments for any public facilities (whether in conjunction with the issuance of certificates of participation or not); and the repayment of funds advanced by the City or the Developer for the Improvement Area and including the repayment under any acquisition, deposit, or other agreement (which shall not constitute a debt or

liability of the Authority) of advances of funds or reimbursement for the lesser of the value or cost of work in-kind provided by any person for the Community Facilities District and the Improvement Area therein, shall be annually levied within the Improvement Area.

Section 10. If the election referred to in Section 13 hereof results in the approval of the ballot measure described herein, then the Special Tax will be collected through the regular County of Sonoma secured property tax bills, and will be subject to the same enforcement mechanism, and the same penalties and interest for late payment, as regular ad valorem property taxes; however, the Commission reserves the right to utilize any other lawful means of billing, collecting and enforcing the Special Tax, including direct billing, supplemental billing, and, when lawfully available, judicial foreclosure of the Special Tax lien.

Section 11. Should any property subject to the Special Tax be acquired by a public agency and then leased for private purposes, the Commission, pursuant to Section 53340.1 of the Act, will levy the Special Tax on the leasehold or possessory interests in property owned by a public agency (which property is otherwise exempt from the Special Tax), to be payable by the owner of the leasehold or possessory interests in such property.

Section 12. The Commission, pursuant to Section 53325.7 of the Act, hereby establishes the initial appropriations limit (fiscal year 2017-2018), as defined by subdivision (h) of Section 8 of Article XIIB of the California Constitution, for the Improvement Area in the amount of \$50,000,000, subject to voter approval.

Section 13. The Commission will submit the authorizations of this Resolution to the qualified electors of the Improvement Area in a special mailed-ballot election. Based on findings to be formally made by the Commission in a Resolution to be adopted this date Calling a Special Mailed-Ballot Election within the Improvement Area of the Community Facilities District, to which reference is made for further particulars, the qualified electors of the Improvement Area are the landowners owning property that will not be exempt from the Special Tax within the Improvement Area, in accordance with Section 53326(b) of the Act.

Section 14. In the opinion of the Commission, the public interest will not be served by allowing the property owners in the Improvement Area to intervene in a public bidding process pursuant to Section 53329.5(a) of the Act.

Section 15. The firm of David Taussig & Associates, 5000 Birch Street, Suite 6000, Newport Beach, California 92660, telephone (949) 955-1500, will be responsible for annually preparing, or causing to be prepared, the roll of Special Tax levies on the parcels within the Improvement Area identified by Sonoma County Assessor's parcel numbers, and will be responsible for estimating future Special Tax levies pursuant to Section 53340.2 of the Act.

Section 16. The Commission finds and determines that all proceedings conducted and approved by the Commission with respect to the designation of the Improvement Area, up to and including the adoption of this Resolution, and the other Resolutions adopted this date in connection with the designation of the Improvement Area, are valid and in conformity with the requirements of the Act, and this determination is final and conclusive for all purposes and is binding upon all persons. Accordingly, the Commission finds, determines and orders that the

Improvement Area is hereby designated with all of the authorities described and set forth in this Resolution, the exercise of which is subject only to the election.

Section 17. This resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, a duly appointed and qualified Authorized Signatory of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of said Authority at a duly called meeting of the Commission of said Authority held in accordance with law on July 6, 2017.

By: \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

RESOLUTION NO. 17SCIP-[\_\_]

CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY

A RESOLUTION DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS TO FINANCE CERTAIN DEVELOPMENT IMPACT FEES, AND THE ACQUISITION AND CONSTRUCTION OF CERTAIN PUBLIC FACILITIES TO MITIGATE THE IMPACTS OF DEVELOPMENT WITHIN CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2015-01 (UNIVERSITY DISTRICT), CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA, INCLUDING IMPROVEMENT AREA NO. 2 THEREIN

WHEREAS, the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) duly adopted its Resolution No. 17SCIP-30 (the “Resolution of Intention”) on May 18, 2017 wherein it declared its intention to designate an improvement area within California Statewide Communities Development Authority Community Facilities District No. 2015-01 (University District), City of Rohnert Park, County of Sonoma, State of California (the “Community Facilities District”) to be known as “Improvement Area No. 2” (the “Improvement Area”) under and pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 (commencing with Section 53311) of the Government Code of the State of California (the “Act”), and to levy a special tax (the “Special Tax”) therein to finance, among other things, the acquisition and construction of certain public facilities and certain development impact fees (the “Improvements,” as that term is defined in the Resolution of Intention) that will assist in mitigating the impact on the need for public facilities occasioned by new development that has occurred or is expected to occur within the boundaries of the Improvement Area; and

WHEREAS, the Commission also adopted Resolution No. 17SCIP-31 (the “Resolution to Incur Bonded Indebtedness”) on May 18, 2017, declaring its intention to incur a bonded indebtedness in the principal amount of not to exceed thirty million dollars (\$30,000,000) for Improvement Area No. 2 to finance the acquisition and construction of the Improvements described in the Resolution of Intention; and

WHEREAS, the Resolution to Incur Bonded Indebtedness fixed a time and place for a public protest hearing (the “Public Hearing”) to be held by the Commission to consider incurring the proposed debt and to consider any other matters set forth in the Resolution to Incur Bonded Indebtedness; and

WHEREAS, the Resolution to Incur Bonded Indebtedness directed the Authority’s Bond Counsel to prepare, mail and publish a Notice of Public Hearing in accordance with the requirements of the Act; and

WHEREAS, Bond Counsel has filed a certificate with the Authority Secretary that the Notice of Public Hearing was properly prepared, mailed and published in accordance with the

requirements of the Act (the “Certificate of Mailing and Publication of Notice of Public Hearing”); and

WHEREAS, the Public Hearing was held by the Commission on Thursday, the 6th day of July, 2017, at the hour of 2:00 o’clock P.M., at the offices of the League of California Cities, at 1400 K Street, 3<sup>rd</sup> Floor, Sacramento, California 95814. At the Public Hearing the Commission considered the amount and the term of the bonds proposed to be authorized for the Improvement Area, and all other matters set forth in the Resolution to Incur Bonded Indebtedness; and at the Public Hearing all persons interested, including all taxpayers, property owners and registered voters within the Improvement Area, were given an opportunity to appear and to be heard on, and they were permitted to present any matters relating to, the necessity for incurring the bonded indebtedness to finance the costs of the acquisition and construction of the Improvements described in the Resolution of Intention; and the testimony of all interested persons and all taxpayers, property owners and registered voters for or against the authorization to issue bonds for the Improvement Area or any other matters set forth in the Resolution to Incur Bonded Indebtedness, was heard and considered; and

WHEREAS, all registered voters residing within the boundaries of the proposed Improvement Area, if any, and all owners of land within the boundaries of the proposed Improvement Area that would not be exempt from the proposed levy of Special Tax, were allowed to submit written protests against incurring the proposed bonded indebtedness and any aspect of the proposals contained in the Resolution to Incur Bonded Indebtedness, and permitted to withdraw their protests prior to the close of the Public Hearing; and

WHEREAS, the Commission has adopted on this date its Resolution No. 17SCIP- [ ] designating the Improvement Area (the “Resolution of Designation”) which sets forth the Special Tax to be authorized within the Improvement Area of the Community Facilities District and the Improvements that may be financed with the proceeds of the Special Tax collections; and

WHEREAS, the Commission is fully advised in this matter;

NOW THEREFORE, BE IT RESOLVED by the Commission of the California Statewide Communities Development Authority, as follows:

The above recitals are true and correct, and the Commission so finds and determines.

The Commission accepts the Certificate of Mailing and Publication of Notice of Public Hearing and finds, based thereon, that proper notice of the Public Hearing have been given in accordance with the Act, and that the Public Hearing was conducted with proper and legal notices in all respects.

The Commission finds and determines that at the close of the Public Hearing, written protests, if any, against incurring the proposed bonded indebtedness and any aspect of the proposals contained in the Resolution to Incur Bonded Indebtedness, were submitted by less than 50 percent of the registered voters, or by less than six of the registered voters, if any, residing within the Improvement Area of the Community Facilities District. Similarly, the Commission finds that at the close of the Public Hearing, such written protests, if any, were submitted by the owners of less than one-half of the area of land in the territory proposed to be included in the

Improvement Area of the Community Facilities District and not exempt from the Special Tax. Thus, the Commission finds that it is not precluded, by the Act, from proceeding further in this matter. The Commission hereby further orders and determines that all protests against incurring the proposed bonded indebtedness and any aspect of the proposals contained in the Resolution to Incur Bonded Indebtedness that may have been submitted, have been considered and are hereby overruled.

The Commission hereby declares that the public convenience and necessity require that a bonded indebtedness be incurred to finance the acquisition and construction of the Improvements described in the Resolution of Intention. The authorization to finance the acquisition and construction of the Improvements includes incidental expenses for the Improvements comprising the costs of planning and designing the Improvements, together with the costs of environmental evaluations thereof, and all costs associated with the designation of the Improvement Area of the Community Facilities District, the issuance of debt (as that term is defined in the Act, "Debt"), the determination of the amount of any Special Taxes or the collection or payment of any Special Taxes and costs otherwise incurred in order to carry out the authorized purposes of the Improvement Area of the Community Facilities District, together with any other expenses incidental to the acquisition and construction of the Improvements. Such costs and expenses are further described in Exhibit C to the Resolution of Intention.

The whole of the territory within the Improvement Area of the Community Facilities District will be benefited by the Debt and will be subject to the Special Tax to pay for the Debt.

The amount of the proposed Debt for the Improvement Area to be incurred to finance the acquisition and construction of the Improvements shall not exceed thirty million dollars (\$30,000,000), which amount may include all costs and estimated costs incidental to, or connected with, the accomplishment of the purpose for which the Debt is proposed to be incurred, including, but not limited to, the estimated costs of acquisition of land, rights-of-way, capacity or connection fees, satisfaction of contractual obligations relating to expenses or the advancement of funds for expenses existing at the time the Debt is issued pursuant to the Act, architectural, engineering, inspection, legal, fiscal, and financial consultant fees, bond and other reserve funds, discount fees, interest on any Debt of the Improvement Area of the Community Facilities District estimated to be due and payable within two (2) years of issuance, election costs, and all costs of issuance of the Debt, including, but not limited to, underwriter's discount fees for bond counsel, costs of obtaining credit ratings, bond insurance premiums, fees for letters of credit, and other credit enhancement costs, and printing costs.

The maximum term of each and every series of Debt shall not exceed thirty (30) years from the date of its respective issuance.

The maximum annual rate or rates of interest to be paid on any Debt shall not exceed twelve percent (12%) per annum, payable at least annually the first year and semiannually thereafter.

Pursuant to Section 53353.5 of the Act, the authority to levy the Special Tax and to finance the Improvements, the question of setting the appropriations limit for the Improvement Area of the Community Facilities District, and the question whether the Improvement Area of the Community Facilities District will be authorized to incur Debt shall be combined into a single

ballot question, and submitted to the qualified electors of the Improvement Area of the Community Facilities District at a special mailed-ballot election with ballots to be delivered to the Authority Secretary no later than 2:00 p.m. on July 6, 2017. If prior to that time the Authority Secretary shall have received all of the eligible ballots to be cast, pursuant to Section 53351(j) of the Act, the Authority Secretary will at that time declare the election closed.

The election shall be conducted in accordance with the Commission's Resolution No. 17SCIP-[ ] Calling Special Mailed-Ballot Election, to be adopted this date, to which reference is made for further particulars.

If the ballot proposition receives the approval of two-thirds (2/3) or more of the votes cast on the proposition, the Debt may be issued and sold in one or more series for the purpose for which it was authorized, and the Debt (except where funds are otherwise available) shall be paid exclusively from the annual levy of the Special Tax within the Improvement Area and is not and shall not be secured by any other taxing power or funds of the Authority of the City.

It is the intention of the Commission that any Debt issued shall be callable (may be redeemed prior to their maturity dates) in accordance with the terms of the Act.

This Resolution shall take effect immediately upon its passage.



**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, a duly appointed and qualified Authorized Signatory of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of said Authority at a duly called meeting of the Commission of said Authority held in accordance with law on July 6, 2017.

By: \_\_\_\_\_

Authorized Signatory  
California Statewide Communities  
Development Authority

RESOLUTION NO. 17SCIP-[\_\_]

CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY

RESOLUTION CALLING SPECIAL MAILED-BALLOT ELECTION WITHIN CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2015-01, IMPROVEMENT AREA NO. 2 (UNIVERSITY DISTRICT), CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA

WHEREAS, the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”), on May 18, 2017, adopted its Resolution No. 17SCIP-30 (the “Resolution of Intention”) and its Resolution No. 17SCIP-31 (the “Resolution to Incur Bonded Indebtedness”) thereby initiating proceedings to designate an improvement area within the California Statewide Communities Development Authority Community Facilities District No. 2015-01 (University District), City of Rohnert Park, County of Sonoma, State of California (the “Community Facilities District”) to be known as “Improvement Area No. 2” (the “Improvement Area”), under and pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 (commencing with Section 53311) of the Government Code of the State of California (the “Act”); and

WHEREAS, both the Resolution of Designation and the Resolution to Incur Bonded Indebtedness set public protest hearings to be held concurrently on July 6, 2017 (the “Public Hearing”); and

WHEREAS, on July 6, 2017, at the time and place specified in the Notice of Public Hearing, the Public Hearing was held by the Commission, and at the close of the Public Hearing, the Commission determined that there was no majority protest under Section 53324 of the Act; and

WHEREAS, at the conclusion of the Public Hearing, the Commission adopted its Resolution No. 17SCIP-[\_\_] designating the Improvement Area (the “Resolution of Designation”) pursuant to Section 53350 of the Act, and its Resolution No. 17SCIP-[\_\_] Deeming it Necessary to Incur Bonded Indebtedness (the “Resolution Deeming it Necessary to Incur Bonded Indebtedness”) pursuant to Section 53351 of the Act; and

WHEREAS, in order to proceed with the levy of the special tax and establishment of an appropriations limitation for the Improvement Area, as provided by the Resolution of Designation, and with the incurring of indebtedness as provided by the Resolution Deeming it Necessary to Incur Bonded Indebtedness, the three matters must be submitted to an election of the qualified electors of the Improvement Area; and

WHEREAS, the three ballot questions just described may be combined into a single ballot measure pursuant to Section 53353.5 of the Act, as provided in the form of special election ballot attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, a Certificate Re Registered Voters and Landowners (the “Certificate Re Landowners”) has been filed with the Authority Secretary (the “Secretary”) and submitted to the Commission, certifying that as of July 6, 2017, there were no registered voters within the territory of the Improvement Area; and

WHEREAS, a Certificate Re Receipt of Property Owner Waiver and Consent Forms (the “Certificate Re Waivers”), has been submitted by the Assistant to the Secretary (the “Assistant to the Secretary”), stating that each Landowner, or an authorized representative of each Landowner, has filed with the Secretary a properly executed Waiver and Consent (as defined below) in the form attached hereto as Exhibit B, and by this reference incorporated herein; and

WHEREAS, the Commission is fully advised in this matter;

NOW THEREFORE, BE IT RESOLVED by the Commission of the California Statewide Communities Development Authority, as follows:

The above recitals are true and correct, and the Commission so finds and determines.

The Commission accepts the Certificate Re Landowners heretofore filed in these proceedings and finds, in accordance therewith, that during the ninety days just past there have been days when there were no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Section 53326(b) of the Act, the qualified electors of the Improvement Area for the proposed special election shall be the owners of land within the Improvement Area.

The Commission further finds and determines that the owners of land within the Improvement Area (the “Landowners”) are the landowners set forth in the attachment to the Certificate Re Landowners and that the attachment correctly sets forth the amount of property owned by each Landowner and the number of votes to which each Landowner is entitled pursuant to Section 53326(b) of the Act, being the number of acres owned rounded up to the next whole acre.

The Commission hereby approves the form of “Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Conducting a Mailed-Ballot Election” (the “Waiver and Consent”) by which the time limits and related requirements respecting preparation and distribution of election materials are waived, a copy of which is attached hereto as Exhibit B. The Commission hereby finds that the rights, procedures and time periods therein waived are solely for the protection of the qualified electors and may be waived by the qualified electors under Sections 53326(a) and 53327(b) of the Act and under other provisions of law dealing with waiver generally, and that the Waiver and Consent constitutes a full and knowing waiver, by any qualified elector who has executed the form, of those rights, procedures and time periods.

The Commission further finds and determines, based on a Certificate Re Waivers, provided this date by the Assistant to the Secretary, that each Landowner, or an authorized

representative of each Landowner, has filed with the Secretary a properly executed Waiver and Consent. The Commission therefore is establishing the procedures and time periods for this special mailed-ballot election without regard to statutory schedules.

Pursuant to Sections 53326 and 53351 of the Act, the Commission hereby calls an election, to be held and conducted forthwith upon adoption of this Resolution, and sets July 6, 2017, as the election date. Pursuant to Section 53326 of the Act, the election shall be conducted by mailed ballot; provided that personal service of the respective ballots to authorized representatives of each Landowner is permitted under the terms of the Waiver and Consent forms on file with the Secretary and shall therefore be permitted. Bond Counsel is directed to either mail or make personal service of the ballots, in the form of the attached Exhibit A, to each Landowner or, if one has been appointed pursuant to a Waiver and Consent, to the Landowner's authorized representative.

The proposition to be submitted to the qualified electors of the Improvement Area shall be as set forth in the form of special election ballot attached hereto as Exhibit A.

The Secretary is hereby designated as the official to conduct the special mailed-ballot election pursuant to the Act and California Elections Code Sections 307 and 320 and the following provisions:

The special election shall be held and conducted, and the votes canvassed and the returns made, and the results determined, as provided herein; and in all particulars not prescribed by this Resolution the special election shall be held and conducted and the votes received and canvassed in the manner provided by law for the holding of special elections consistent with the Act.

All Landowners within the Improvement Area as of the close of the Public Hearing shall be qualified to vote upon the proposition to be submitted at the special election.

The special election shall be conducted as a mailed-ballot election, in accordance with the provisions of the Act and the proceedings of the Commission, and there shall be no polling places for the special election. All ballots shall be delivered or mailed by Bond Counsel to the Landowners, and all voted ballots are required to be received by the Secretary not later than 10:00 o'clock A.M. on the day of the election in order to be counted. However, if at any time the Secretary determines that all votes have been cast, the Secretary shall immediately declare the election closed.

Each voter desiring to vote in favor of the proposition to be submitted at the special election shall mark a cross (x) or similar mark in the blank space opposite the word "YES" on the ballot to the right of the proposition; and each voter desiring to vote against the proposition shall mark a cross (x) or similar mark in the blank space opposite the word "NO" on the ballot to the right of the proposition. The cross (x) or similar mark may be marked with either pen or pencil.

The Secretary shall commence the canvass of the returns of the special election, and report the returns to the Commission no later than the Commission meeting of July 6, 2017.

The Commission may thereupon declare the results of the special election, and shall cause to be spread upon its minutes a statement of the results of the special election as ascertained by the canvass.

This Resolution shall take effect immediately upon its passage.

**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, a duly appointed and qualified Authorized Signatory of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of said Authority at a duly called meeting of the Commission of said Authority held in accordance with law on July 6, 2017.

By: \_\_\_\_\_

Authorized Signatory  
California Statewide Communities  
Development Authority

(1) **EXHIBIT A**

**FORM OF SPECIAL ELECTION BALLOT**

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 2015-01,  
IMPROVEMENT AREA NO. 2 (UNIVERSITY DISTRICT)  
CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA

**SPECIAL ELECTION BALLOT**

(Mailed-Ballot Election)

This ballot is for the use of the authorized representative of the following owner of land within the California Statewide Communities Development Authority Community Facilities District No. 2015-01, Improvement Area No. 2 (University District), City of Rohnert Park, County of Sonoma, State of California (the “Community Facilities District”):

<u>Name of Landowner</u>	<u>Number of Acres Owned</u>	<u>Total Votes</u>
--------------------------	------------------------------	--------------------

According to the provisions of the Mello-Roos Community Facilities Act of 1982, and resolutions of the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “CSCDA”), the above-named Landowner is entitled to cast the number of votes shown above under the heading “Total Votes,” representing the total votes for the property owned by the Landowner.

In order to be counted, this ballot must be executed and certified below and be returned, by mail or in person, to the CSCDA Secretary, c/o Jaileez Campos, Orrick, Herrington & Sutcliffe LLP, 405 Howard Street, San Francisco, CA 94105, prior to 9:00 a.m. on Thursday, July 6, 2017.

Mailing by that time will not be sufficient. This ballot must be received by the time stated in order to be counted.



AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT.

BALLOT MEASURE

Shall the Commission (the "Commission") of the California Statewide Communities Development Authority, by and through its Community Facilities District No. 2015-01, Improvement Area No. 2 (University District), City of Rohnert Park, County of Sonoma, State of California (the "District"), be authorized to annually levy a special tax within Improvement Area No. 2 of the District to finance the acquisition and construction of certain public facilities, and to finance certain development impact fees (collectively, the "Improvements"), and be authorized to incur debt in one or more series in the principal amount of not to exceed thirty million dollars (\$30,000,000) to pay for the Improvements, including the payment, using the proceeds of the special tax collections, of principal of and interest on the debt and including the repayment of funds advanced for the authorized purposes of Improvement Area No. 2 of the Community Facilities District all as described in the Commission's Resolution of Designation and in the Commission's Resolution Deeming it Necessary to Incur Bonded Indebtedness, both adopted July 6, 2017; and shall the fiscal year 2017-18 appropriations limit for Improvement Area No. 2 of the District be established in the amount of fifty million dollars (\$50,000,000)?

MARK "YES" OR "NO"  
WITH AN "X":

YES

\_\_\_\_\_

NO

\_\_\_\_\_

Certification for Special Election Ballot

The undersigned declare under penalty of perjury under the laws of the State of California that such persons are the authorized representatives of the above-named Landowner and are legally authorized and entitled to cast this ballot on behalf of the above-named Landowner and to bind the Landowner thereby, and that this ballot is signed by the undersigned as of the date set forth below.

Date: \_\_\_\_\_

[Landowner, a type of legal entity]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

(2) **EXHIBIT B**

**FORM OF WAIVER AND CONSENT**

WAIVER AND CONSENT  
SHORTENING TIME PERIODS AND WAIVING VARIOUS  
REQUIREMENTS FOR CONDUCTING A MAILED-BALLOT ELECTION

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 2015-01,  
IMPROVEMENT AREA NO. 2 (UNIVERSITY DISTRICT)  
CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE OF CALIFORNIA

LANDOWNER (the "Owner") is the owner of the real property listed below by Assessor's Parcel Number ("APN"), which is within the California Statewide Communities Development Authority Community Facilities District No. 2015-01, Improvement Area No. 2 (University District), City of Rohnert Park, County of Sonoma, State of California ("Improvement Area"). The APN's are:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Owner understands that a special mailed-ballot, landowner election will be held to determine whether the authority to levy an annual special tax on property within Improvement Area No. 2, including the above-numbered parcels, to finance the acquisition and construction of certain public facilities and certain development impact fees, and to incur indebtedness to be secured and repaid by the special tax, and to establish an appropriations limit for Improvement Area No. 2, all as set forth in two resolutions related to Improvement Area No. 2 to be considered by the Commission of the California Statewide Communities Development Authority on July 6, 2017 (the Resolution of Designation and the Resolution Deeming it Necessary to Incur Bonded Indebtedness), will be conferred upon that Commission.

The Owner requests that the election be conducted at the earliest possible date.

The Owner is the entity legally entitled and authorized to cast the ballot attributable to the above-referenced parcels in the landowner, mailed-ballot election.

The Owner hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The Owner hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The Owner hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The Owner hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees that either mailed service or personal service of the ballot will be sufficient.

The Owner hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The Owner hereby waives any and all defects in notice or procedure in the conduct of the election, whether known or unknown (except the right to vote and to *have* the ballots fairly counted), and states that the election is being expedited, pursuant to this Waiver and Consent, at the particular instance and request of the Owner.

The Owner hereby consents to the levy and collection of the special tax on the above-referenced parcels in accordance with the rate and method of apportionment attached as an exhibit to the Resolution of Intention adopted on May 18, 2017, and incorporated by reference to the Resolution of Designation, and hereby waives any and all rights to challenge the inclusion of the above-referenced parcels in Improvement Area No. 2 and any and all other proceedings related thereto.

Finally, the Owner will execute the ballot and cast the votes assigned to the above-listed property.

The undersigned declares under penalty of perjury under the laws of the State of California that such person is properly authorized to execute this Waiver and Consent and to bind the Owner thereby, and that the statements contained herein are true and correct and that this Waiver and Consent is signed by the undersigned as of the date set forth below.

Date: \_\_\_\_\_ [Landowner, a type of legal entity]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ATTACHMENT B**

RESOLUTION NO. 17SCIP-[\_\_]

CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY

RESOLUTION DECLARING RESULTS OF SPECIAL MAILED-BALLOT ELECTION  
WITHIN CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 2015-01, IMPROVEMENT AREA NO. 2  
(UNIVERSITY DISTRICT), CITY OF ROHNERT PARK, COUNTY OF SONOMA, STATE  
OF CALIFORNIA

WHEREAS, the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) has conducted proceedings under and pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (the “Act”), to designate Improvement Area No. 2 within California Statewide Communities Development Authority Community Facilities District No. 2015-01 (University District), City of Rohnert Park, County of Sonoma, State of California (the “Community Facilities District”), to authorize a special tax to finance the acquisition construction of certain facilities and certain development impact fees (collectively, the “Improvements”), to authorize the issuance of debt to finance the Improvements, and to establish the appropriations limit for Improvement Area No. 2 (the “Improvement Area”) of the Community Facilities District, all as set forth in the Commission’s Resolution No. 17SCIP-[\_\_] (Resolution of Designation) and Resolution No. 17SCIP-[\_\_] (Resolution Deeming it Necessary to Incur Bonded Indebtedness), both adopted on July 6, 2017 (collectively, the “Designation Resolutions”); and

WHEREAS, in order to confer upon the Commission the authority contained in the Designation Resolutions, a two-thirds approving vote by the qualified electors within the Improvement Area of the Community Facilities District is required; and

WHEREAS, a special, mailed-ballot election has been conducted pursuant to the Commission’s Resolution No. 17SCIP-[\_\_] (Resolution Calling Special Election), adopted July 6, 2017, to which reference is made for further particulars; and

WHEREAS, a Certificate of Bond Counsel re: Preparation and Distribution of Ballots has been filed with the Secretary of the Authority (the “Secretary”); and

WHEREAS, the Assistant to the Secretary (the “Assistant to the Secretary”) has filed with the Commission a Certificate re: Receipt of Executed Ballots and Declaring Election Results (the “Certificate of Election Results”), dated July 6, 2017, and indicating that all ballots cast in the special, mailed-ballot election were cast in favor of the ballot proposition; and

WHEREAS, the Commission has received, reviewed and hereby accepts the Certificate of Election Results; and

WHEREAS, the Commission has pursuant to the provisions of the Act, previously designated a portion of the Community Facilities District as an improvement area known as "Improvement Area M"; and

WHEREAS, the Improvement Area is wholly within in the boundaries of Improvement Area M; and

WHEREAS, the Rate and Method of Apportionment for Improvement Area M provides that, upon the designation of an improvement area of the Community Facilities District within the boundaries of Improvement Area M pursuant to the Act, and approval of the qualified electors of the special tax to be levied therein, the Commission shall, in accordance with Section 53344 of the Act, prepare and record a Notice of Cancellation of Tax Lien as to each assessor's parcel within such improvement area; and

WHEREAS, the Commission is fully advised in this matter;

NOW THEREFORE, BE IT RESOLVED by the Commission of the California Statewide Communities Development Authority, as follows:

The above recitals are true and correct, and the Commission so finds and determines.

The Commission hereby finds and determines and declares that the ballot measure submitted to the qualified electors of the Improvement Area of the Community Facilities District has been passed and approved by those qualified electors in accordance with Sections 53328(a) and 53355 of the Act.

The Commission hereby authorizes and directs Bond Counsel to cause a Notice of Special Tax Lien to be prepared and to be recorded with the County Recorder of the County of Sonoma in accordance with the provisions of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Act. The Notice of Special Tax Lien shall be recorded in the County Recorder's office within fifteen days of today's date.

The Commission hereby authorizes and directs Bond Counsel to cause a Notice of Cancellation of Special Tax Lien to be prepared and to be recorded with the County Recorder of the County of Sonoma with respect to the special taxes for Improvement Area M as to each assessor's parcel within the Improvement Area. The Notice of Cancellation of Special Tax shall be recorded in the County Recorder's office immediately following the recordation of the Notice of Special Tax Lien.

This Resolution shall take effect immediately upon its passage.



**PASSED AND ADOPTED** by the California Statewide Communities Development Authority this 6th day of July, 2017.

I, the undersigned, a duly appointed and qualified Authorized Signatory of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of said Authority at a duly called meeting of the Commission of said Authority held in accordance with law on July 6, 2017.

By: \_\_\_\_\_

Authorized Signatory  
California Statewide Communities  
Development Authority

**ATTACHMENT C**

**ORDINANCE NO. 17ORD-[ ]**

**CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY**

**ORDINANCE LEVYING A SPECIAL TAX FOR FISCAL YEAR 2017-2018  
AND FOLLOWING FISCAL YEARS SOLELY WITHIN AND RELATING TO  
CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 2015-01, IMPROVEMENT AREA NO. 2  
(UNIVERSITY DISTRICT), CITY OF ROHNERT PARK, COUNTY OF SONOMA,  
STATE OF CALIFORNIA**

BE IT ENACTED BY THE COMMISSION OF THE CALIFORNIA  
STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY:

SECTION 1. Pursuant to California Government Code Sections 53316 and 53340, and in accordance with the Rate and Method of Apportionment (the “RMA”), as set forth in Exhibit D of Resolution No. 17SCIP-30 (the “Resolution of Intention”) adopted May 18, 2017, incorporated by reference to Resolution No. 17SCIP-[ ] (the “Resolution of Designation”) adopted by July 6, 2017, with respect to the California Statewide Communities Development Authority Community Facilities District No. 2015-01 (University District), City of Rohnert Park, County of Sonoma, State of California (the “Community Facilities District”) designating Improvement Area No. 2 therein (the “Improvement Area”), a special tax is hereby levied on all taxable parcels within the Improvement Area for the 2017-2018 fiscal year and for all subsequent fiscal years in the amount determined by the Community Facilities District in accordance with the RMA, until collection of the Special Tax by the Commission ceases and a Notice of Cessation of Special Tax is recorded in accordance with Section 53330.5 of the Act, provided that this amount may in any fiscal year be levied at a lesser amount by resolution of the Commission.

SECTION 2. The Authority’s special tax consultant, currently David Taussig & Associates, Inc., 5000 Birch Street, Suite 6000, Newport Beach, California 92660, telephone (949) 955-1500, is authorized and directed, with the aid of the appropriate officers and agents of the Authority, to determine each year, without further action of the Commission, the appropriate amount of the Special Tax (pursuant to, and as that term is defined in, the Resolution of Intention) to be levied for the Improvement Area, to prepare the annual Special Tax roll in accordance with the RMA, and to present the roll to the Commission for consideration.

SECTION 3. Upon approval by the Commission, whether as submitted or as modified by the Commission, the special tax consultant is authorized and directed, without further action of the Commission, to provide all necessary and appropriate information to the Sonoma

County Auditor in proper form, and in proper time, necessary to effect the correct and timely billing and collection of the Special Tax on the secured property tax roll of the County; provided, that as stated in the Resolution of Intention and in Section 53340 of the California Government Code, the Commission has reserved the right to utilize any method of collecting the Special Tax which it shall, from time to time, determine to be in the best interests of the Authority, including but not limited to, direct billing by the Authority to the property owners, supplemental billing and, under the circumstances provided by law, judicial foreclosure, all or any of which the Commission may implement in its discretion by resolution.

SECTION 4. The appropriate officers and agents of the Authority are authorized to make adjustments to the Special Tax roll prior to the final posting of the Special Tax to the Sonoma County tax roll each fiscal year, as may be necessary to achieve a correct match of the Special Tax levy with the assessor's parcel numbers finally utilized by the Sonoma County Auditor in sending out property tax bills.

SECTION 5. The Authority agrees that, in the event the Special Tax is collected on the secured tax roll of Sonoma County, the County may charge its reasonable and agreed charges for collecting the Special Tax as allowed by law, prior to remitting the Special Tax collections to the Authority.

SECTION 6. Taxpayers claiming that the amount of the Special Tax on their property is not correct are referred to Section F of the RMA for the proper claims procedure.

SECTION 7. If for any cause any portion of this Ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel by a court of competent jurisdiction, the balance of this Ordinance, and the application of the Special Tax to all other parcels, shall not be affected.

SECTION 8. This Ordinance shall take effect and be in force thirty (30) days after its final passage; and before the expiration of fifteen (15) days after its passage the same shall be published, with the names of the members voting for and against the same, at least once in a newspaper of general circulation published and circulated in the area of the Community Facilities District.

\* \* \*

I, the undersigned, the duly appointed and qualified representative of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing ordinance was first read at a regular meeting of the Commission on July 6, 2017, and was duly passed and adopted by the Commission of the Authority at a duly called meeting of the Commission of the Authority held in accordance with law on July 20, 2017.

AYES:  
NOES:  
ABSENT:

By: \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

## **Agenda Item No. 8**

### **Agenda Report**

**DATE:** July 6, 2017

**TO:** CSCDA COMMISSIONERS

**FROM:** Cathy Bando, Executive Director

**PROJECT:** Horse Creek Ridge (Rainbow Municipal Water District) – Community Facilities District

**PURPOSE:** Consider the following resolutions to initiate proceedings to form Community Facilities District No. 2017-01 (Horse Creek Ridge):

- a. Resolution approving joint community facilities agreement and declaring intention to establish Community Facilities District No. 2017-01 (Horse Creek Ridge) and to levy a special tax to finance the acquisition and construction of certain public facilities and to finance certain development impact fees.
- b. Resolution to incur bonded indebtedness to finance certain development impact fees and the acquisition and construction of certain public facilities for Community Facilities District No. 2017-01 (Horse Creek Ridge) and calling for a public hearing on August 17, 2017.

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#### **EXECUTIVE SUMMARY:**

The action requested is the initial step in the formation of the Horse Creek Ridge Community Facilities District (CFD) located in Fallbrook, California. The CFD is being formed to finance water public improvements associated with the Rainbow Municipal Water District (RMWD). RMWD approved the issuance of the CFD by CSCDA on February 28, 2017.

The improvements include the following:

- Water connection and capacity fees, including but not limited to meter material fees and excluding fee components payable to the San Diego County Water Authority.
- Sewer connection and capacity fees.
- Developer capital contributions towards water or sewer infrastructure projects constructed by the District.
- Sewer facilities, including but not limited to gravity sewer pipelines, force mains, and lift stations and associated work necessary for their installation and completion such as but not limited to grading, excavating, and foundations.

- Water facilities, including but not limited to water pipelines and pressure reducing stations and associated work necessary for their installation and completion such as but not limited to grading, excavation, etcetera.

## **BACKGROUND:**

Horse Creek Ridge is located just east of the Interstate 15 and Highway 76 junction in Fallbrook, California. It is a new master planned community that will offer seven neighborhoods with eight parks, a recreation center, pools and an 8.5 acre sports park. Detached condominiums will range from 1,568 to 2,153 square feet and detached single family homes will range from 1,799 to 3,844 square feet. The Horse Creek Ridge development is the residential segment of the Campus Park project which will include a total of 521 single-family residences and 230 condominium dwelling units.

The financing will not exceed \$28,000,000 and will be brought back to the Commission for completion of the formation of the CFD and for final approval of bond issuance.

## **COMMISSION ACTION RECOMMENDED BY THE EXECUTIVE DIRECTOR:**

CSCDA's Executive Director recommends approving the following resolutions:

1. Resolution approving joint community facilities agreement and declaring intention to establish Community Facilities District No. 2017-01 (Horse Creek Ridge) and to levy a special tax to finance the acquisition and construction of certain public facilities and to finance certain development impact fees. (Attachment A)
2. Resolution to incur bonded indebtedness to finance certain development impact fees and the acquisition and construction of certain public facilities for Community Facilities District No. 2017-01 (Horse Creek Ridge) and calling for a public hearing on August 17, 2017 at the California State Association of Counties. (Attachment B)

**ATTACHMENT A**

**RESOLUTION NO. 17SCIP-\_\_**

**CALIFORNIA STATEWIDE COMMUNITIES  
DEVELOPMENT AUTHORITY**

**A RESOLUTION APPROVING JOINT COMMUNITY FACILITIES AGREEMENT AND DECLARING INTENTION TO ESTABLISH CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HORSE CREEK RIDGE) AND TO LEVY A SPECIAL TAX THEREIN TO FINANCE THE ACQUISITION AND CONSTRUCTION OF CERTAIN PUBLIC CAPITAL IMPROVEMENTS AND CERTAIN DEVELOPMENT IMPACT FEES**

WHEREAS, the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) has duly considered the advisability and necessity of establishing a community facilities district within the jurisdictional boundaries of the Rainbow Municipal Water District (the “Local Agency”) to be designated and known as “California Statewide Communities Development Authority Community Facilities District No. 2017-01 (Horse Creek Ridge)” (the “Community Facilities District”), and levying a special tax therein to finance the acquisition and construction of certain public capital improvements (including improvements financed with development impact fees, the “Improvements”), and certain development impact fees (the “Fees”), under and pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 (beginning with Section 53311) of the Government Code of the State of California (the “Act”); and

WHEREAS, the Improvements and Fees will assist in mitigating the impact on the need for public facilities occasioned by new development that has occurred or is expected to occur within the boundaries of the Community Facilities District; and

WHEREAS, the Commission has reviewed the resolutions of the Local Agency (the “Local Agency Resolution”) attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Local Agency Resolution describes the project within the proposed Community Facilities District and approves a joint community facilities agreement under the authority of Section 53316.2 of the Act and such joint community facilities agreement is embodied in such Local Agency Resolution; and

WHEREAS, the Local Agency Resolution embodies a joint community facilities agreement and further provides that the adoption of a Resolution of Intention for the Community Facilities District by the Commission will act as an acceptance, by the Authority, of the terms of the joint community facilities agreement embodied in the Local Agency Resolution; and

WHEREAS, there has been filed with the Commission a map entitled “Proposed Boundaries of California Statewide Communities Development Authority Community Facilities District No. 2017-01 (Horse Creek Ridge)” (the “Boundary Map”); and

WHEREAS, the Commission has determined that the establishment of the Community Facilities District is consistent with and follows the local goals and policies concerning the use of the Act that have been adopted by the Commission and are now in effect; and

WHEREAS, Section 53314.9 of the Act further provides that the legislative body may enter into an agreement, by resolution, with the person or entity advancing the funds, to repay all or a portion of the funds advanced, as determined by the legislative body, with or without interest, under all the following conditions: (a) the proposal to repay the funds is included in both the resolution of intention to establish a community facilities district adopted pursuant to Section 53321 of the Act and in the resolution of formation to establish a community facilities district pursuant to Section 53325.1 of the Act, (b) any proposed special tax is approved by the qualified electors of the community facilities district pursuant to the Act, and (c) any agreement shall specify that if the qualified electors of the community facilities district do not approve the proposed special tax, the local agency shall return any funds which have not been committed for any authorized purpose by the time of the election to the person or entity advancing the funds; and

WHEREAS, the Authority and D. R. Horton Los Angeles Holding Company, Inc., the developer (the “Developer”) of the property within the proposed Community Facilities District, entered into a Deposit and Reimbursement Agreement, dated as of April 1, 2017 (the “Deposit Agreement”), that provides for the advancement of funds by the Developer to be used to pay costs incurred in connection with the establishment of the Community Facilities District and the issuance of special tax bonds thereby, and provides for the reimbursement to the Developer of such funds advanced, without interest, from the proceeds of any such bonds issued by the Community Facilities District; and

WHEREAS, the Commission desires to include in this Resolution, in accordance with Section 53314.9 of the Act, the proposal to repay funds pursuant to the Deposit Agreement; and

WHEREAS, the Commission is fully advised in this matter;

NOW THEREFORE, BE IT RESOLVED by the Commission of the California Statewide Communities Development Authority, as follows:

**Section 1.** The above recitals are true and correct, and the Commission so finds and determines.

**Section 2.** It is the intention of the Commission, and the Commission hereby proposes, to establish the Community Facilities District. By adopting this Resolution of Intention, the Commission hereby accepts and agrees to the joint community facilities agreement embodied in the Local Agency Resolution. The Commission finds and determines that this resolution and the agreement it embodies are beneficial to the residents of the Local Agency and are in the best



interests of the residents and customers of the Local Agency and of the future residents of the area within the Community Facilities District.

**Section 3.** The boundaries of the territory proposed for inclusion in the Community Facilities District are more particularly described and shown on the Boundary Map now on file in the office of the Secretary, which map is hereby approved by the Commission. A reduced copy of the Boundary Map is marked Exhibit B and is attached hereto, and by this reference is incorporated herein and made a part of this Resolution. The Commission finds that the Boundary Map is in the form and contains the matters prescribed by Section 3110 of the California Streets and Highways Code and directs the Secretary or the Assistant to the Secretary to certify the adoption of this Resolution on the face of the Boundary Map. The Authority's special tax consultant is hereby authorized and directed to record a copy of the Boundary Map with the County Recorder of San Diego County in accordance with the provisions of Section 3111 of the California Streets and Highways Code.

**Section 4.** It is the intention of the Commission to finance the Improvements and Fees described in Exhibit B to the Local Agency Resolution and more particularly described in Exhibit C attached hereto and by this reference is incorporated herein and made a part of this Resolution. All of the Improvements to be financed directly or through Fees have an estimated useful life of five (5) years or longer. They are public facilities that the Local Agency or another governmental entity is authorized by law to construct, own or operate, or to which they may contribute revenue, and that are necessary to meet increased demands placed upon the Local Agency or upon other local government agencies as a result of development occurring and anticipated to occur within the Community Facilities District. The Improvements to be financed directly or through Fees need not be physically located within the Community Facilities District.

**Section 5.** The cost of financing the Improvements and Fees includes incidental expenses comprising the costs of engineering, planning, design, construction staking, materials testing and coordination of the Improvements (including the Improvements to be financed by Fees), together with the costs of environmental evaluations thereof, and all costs associated with the creation of the Community Facilities District, the issuance of any bonds, the determination of the amount of any special taxes or the collection or payment of any special taxes and costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District, together with any other expenses incidental to the Improvements and Fees. A representative list of incidental expenses proposed to be incurred are set forth on Exhibit D attached hereto, which by this reference is incorporated herein and made a part of this Resolution.

**Section 6.** It is the intention of the Commission that, except where funds are otherwise available, a special tax shall be annually levied within the Community Facilities District sufficient to finance the Improvements and Fees, including but not limited to the payment of interest on and principal of any bonds to be issued to finance the Improvements and Fees; the repayment of funds advanced by the Local Agency or the Developer for the Community Facilities District and including the repayment under any acquisition, deposit or other agreement (which shall not constitute a debt or liability of the Authority) of advances of funds or reimbursement for the lesser of the value or cost or work in-kind provided by any person for the Community Facilities District.

**Section 7.** Upon recordation of a Notice of Special Tax Lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property within the Community Facilities District, and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien is cancelled in accordance with law, or until levy of the special tax by the Authority ceases.

**Section 8.** It is the intention of the Commission that the proposed special tax will be collected through the regular San Diego County secured property tax bills, and will be subject to the same enforcement mechanism, and the same penalties and interest for late payment, as regular *ad valorem* property taxes; however, the Commission reserves the right to utilize any other lawful means of billing, collecting and enforcing the special tax, including direct billing, supplemental billing, and, when lawfully available, judicial foreclosure of the special tax lien.

**Section 9.** The rate and method of apportionment of the special tax for the Community Facilities District (the “RMA”), including the maximum annual special tax, is set forth in Exhibit E attached hereto, which by this reference is incorporated herein and made a part of this Resolution. The RMA provides sufficient detail to allow each landowner or resident within the Community Facilities District to estimate the maximum amount that such person will have to pay, and specifies the conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied. As required by the Act: (1) the maximum authorized special tax for financing the acquisition and construction of the Improvements and the financing of the Fees that may be levied against any parcel of land used for private residential purposes (which use commences no later than the date on which an occupancy permit for private residential use is issued) is specified as a dollar amount and shall not increase by more than two percent (2%) per year; (2) the special tax shall not be levied for Improvements and Fees against such property after the time stated in Exhibit E; and (3) under no circumstances shall the special tax be increased on such property, as a consequence of delinquency or default by the owners of any other parcel or parcels of land within the Community Facilities District, by more than ten per cent (10%) above the level that would have been levied had there been no delinquencies.

**Section 10.** Should any property subject to the special tax be acquired by a public agency and then leased for private purposes, it is the intention of the Commission, pursuant to Section 53340.1 of the California Government Code, to levy the special tax on the leasehold or possessory interests in property owned by a public agency (which property is otherwise exempt from the special tax), to be payable by the owner of the leasehold or possessory interests in such property.

**Section 11.** It is the intention of the Commission, pursuant to Section 53325.7 of the California Government Code, to establish the initial appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, in the amount of \$28,000,000.

**Section 12.** Notice is given that Thursday, the 17th day of August, 2017, at the hour of 2:00 o’clock P.M., at the offices of the California State Association of Counties, at 1100 K Street, Sacramento, California 95814, has been fixed by the Commission as the date, time and place for a public hearing to be held by the Commission to consider the establishment of the

Community Facilities District, the proposed rate, method of apportionment and manner of collection of the special tax and all other matters as set forth in this Resolution. At the public hearing, any persons interested, including all taxpayers, property owners and registered voters within the Community Facilities District, may appear and be heard, and the testimony of all interested persons or taxpayers for or against the establishment of the Community Facilities District and the levy of the special tax, the extent of the Community Facilities District, the financing of the Improvements or Fees, the establishment of the appropriations limit, or on any other matters set forth herein, will be heard and considered.

**Section 13.** Any protests to the proposals in this Resolution may be made orally or in writing by any interested persons or taxpayers, except that any protests pertaining to the regularity or sufficiency of these proceedings shall be in writing and shall clearly set forth the irregularities and defects to which objection is made. The Commission may waive any irregularities in the form or content of any written protest and at the public hearing may correct minor defects in the proceedings. All written protests not presented in person by the protester at the public hearing must be filed with the Commission at or before the time fixed for the public hearing in order to be received and considered. Any written protest may be withdrawn in writing at any time before the conclusion of the public hearing.

**Section 14.** Written protests by a majority of the registered voters residing and registered within the Community Facilities District (if at least six such voters so protest), or by the owners of a majority of the land area within the Community Facilities District not exempt from the proposed special tax will require suspension of these proceedings for at least one year. If such protests are directed only against certain elements of the proposed Improvements or Fees, or the special tax or the other proposals contained in this Resolution, only those elements need be excluded from the proceedings.

**Section 15.** The public hearing may be continued from time to time, but shall be completed within thirty (30) days from the date of the initial date set for such public hearing, except that if the Commission finds that the complexity of the Community Facilities District or the need for public participation requires additional time, the public hearing may be continued from time to time for a period not to exceed six (6) months from the date of the initial date set for such public hearing.

**Section 16.** The Commission may at the public hearing modify this Resolution by eliminating any element of the Improvements or Fees, or by changing the method of apportionment of the special tax so as to reduce the maximum special tax for all or a portion of the owners of property within the Community Facilities District or by removing any territory from the Community Facilities District; except that if the Commission proposes to modify this Resolution in a way that will increase the probable (as distinct from the maximum, which may not be increased) special tax to be paid by the owner of any lot or parcel of land in the Community Facilities District, the Commission shall direct that a report be prepared that includes a brief analysis of the impact of the proposed modifications on the probable special tax to be paid by the owners of such lots or parcels of land in the Community Facilities District, and the Commission shall receive and consider the report before approving any such modifications or the resolution forming the Community Facilities District.

**Section 17.** At the conclusion of the public hearing, the Commission may abandon these proceedings or may, after passing upon all protests, determine to proceed with establishing the Community Facilities District. If the Commission determines at the conclusion of the public hearing to proceed with the establishment of the Community Facilities District, it expects that the proposed voting procedure will be by landowners of the Community Facilities District voting in accordance with the Act, as the Commission is informed that during the 90 days prior to the date set for the hearing, there have been zero registered voters residing within the Community Facilities District. The Commission will require this information to be confirmed before ordering the election.

**Section 18.** The Authority's special tax consultant, Willdan Financial Services, in consultation with and on behalf of the Authority, is hereby requested to study the Community Facilities District and, at or before the time of the public hearing, to cause to be prepared and filed with the Commission a report which shall contain a brief description of the facilities by type which in its opinion will be required to adequately meet the needs of the new development which has occurred and/or is expected to occur within the Community Facilities District, together with estimates of the cost of financing the Improvements and Fees and the incidental expenses related thereto. The report shall, upon its presentation, be submitted to the Commission for review, shall be available for inspection by the public, and shall be made a part of the record of the public hearing.

**Section 19.** To the extent the Improvements will not be constructed by the Local Agency, in the opinion of the Commission, the public interest will not be served by allowing the property owners in the Community Facilities District to intervene in a public bidding process pursuant to Section 53329.5(a) of the Act.

**Section 20.** Notice of the time and place of the public hearing shall be given by Bond Counsel in the following manner:

(a) A Notice of Public Hearing in the form provided by the Act shall be published once in a newspaper of general circulation published in the area of the Community Facilities District, pursuant to Section 6061 of the Government Code of the State of California and shall be completed at least seven (7) days prior to the date set for such public hearing; and

(b) A Notice of Public Hearing in the form provided by the Act shall be mailed, first class postage prepaid, to each owner of land, and to each registered voter residing, within the boundaries of the Community Facilities District (to property owners at their addresses as shown on the last equalized assessment roll, or as otherwise known to Bond Counsel). The mailing shall be completed at least fifteen (15) days prior to the date set for the public hearing.

**Section 21.** The Developer has heretofore advanced certain funds, and may advance additional funds, which have been or may be used to pay costs incurred in connection with the establishment of the Community Facilities District and the issuance of special tax bonds thereby. The Commission proposes to repay all or a portion of such funds expended for such

purpose, solely from the proceeds of such bonds, pursuant to the Deposit Agreement. The Deposit Agreement is hereby incorporated herein as though set forth in full herein.

**Section 22.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the California Statewide Communities Development Authority this 6th day of July 2017.

I, the undersigned, a duly appointed and qualified Authorized Signatory of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of said Authority at a duly called meeting of the Commission of said Authority held in accordance with law on July 6, 2017.

By: \_\_\_\_\_  
Authorized Signatory  
California Statewide Communities  
Development Authority

**EXHIBIT A**

**[LOCAL AGENCY RESOLUTION]**

**EXHIBIT B**

**[BOUNDARY MAP]**



## **EXHIBIT C**

### **IMPROVEMENTS AND FEES**

- Water connection and capacity fees, including but not limited to meter material fees and excluding fee components payable to the San Diego County Water Authority.
- Sewer connection and capacity fees.
- Developer capital contributions towards water or sewer infrastructure projects constructed by the District.
- Sewer facilities, including but not limited to gravity sewer pipelines, force mains, and lift stations and associated work necessary for their installation and completion such as but not limited to grading, excavating, foundations, etcetera.
- Water facilities, including but not limited to water pipelines and pressure reducing stations and associated work necessary for their installation and completion such as but not limited to grading, excavation, etcetera.

Note: The cost of Improvements shall include applicable soft costs, including but not limited to design, engineering, plan check, inspection, soils and materials testing, construction staking, performance/payment/maintenance bonds, insurance, environmental review, fees for permits or licenses, professional services (legal, accounting, financial, architectural, appraisal, etc.), and construction management and supervision.

## **EXHIBIT D**

### **CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HORSE CREEK RIDGE),**

#### **REPRESENTATIVE LISTING OF INCIDENTAL EXPENSES AND BOND ISSUANCE COSTS**

It is anticipated that the following incidental expenses may be incurred in the proposed legal proceedings for formation of the Community Facilities District, construction and environmental remediation and related bond financing and will be payable from proceeds of the Bonds or directly from the proceeds of the Special Tax within the Community Facilities District:

- Special tax consultant services
- Authority, County staff review, oversight and administrative services
- Bond Counsel and Disclosure Counsel services
- Financial advisor services
- Special tax administrator services
- Appraiser/Market absorption consultant services
- Initial bond transfer agent, fiscal agent, registrar and paying agent services, and rebate calculation service set up charge
- Bond printing and Preliminary Official Statement and Official Statement printing and mailing
- Publishing, mailing and posting of notices
- Recording fees
- Underwriter's discount
- Bond reserve fund
- Capitalized interest
- Governmental notification and filing fees
- Credit enhancement costs
- Rating agency fees
- Continuing disclosure services
- Arbitrage rebate services
- Other post-issuance tax compliance services

The expenses of certain recurring services pertaining to the Community Facilities District may be included in each annual special tax levy, and these expenses are described in the definition of the term "Administrative Expenses" as set forth in the Rate and Method of Apportionment of Special Tax for the Community Facilities District attached hereafter as Exhibit E.

The foregoing enumeration shall not be regarded as exclusive and shall be deemed to include any other incidental expenses of a like nature which may be incurred from time to time with respect to the Community Facilities District.

**EXHIBIT E**

**[RATE AND METHOD OF APPORTIONMENT]**

## ATTACHMENT B

### RESOLUTION NO. 17SCIP-\_\_\_\_ CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

A RESOLUTION TO INCUR BONDED INDEBTEDNESS TO FINANCE THE ACQUISITION AND CONSTRUCTION OF CERTAIN PUBLIC CAPITAL IMPROVEMENTS AND CERTAIN DEVELOPMENT IMPACT FEES FOR CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2017-01 (HORSE CREEK RIDGE) AND CALLING FOR A PUBLIC HEARING

WHEREAS, the Commission (the “Commission”) of the California Statewide Communities Development Authority (the “Authority”) has duly adopted its Resolution No. 17SCIP-\_\_\_\_ (the “Resolution of Intention”) this date, wherein it declared its intention to establish a community facilities district under and pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 (commencing with Section 53311) of the Government Code of the State of California (the “Act”), to be known and designated as “California Statewide Communities Development Authority Community Facilities District No. 2017-01 (Horse Creek Ridge)” (the “Community Facilities District”), and to levy a special tax therein to finance the acquisition and construction of certain public capital improvements (including improvements financed with development impact fees, the “Improvements”) and certain development impact fees (the “Fees”) that will assist in mitigating the impact on the need for public facilities occasioned by new development that has occurred or is expected to occur within the boundaries of the Community Facilities District (collectively, the “Horse Creek Ridge Project”); and

WHEREAS, the Commission is fully advised in this matter;

NOW THEREFORE, BE IT RESOLVED by the Commission of the California Statewide Communities Development Authority, as follows:

**Section 1.** The above recitals are true and correct, and the Commission so finds and determines.

**Section 2.** The Commission hereby declares that the public convenience and necessity require that a bonded indebtedness be incurred to finance the Improvements and Fees. The cost of the Improvements includes incidental expenses for the Improvements comprising the costs of planning and designing the Improvements, together with the costs of environmental evaluations thereof, and all costs associated with the creation of the Community Facilities District, the issuance of bonds, the determination of the amount of any special taxes or the collection or payment of any special taxes and costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District, together with any other expenses incidental to the Improvements.

**Section 3.** Bonds may be issued in one or more series, but the amount of the aggregate bonded indebtedness to be incurred to finance the Improvements and Fees for the Community Facilities District shall not exceed twenty-eight million dollars (\$28,000,000), which amounts include all costs and estimated costs incidental to, or connected with, the accomplishment of the purpose for which the bonded indebtedness is proposed to be incurred, including, but not limited to, the estimated costs of acquisition of land, rights-of-way, capacity or connection fees, satisfaction of contractual obligations relating to expenses or the advancement of funds for expenses existing at the time the bonds are issued pursuant to the Act, architectural, engineering, inspection, legal, fiscal, and financial consultant fees, bond and other reserve funds, discount fees, interest on any bonds of the Community Facilities District estimated to be due and payable within two (2) years of issuance of the bonds, election costs, and all costs of issuance of the bonds, including, but not limited to, underwriter's discount, fees for bond counsel, costs of obtaining credit ratings, bond insurance premiums, fees for letters of credit, and other credit enhancement costs, and printing costs.

**Section 4.** Notice is given that Thursday, the 17th day of August, 2017, at the hour of 2:00 o'clock P.M., at the offices of the California State Association of Counties, at 1100 K Street, Sacramento, California 95814, has been fixed by the Commission as the time and place for a public hearing to be held by the Commission to consider the incurring of the bonded indebtedness to finance the Fees and Improvements. At the public hearing, any persons interested, including all taxpayers, property owners and registered voters (of which there are none) within the Community Facilities District, may appear and be heard on the proposed debt issuance or on any other matters set forth herein, and they may present any matters relating to the necessity for incurring the bonded indebtedness to finance the Fees and Improvements to be secured by a special tax to be levied within the Community Facilities District.

**Section 5.** Notice of the time and place of the public hearing shall be given by Bond Counsel in the following manner:

- (a) A Notice of Public Hearing in the form provided by the Act shall be published once in a newspaper of general circulation circulated within the area of the Community Facilities District. The publication shall be made pursuant to Section 6061 of the Government Code of the State of California and shall be completed at least seven (7) days prior to the date set for such public hearing; and
- (b) A Notice of Public Hearing in the form provided by the Act shall be mailed, first class postage prepaid, to each owner of land, and to each registered voter residing, within the boundaries of the Community Facilities District (to property owners at their addresses as shown on the last equalized assessment roll, or as otherwise known to Bond Counsel). The mailing shall be completed at least fifteen (15) days prior to the date set for the public hearing.

**Section 6.** The Commission expects that certain expenditures will be paid or have been paid in connection with the Horse Creek Ridge Project for improvements described on Exhibit C to the Resolution of Intention in an amount not to exceed twenty-eight million dollars (\$28,000,000) (the "Reimbursement Expenditures"). This declaration is made solely for the purposes of establishing compliance with the requirements of Section 1.150-2 of the Treasury Regulations: the Commission hereby declares its official intent to use the proceeds of any indebtedness issued for the Community Facilities District to reimburse the Reimbursement Expenditures.

**Section 7.** It is the intention of the Commission that any bonds issued shall be callable (may be redeemed prior to their maturity dates) in accordance with the terms of the Act.

**Section 8.** This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED by the California Statewide Communities Development Authority this 6th day of July 2017.

I, the undersigned, a duly appointed and qualified Authorized Signatory of the Commission of the California Statewide Communities Development Authority, DO HEREBY CERTIFY that the foregoing resolution was duly adopted by the Commission of said Authority at a duly called meeting of the Commission of said Authority held in accordance with law on July 6, 2017.

By:\_\_\_\_\_

Authorized Signatory  
California Statewide Communities  
Development Authority



## Agenda Item No. 9

### Agenda Report

**DATE:** July 6, 2017  
**TO:** CSCDA COMMISSIONERS  
**FROM:** Cathy Bando, Executive Director  
**PURPOSE:** Consideration of CSCDA budget for fiscal year 2017-18

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#### BACKGROUND AND SUMMARY:

Attached for the consideration of the Commission is the proposed 2017-18 CSCDA budget. The proposed budget is a compilation of projections compiled by the Executive Director, League of California Cities (League), California State Association of Counties (CSAC) and CSCDA Staff. Highlights of the budget include the following:

1. **Collections** – Collections include issuance fees and bond administrative fees.
  - a. **Issuance Fees** – We project that PACE issuance fees will continue to rise in the next fiscal year and have budgeted \$2.5 million in collections. This amount is 79% over the prior year's budget and approximately 21% higher than annualized PACE collections through May 31, 2017. Qualified 501(c)(3) financing fees are projected to be higher 40% compared to the 2016-17 budget which represents only 6% over annualized FY 2016-17 collections through May 31, 2017. Other municipal bond programs are projected to be relatively flat compared to the 2016-17 budget.
  - b. **Bond Administrative Fees** – Bond administrative fees are projected to be slightly lower than the 2016-17 budget which is consistent with the trend for prior years because of CSCDA's lower fee schedule. SCIP/Mello Roos fees are the only area that are projected to increase which reflects the increased amount of SCIP/Mello Roos transactions that have been completed.
2. **Disbursements** – Disbursements consist of issuance fees, bond administrative fees and general administrative costs. The proposed budget is balanced with the disbursement of all collections. Significant changes in general administrative costs include (1) the discontinuation of the legislative services contract with Nielsen Merksamer, (2) new contract terms negotiated with Orrick, Herrington & Sutcliffe for Authority Counsel services, and (3) increased Marketing and Sponsorships from \$30,000 to \$100,000 as directed by the Commission at the June 15, 2017 meeting.

#### RECOMMENDED ACTION:

CSCDA's Executive Director recommends approval of the 2017-18 budget.

**CSCDA**

**Budget-to-Actual Comparison for the Eleven Months Ended May 31, 2017 + DRAFT 2017-18 BUDGET**

	<b>Actual 2015-16</b>	<b>Budget 2016-17</b>	<b>YTD 2016-17</b>	<b>Budget 2017-18</b>
<b>Amounts collected</b>				
Issuance fees				
Qualified 501 (c)(3)	714,075	500,000	604,138	700,000
Qualified residential rental program	1,201,505	1,100,000	1,309,072	1,100,000
PACE	1,225,924	1,400,000	1,892,684	2,500,000
SCIP / Mello Roos	683,825	950,000	722,527	1,000,000
Other municipal bond programs	50,000	50,000	70,085	50,000
Investment income	450	400	3,044	-
Total issuance fees	3,875,779	4,000,400	4,601,549	5,350,000
 Bond administrative fees				
Qualified 501 (c)(3)	2,845,117	2,710,290	2,367,212	2,400,000
Qualified residential rental program	6,927,762	6,703,911	6,671,210	6,900,000
SCIP / Mello Roos	142,882	206,098	288,100	298,000
Other municipal bond programs	465,562	379,950	436,261	452,000
Investment income	301,903	600	(100,539)	-
Total bond administrative fees	10,683,225	10,000,849	9,662,244	10,050,000
<b>Total amounts collected</b>	<b>14,559,004</b>	<b>14,001,249</b>	<b>14,263,793</b>	<b>15,400,000</b>
 <b>Amounts disbursed</b>				
Issuance				
Program management fees - BSP	1,894,126	1,866,667	2,186,126	2,443,334
Program governance fees - CSAC	845,936	1,066,667	1,198,669	1,453,333
Program governance fees - League	845,936	1,066,667	1,198,669	1,453,333
Total issuance	3,585,998	4,000,001	4,583,465	5,350,000
 Bond administration				
Program management fees - BSP	110,738	313,333	366,109	420,000
Compliance monitoring fees - BSP	89,553	150,000	188,245	200,000
Administration fees - HB Capital	5,699,360	5,041,055	5,213,296	5,600,000
Program governance fees - CSAC	1,273,635	1,366,683	1,425,035	1,571,000
Program governance fees - League	1,273,635	1,366,683	1,425,035	1,571,000
Compliance fees - Compliance Services LLC	626,103	0	0	0
Compliance fees - Urban Futures	580,131	1,020,000	701,408	205,750
Total bond administration	9,653,155	9,257,754	9,319,126	9,567,750
Subtotal Issuance & Bond Administration	13,239,153	13,257,755	13,902,591	14,917,750
 General administrative				
Executive Director	110,198	72,000	32,633	72,000
General Counsel - Richards Watson Gershon	223,777	150,000	78,428	115,000
Insurance	26,518	30,000	26,939	30,000
Board travel reimbursements	2,761	5,000	2,820	5,000
Issuer counsel - Orrick	140,450	181,250	74,079	80,000
Auditor - MGO	20,600	30,000	21,200	30,000
Other professional services: Conflicts Compliance	46,386	45,000	37,776	2,000
BSP municipal advisor fee	24,000	24,000	22,000	24,000
Bank service fees	5,962	7,000	2,463	7,000
Marketing and Sponsorships	11,885	30,000	23,240	100,000
Charitable Contribution	0	40,000	25,826	-
Other	27,679	20,000	452	17,250
Total general administrative	640,215	634,250	347,856	482,250
<b>Total amounts disbursed</b>	<b>13,879,368</b>	<b>13,892,005</b>	<b>14,250,447</b>	<b>15,400,000</b>
 <b>Net surplus (deficit)</b>	<b>679,636</b>	<b>109,244</b>	<b>13,346</b>	<b>0</b>

<sup>1</sup> During the 2014-15 FY, the League and CSAC contributed \$300,000 in fees to establish and fund an Operating sub-account.



**CSCDA**

**Bank Account Activity**

**Budget-to-Actual Comparison for the Eleven Months Ended May 31, 2017 + DRAFT 2017-18 BUDGET**

	<b>Beg Bal 06/30/16</b>	<b>Add: Deposits</b>	<b>Less: Disbursements</b>	<b>End Bal 05/31/17</b>
<b>Bank account:</b>				
Professional Services	73,343	487,533	(422,123)	138,753
Operations	284,446	15,845	0	300,291
Charitable Contributions	25,815	11	(25,826)	(0)
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	383,604	503,389	(447,949)	439,044
	=====	=====	=====	=====