

BEFORE THE BOARD OF SUPERVISORS, COUNTY OF SAN BENITO

A RESOLUTION APPROVING THE ANNEXATION) Resolution No. 2022-____
(ANNEXATION NO. 3) OF PROPERTY LOCATED IN)
THE FUTURE ANNEXATION AREA OF COMMUNITY)
FACILITIES DISTRICT NO. 2018-1)
_____)

WHEREAS, on August 7, 2018, the County Board of Supervisors of the County of San Benito (“the “County”) adopted Resolution No. 2018-55 (“Resolution of Intention”), stating its intention to form County of San Benito Community Facilities District No. 2018-1 (Residential Services) (the “CFD”) and Future Voluntary Annexation Area (“Future Annexation Area”) pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the “Act”); and

WHEREAS, the Resolution of Intention, incorporating a map of the proposed boundaries of the CFD and Future Annexation Area, and stating the services to be provided, and the rate and method of apportionment of the special tax to be levied within the CFD to pay for the services, is on file with the County Clerk and the provisions of the Resolution of Intention are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, the Resolution of Intention called for a public hearing on September 11, 2018 (and later continued to September 25, 2018), as required by the Act relative to the proposed formation of the CFD and the Future Annexation Area; and

WHEREAS, at the hearing, all interested persons desiring to be heard on all matters pertaining to the formation of the CFD and the Future Annexation Area, the services to be provided therein and the levy of such special tax were heard, and a full and fair hearing was held; and

WHEREAS, no written protests were filed with the County Clerk by 50% or more of the registered voters residing within the territory of the CFD or Future Annexation Area, or property owners that own one-half or more of the area of land within the CFD or the Future Annexation Area, and not exempt from the proposed special taxes; and

WHEREAS, on September 25, 2018, the Board adopted Resolution No. 18-67 (the “Resolution of Formation”), which is on file with the County Clerk and the provisions of the Resolution of Formation are incorporated herein by this reference, that ordered the formation of the CFD, defined the public services (the “Services”) to be provided by the CFD, authorized the levy of a special tax on property within the CFD, preliminarily established an appropriations limit for the CFD, and approved future qualifying projects the ability to voluntarily annex into the Future Annexation Area, all pursuant to the Act; and

WHEREAS, on September 25, 2018, the Board adopted Resolution No. 2018-68

that called a special election for September 25, 2018, at which the questions of levying a special tax and establishing an appropriations limit with respect to the CFD were submitted to the qualified electors within the CFD; and

WHEREAS, on September 25, 2018, the Board adopted Resolution No. 2018-69, that declared the results of the special election and finding that more than two-thirds (2/3) of all votes cast at the special election were in favor of the issue presented, and such measure passed; and

WHEREAS, on October 1, 2018, at 2:29 p.m., a notice of special tax lien was recorded with the Office of the County Recorder of the County of San Benito, as Document No. 2018-0009027 (the "Notice of Special Tax Lien"), thereby giving notice that the lien to secure payment of the special tax was imposed on the land in the CFD; and

WHEREAS, the Resolution of Formation specified that the Future Annexation Area is voluntary and the intent is to allow future qualifying projects the opportunity to annex; and

WHEREAS, the Board wishes to reiterate that voluntary annexation in to the CFD is one option to mitigate the fiscal impacts, and that applicants may continue to elect other alternatives to satisfy those fiscal impacts, such as an up-front one-time payment; and

WHEREAS, the territories of the CFD and Future Annexation Area are set forth in the map of the CFD heretofore recorded on August 30, 2018 at 3:15 p.m., in the San Benito County Recorder's Office at Book 1 at Page 75 of Maps of Assessment and Community Facilities Districts as Document No. 2018-0008002, to which map is incorporated herein by this reference; and

WHEREAS, pursuant to the rate and method of apportionment, on file with the County Clerk and which was attached to the Resolution of Intention, territories within the Future Annexation Area may be part of different tax zones based on their project impacts on Services or other relevant information; and

WHEREAS, the County's Fiscal Impact and Service Level Analysis for a Joint CFD Report, dated July 2018, delineating the fiscal impacts of certain projects on services within the County; and

WHEREAS, other projects, which in addition to such fiscal impacts, may provide even additional burdens on Services may warrant an additional tax may be delineated in an additional tax zone or alternative tax zone or district approved by the Board; and

WHEREAS, the owner (the "Property Owner") of Assessor's Parcel Numbers 012-190-141 and 012-190-142 located within the Future Annexation Area (the "Property") has agreed to mitigate certain impacts of the proposed development of the Property by

paying for certain services financed by the CFD; and

WHEREAS, pursuant to the Act, the Property Owner has executed a Unanimous Approval constituting a unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to CFD Tax Zone 6 and the levy of the Special Tax for Tax Zone 6.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of San Benito, that it hereby makes the following findings and determinations and authorizes and directs the County Officials identified herein to take the following actions:

1. **Recitals.** The foregoing recitals are all true and correct.
2. **Approval of Annexation.** The Board hereby determines that Assessor's Parcel Numbers 012-190-141 and 012-190-142 are annexed into Tax Zone No. 6 of the CFD.
3. **Notice of Special Tax Lien.** The Board hereby directs the Clerk of the Board to record a Notice of Special Tax Lien, evidencing that Assessor's Parcel Numbers 012-190-141 and 012-190-142 are added to the CFD.
4. **Tax Zone No. 6.** The Board hereby approves of the Rate and Method of Apportionment applicable to Tax Zone No. 6 which is based on the tax rates and impacts described in the County's Fiscal Impact and Service Level Analysis for a Joint CFD Report, dated July 2018 ("Fiscal Impact Report"), which is incorporated herein by this reference. CFD services and special tax rate for Tax Zone No. 6 are for additional and enhanced services required to meet the increased demand and service level standards on existing County services.
5. **Boundaries Described.** The revised boundaries of the CFD including Assessor's Parcel Numbers 012-190-141 and 012-190-142 are described in an amended boundary map, which this County Board of Supervisors hereby directs the County Clerk to record with the San Benito County Recorder's office.
6. **General Authority; Ratification of Previous Actions.** The officers of the County are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to consummate the transactions described herein or to otherwise effectuate the purposes of this resolution. Any actions previously taken by such officers that are consistent with the purposes of this resolution are hereby ratified and confirmed.
7. **Effective Date.** This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the San Benito County Board of Supervisors at a regular meeting of said Board held on the 25th day of January 2022, by the following vote:

AYES: Supervisor(s)
NOES: Supervisor(s)
ABSENT: Supervisor(s)
ABSTAIN: Supervisor(s)

By: _____
Bea Gonzales, Chair

ATTEST:

By: _____
Jennifer Frechette, Clerk of the Board

Date: _____

APPROVED AS TO LEGAL FORM:

Barbara Thompson

By: _____
Barbara Thompson, County Counsel

Date: _____

EXHIBIT A

COUNTY OF SAN BENITO Community Facilities District No. 2018-1 (Residential Services)

DESCRIPTION OF SERVICES

Services:

The services to be funded, in whole or in part, by the community facilities district (the "District") include all direct and incidental costs related to providing for the maintenance of public infrastructure within the area of the District, the future annexation area, and areas adjacent to or in the vicinity of such areas. More specifically, the services shall include, but not be limited to: (i) police, fire and related paramedic services of the County of San Benito required to sustain the public safety service delivery capability for emergency and non-emergency services including related facilities, equipment, vehicles, fire apparatus, services, supplies and personnel; (ii) recreation program services and library services; (iii) maintenance and lighting of parks, parkways, streets, roads and open space; (iv) flood and storm protection services; as well as the provision of other public services authorized to be funded under Section 53313 of the California Government Code. The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/ or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the County, either with its own employees or by contract with third parties, or any combination thereof.

The services to be financed by the District are in addition to those provided in the territory of the District before the date of creation of the District and will not supplant services already available within that territory when the District is created.

Administrative Expenses:

The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the County in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County of San Benito related to the District or the collection of special taxes, an allocable share of the salaries of the County staff directly related thereto and a proportionate amount of the County's general administrative overhead related thereto, any amounts paid by the County from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the County in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the County in any way related to the District.

Other:

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

Tax Zone 6 - Cost Estimate (Fiscal Year 2021-22)

Direct Service Costs (6 Additional Homes) ¹	\$4,923.59
Public Streets/Sidewalks (6 Homes)	\$507.00
CFD Administration (10%)	51.70
Reserves (10%)	51.70
Repairs and Replacements (25%)	126.75
Project-Specific Costs (6 Homes)	\$735.15
Total Tax Zone 6 Costs	\$5,658.74

Notes:

¹ Based on the negative fiscal impact of \$751.67 per single-family home in FY 2018 dollars and adjust 9.17% for inflation. Inflationary adjustment is based on the change in the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area from April 2018 (283.422) to April 2021 (309.419).

2. Allen Andrade, with MH Engineering has indicated that the project expands Mission Vineyard Road by 2,028 square feet. Using an estimate of \$.25 per square foot for annual maintenance, 10% for administration, 10% for reserves, and 25% for repairs and replacements, the project specific costs have been calculated as set forth above.

Tax Zone 6 - Special Tax Rates (Fiscal Year 2021-22)

Negative Fiscal Impact	\$820.60 per unit
Project Specific Special Tax Rate	\$122.53 per unit
Total Tax Zone 6 Special Tax Rate	\$943.12 per unit

EXHIBIT B

**COUNTY OF SAN BENITO
Community Facilities District No. 2018-1
(Residential Services)**

**RATE AND METHOD OF APPORTIONMENT
TAX ZONE NO. 6**

The Special Tax shall be levied in Tax Zone No. 6 in accordance with the Rate and Method of Apportionment of Special Tax for County of San Benito Community Facilities District No. 2018-1 (Residential Services) pursuant to the rate for Tax Zone No. 6 set forth in Attachment No. 1 thereto. The Rate and Method of Apportionment of Special Tax is attached hereto and incorporated herein by this reference.

COUNTY OF SAN BENITO
Community Facilities District No. 2018-1
(Residential Services)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax shall be levied and collected in County of San Benito Community Facilities District No. 2018- 1 (Residential Services) (the “District”) each Fiscal Year, in an amount determined by the application of the procedures described below. All of the Taxable Property (as defined below) in the District, unless exempted by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

I. DEFINITIONS

The terms used herein shall have the following meanings:

“**Accessory Unit**” means a secondary residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a Unit of Single Family Detached Property.

“**Acreage**” or “**Acre**” means that acreage shown on the Assessor’s Parcel Map or in the Assessor’s Data for each Assessor’s Parcel. In the event that the Assessor’s Parcel Map or Assessor’s Data shows no acreage, the Acreage for any Assessor’s Parcel shall be determined by the District Administrator based upon the applicable condominium plan final map or parcel map. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and geographic information systems (GIS).

“**Act**” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Act of the State of California.

“**Administrative Expenses**” means the following actual or reasonably estimated costs directly related to the administration of the District: the costs of computing the Annual Special Tax Requirement and the annual Special Tax and of preparing the annual Special Tax collection schedules; the costs of collecting the Special Taxes, including any charges levied by the County Auditor’s Office, Tax Collector’s Office or Treasurer’s Office; the costs of the County or designee in complying with the disclosure requirements of the California Government Code (including the Act), including public inquiries regarding the Special Taxes; the costs of the County or designee related to an appeal of the Special Tax; and the costs of commencing and pursuing to completion any foreclosure action arising from delinquent Special Taxes in the District. Administrative Expenses shall also include costs related to the formation of the District and of annexing territory to the District as well as any amounts advanced by the County for any administrative purposes of the District and an allocable share of the salaries of County staff and an allocable portion of County overhead costs relating to the foregoing, or costs of the County in any way related to the establishment or administration of the District.

“Annual Services Costs” means the amounts required to fund services authorized to be funded by the District.

“Annual Special Tax Requirement” means that amount with respect to each Tax Zone as required in any Fiscal Year to pay: (1) the Administrative Expenses, (2) the Annual Services Costs, (3) the Contingent Special Tax Requirement, if applicable, (4) any amount required to establish or replenish any reserve or replacement fund established in connection with the District, and (5) reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

“Assessor’s Data” means Acreage or other Parcel information contained in the records of the County Assessor.

“Assessor’s Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

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

“Board” means the Board of Supervisors of the County, acting as the legislative body of the District.

“Contingent Special Tax” means that amount levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Contingent Special Tax Requirement.

“Contingent Special Tax Requirement” means that amount with respect to each Tax Zone as required in any Fiscal Year if the HOA is unable to pay the costs of services incurred or otherwise payable.

“County” means the County of San Benito, California.

“Developed Property” means for each Fiscal Year, all Taxable Property for which a building permit was issued on or before June 1 of the prior Fiscal Year.

“District” means the County of San Benito Community Facilities District No. 2018-1 (Residential Services).

“District Administrator” means an official of the County, or designee or agent or consultant, responsible for determining the Annual Special Tax Requirement and providing for the levy and collection of Special Taxes each Fiscal Year.

“Exempt Property” means all property located within the boundaries of the District which is exempt from the Special Tax pursuant to Section V below.

“Finance Director” means the official of the County who is the chief financial officer or other comparable officer of the County or designee thereof.

"Fiscal Year" means the period from July 1st of any calendar year through June 30th of the following calendar year.

"Homeowner's Association" or "HOA" means any homeowner's association established to provide specific services within a Tax Zone.

"Maximum Special Tax Rate" means the maximum Special Tax authorized for levy in any Fiscal Year that may apply to Taxable Property as described in Section III.

"Multifamily Residential Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor's Parcel Number, are offered for rent to the general public, and cannot be purchased by individual homebuyers.

"Parcel" means a lot or parcel with a parcel number assigned by the Assessor of the County. "Proportionately" means that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax Rate authorized to be levied in that Fiscal Year is equal for all Assessor's Parcels.

"Public Property" means property within the boundaries of the District owned by, irrevocably offered or dedicated to, or for which an easement for purposes of public or private road right-of-way making the property unusable for any other purpose has been granted to the federal government, the State of California, the County, the County, or any local government or other public agency.

"Single Family Attached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor's Parcel Numbers assigned to them (except for a duplex triplex, or fourplex unit, which may share a Parcel with another duplex, triplex or fourplex Unit(s)), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit), including such residential structures that meet the statutory definition of a condominium project contained in Civil Code Section 4125.

"Single Family Detached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

"Special Tax" means the amount levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Annual Special Tax Requirement.

"Tax Escalation Factor" means the percentage change from the previous year ending in April of the Consumer Price Index, All Urban Consumers (CPI-U), for the San Francisco-Oakland-San Jose area. In the case where the annual change in the

specified Consumer Price Index is negative, the annual percentage increase shall be equal to zero.

"Tax Zone" means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this Rate and Method of Apportionment. All of the Taxable Property within the District at the time of its formation is within the Tax Zone specified in Section III. Additional Tax Zones may be created when Taxable Property is annexed to the District, and a separate Maximum Special Tax shall be identified for Taxable Property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone when such Parcels are annexed to the District shall be identified by Assessor's Parcel number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels.

"Taxable Property" means all Parcels for which a building permit was issued prior to the June 1 preceding the Fiscal Year for which the Special Tax is being levied and located within the boundaries of the District which is not otherwise Exempt Property.

"Unanimous Approval Form" means that form executed by the record owner of fee title to a Parcel or Parcels of Taxable Property annexed into the District that constitutes the property owners approval and unanimous vote in favor of annexing into the District and the levy of Special Tax against his/her Parcel or Parcels pursuant to this Rate and Method of Apportionment of Special Tax.

"Unit" means an individual single family detached or attached home, townhome, condominium, apartment, or other residential dwelling unit, including each separate living area within a half-plex, duplex, triplex, fourplex, or other residential structure. An Accessory Unit that shares a Parcel with a Unit of Single Family Detached Property shall not be considered a separate Unit for purposes of calculating the Special Tax.

II. DETERMINATION OF TAXABLE PARCELS

On or about July 1 of each Fiscal Year, the District Administrator shall determine the valid Assessor's Parcel Numbers for the current Fiscal Year for all Taxable Property within the District. If any Assessor's Parcel Numbers are no longer valid from the previous Fiscal Year, the District Administrator shall determine the new Assessor's Parcel Number(s) that are in effect for the current Fiscal Year. To the extent an Assessor's Parcel Number(s) or Parcels of Taxable Property are subdivided, consolidated or otherwise reconfigured, the Special Tax rates shall be assigned to the new Assessor's Parcels Number(s) pursuant to Section III. The District Administrator shall also determine: (i) the Tax Zone within which each Parcel is located; (ii) which Parcels are Developed Property; (iii) the number of Units each Parcel contains; and (iv) the Annual Special Tax Requirement for the Fiscal Year.

III. ANNUAL SPECIAL TAX- METHOD OF APPORTIONMENT

All Taxable Property shall be subject to a Special Tax defined as follows.

The Special Tax shall be levied each Fiscal Year by the District Administrator. The Annual Special Tax Requirement shall be apportioned to each Parcel of Developed Property within each Tax Zone of the District by the method shown below.

First. Determine the Annual Special Tax Requirement.

Second. Levy the Special Tax on each Parcel of Developed Property Proportionately, up to the Maximum Special Tax Rate described in the following tables to satisfy the Annual Special Tax Requirement.

**TABLE 1
MAXIMUM SPECIAL TAX RATES - TAX ZONE NO. 1 (BRIGANTINO)
FISCAL YEAR 2018/19**

Property Type	Rate	Per
Single Family Detached	\$1,465.00	Unit

**TABLE 2
MAXIMUM SPECIAL TAX RATES - TAX ZONE NO.2 (BENNETT RANCH)
FISCAL YEAR 2018/19**

Property Type	Rate	Per
Single Family Detached	\$1,692.45	Unit

**TABLE 3
MAXIMUM SPECIAL TAX RATES - TAX ZONE NO. 1 (THE BLUFFS)
FISCAL YEAR 2018/19**

Property Type	Special Tax Rate	Contingent Special Tax	Per
Single Family Detached	\$762.37	\$887.44	Unit

A different Maximum Special Tax Rate may be identified in Tax Zones added to the District as a result of future annexations.

On each July 1, commencing on July 1, 2019, the Maximum Special Tax Rate for each Tax Zone shall be subject to increase by the Tax Escalation Factor.

IV. FORMULA FOR PREPAYMENT OF SPECIAL TAX OBLIGATIONS

The Special Tax may not be prepaid.

V. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Taxes shall be levied on Public Property, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act. Any Taxable Property acquired by a public entity for non-public use development shall be subject to the Special Tax.

VI. INTERPRETATION OF RATE AND METHOD OF APPORTIONMENT

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

VII. MANNER AND DURATION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided that the County may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if needed to meet the financial obligations of the District, and may collect delinquent Special Taxes through foreclosure or other available methods.

A Special Tax shall continue to be levied and collected within the District to fund the Annual Special Tax Requirement in perpetuity.

VIII. APPEAL OF SPECIAL TAX LEVY

Any property owner may file a written appeal of the Special Tax with the District Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process all Special Taxes levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The District Administrator shall review the appeal, meet with the appellant if the District Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the District Administrator's decision relative to the appeal, the owner may then file a written appeal with the Board whose subsequent decision shall be final and binding on all interested parties. If the decision of the District Administrator or subsequent decision by the Board requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years' Special Taxes, but an adjustment shall be made to credit future Special Taxes.

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

ATTACHMENT 1

**COUNTY OF SAN BENITO
Community Facilities District No. 2018-1
(Residential Services)**

**MAXIMUM SPECIAL TAX RATES
TAX ZONE 4 – BASE YEAR FY 2020/21**

Property Type	Rate	Per
Single Family Detached Property	\$751.67	Unit

**MAXIMUM SPECIAL TAX RATES
TAX ZONE 5 – BASE YEAR FY 2021/22**

Property Type	Rate	Per
Single Family Detached Property	\$1,183.10	Unit

**MAXIMUM SPECIAL TAX RATES
TAX ZONE 6 – BASE YEAR FY 2021/22**

Property Type	Rate	Per
Single Family Detached Property	\$943.12	Unit

On each July 1, commencing on July 1, 2019, and thereafter, the Maximum Special Tax Rate for each Tax Zone shall be increased Tax Escalation Factor.

On each July 1, commencing on July 1, 2022, and thereafter, the Maximum Special Tax Rate for Zone 6 shall be increased Tax Escalation Factor.

EXHIBIT C

**COUNTY OF SAN BENITO
Community Facilities District No. 2018-1
(Residential Services)**

**UNANIMOUS APPROVAL FORM
Annexation No. 3; Tax Zone No. 6**

[attached]