

**BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**RESOLUTION NO. 087-2023**

**A RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO FORM A COMMUNITY FACILITIES DISTRICT AND LEVY A SPECIAL TAX IN COMMUNITY FACILITIES DISTRICT NO. 2023-1 (EAST RIDGE) TO FINANCE THE ACQUISITION AND CONSTRUCTION OF CERTAIN PUBLIC FACILITIES IN AND FOR SUCH COMMUNITY FACILITIES DISTRICT**

**WHEREAS**, under the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code, this Board of Supervisors (the “Board”) of the County of El Dorado (the “County”) is authorized to establish a community facilities district and to act as the legislative body for such community facilities district; and

**WHEREAS**, the Act provides that for purposes of financing of, or contributing to the financing of, all or a portion of facilities to be financed by the community facilities district, the Board may designate a portion or portions of the district as one or more improvement areas and that after the designation of an improvement area, all proceedings for purposes of a bond election and for the purpose of levying special taxes for payment of the bonds, or for any other change pursuant to Article 3 (commencing with Section 53330), shall apply only to such Improvement Area for those specified facilities; and

**WHEREAS**, this Board, having received indications of interest on behalf of the owners of the areas of land proposed to be included in a proposed community facilities district, desires to proceed with the establishment of a community facilities district and designation of an initial improvement area therein, and a future annexation area, all in order to finance costs of County public capital facilities, especially within in a developing area in the County locally referred to as “East Ridge”; and

**NOW, THEREFORE, IT IS HEREBY RESOLVED** as follows:

1. **Authority.** It is proposed to establish a community facilities district, to designate Improvement Area No. 1 therein, and to identify future annexation area, all within the County of El Dorado, under the terms of the Act to finance costs of County public capital facilities, which may include the payment of impact fees to be used for public capital facilities, and especially facilities necessary or incidental to new development in the County within an area known as “East Ridge.”

2. **Name of CFD.** The name proposed for the community facilities district is the “County of El Dorado Community Facilities District No. 2023-1 (East Ridge)” (including designated Improvement Areas, the “CFD”). The name proposed for Improvement Area No. 1 is “Improvement Area No. 1 of the County of El Dorado Community Facilities District No. 2023-1 (East Ridge)” (herein, “Improvement Area No. 1”). The name proposed for the Future Annexation Area is the “County of El Dorado Community Facilities District No. 2023-1 (East Ridge) (Future Annexation Area)” (herein, the “Future Annexation Area”).

3. **Boundaries Described.** The proposed boundaries of the CFD, Improvement Area No. 1 and the Future Annexation Area are as shown on the Map of Proposed Boundary of a proposed community facilities district to be known as Community Facilities District No. 2023-1 (East Ridge), El Dorado County, California, on file with the Clerk of the Board, which this Board approves as the map describing the extent of the territory included in the proposed community facilities district. This Board finds that the map is in the form and contains the matters prescribed by Section 3110 of the California Streets and Highways Code. This Board directs the Clerk of the Board to certify the adoption of this resolution on the face of the map, and to file a copy of the map in the office of the Clerk of the Board in accordance with Section 3111 of the California Streets and Highways Code and within 15 days of the date of adoption of this resolution but in no event later than 15 days prior to the public hearing provided for herein, transmit the map to the County Recorder for recording in the Book of Maps of Assessment and Community Facilities Districts in the office of the County Recorder of El Dorado County.

Parcels within the Future Annexation Area shall be annexed to the CFD only with the unanimous approval (each, a “Unanimous Approval”) of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed and all or any portions of territory that annex into the CFD from the Future Annexation Area or otherwise may be annexed into Improvement Area No. 1 or into a separate Improvement Area then in existence or to be designated at the time of such annexation, all without any requirement for additional public hearings, resolutions of the Board or other additional proceedings.

The Unanimous Approval shall specify annexation into Improvement Area No. 1 or into an Improvement Area then in existence or to be designated pursuant to a Unanimous Approval (a “Future Improvement Area”). In connection with establishing a Future Improvement Area, all proceedings for approval of an appropriations limit, the rate and method of apportionment and manner of collection of special taxes, and the authorization to incur bonded indebtedness may differ from Improvement Area No. 1 or any other Improvement Areas, all as set forth in the Unanimous Approval, and shall apply only to the parcel or parcels within such Improvement Area.

Likewise, all or any portions of territory that annex into the CFD from the Future Annexation Area or otherwise may be annexed into a separate zone of Improvement Area No. 1 or any Improvement Area then in existence or to be designated at the time of such annexation and no additional hearings or procedures are required and the rate and method of apportionment applicable to such zone may differ from other areas of the CFD as set forth in the Unanimous Approval and shall apply only to the parcel or parcels within such zone, all as provided in the Unanimous Approval.

5. **Special Tax.** Except to the extent that funds are otherwise available, the County will levy a special tax (the “Special Tax”) for a period not to extend beyond fiscal year 2075-76 to pay directly for the Facilities and/or pay the principal and interest on bonds of the County issued to finance the Facilities. The Special Tax will be secured by recordation of a continuing lien against all non-exempt real property in the CFD, will be annually levied within the CFD, and collected in the same manner as ordinary ad valorem property taxes, however, this Board reserves the right, under Section 53340, 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 County, including, but not limited to, direct billing by the County to the property owners and supplemental billing. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD in sufficient detail to allow each landowner within the proposed CFD to

estimate the maximum amount such owner will have to pay, are described in Exhibit A attached hereto and hereby incorporated herein.

A Special Tax shall not be levied in an Improvement Area after the fiscal year identified in the rate and method for such Improvement Area, except that a Special Tax that was lawfully levied in or before the final tax year and that remains delinquent may be collected in subsequent years.

For Future Improvement Areas, a different rate and method may be adopted than the Rate and Method adopted for Improvement Area No. 1 if the annexed territory is designated as a separate zone or improvement area. No supplements to the Rate and Method for any of the Future Improvement Areas and no new rate and method will cause the maximum tax rate in the then-existing territory of the CFD (including Improvement Area No. 1) to increase. The designation as an improvement area of any territory annexing to the CFD, the maximum amount of bonded indebtedness and other debt for such improvement area, the facilities to be financed, the rate and method of apportionment of special tax for such improvement area and the appropriations limit for such improvement area shall be identified and approved in the Unanimous Approval executed by the applicable property owner(s) in connection with each annexation to the CFD from the Future Annexation Area. The annexation and related matters described in the Unanimous Approval shall be implemented and completed without the need for Board approval as long as the following conditions are met:

(i) The rate and method of apportionment of special tax for the new improvement area is prepared by a special tax consultant retained by the County.

(ii) The rate and method of apportionment of special tax for the new improvement area substantially complies with the County's local goals and policies concerning the use of the Act.

(iii) The rate and method of apportionment of special tax for the new improvement area includes a mechanism that protects against revenue loss as a result of land use changes.

(iv) The Special Tax proposed to pay for the Facilities to be supplied within the territory annexed will be equal to the Special Taxes levied to pay for the same Facilities in previously-existing areas of the CFD and Improvement Area No. 1, except that (a) a higher Special Tax may be levied on territory annexing into the CFD to pay for the same Facilities to compensate for the interest and principal previously paid from Special Taxes in the original area of the CFD and Improvement Area No. 1, less any depreciation allocable to the financed Facilities, and (b) a higher Special Tax may be levied on territory annexing into the CFD to pay for new or additional Facilities, with or without bond financing.

Under no circumstances may the Special Tax on a parcel in an Improvement Area in residential use be increased in any fiscal year as a consequence of delinquency or default in payment of the Special Tax levied on another parcel or parcels by more than ten percent (10%) above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults, in contravention of the Act, including Section 53321(d) of the Act.

This Board hereby finds that the provisions of Section 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to *ad valorem* property taxes and schools financed by a community facilities district) are inapplicable to the proposed CFD.

6. **Facilities.** The type of public facilities proposed to be financed in whole or in part by the CFD, Improvement Area No. 1 and any Future Improvement Areas and pursuant to the Act shall consist of those items listed as facilities on Exhibit B hereto and hereby incorporated herein (the "Facilities"). The Board hereby determines that the Facilities are necessary to meet increased demands placed upon local agencies as the result of development occurring within the CFD. The Board hereby finds and determines that the public interest will not be served by allowing the property owners in the CFD to enter into a contract in accordance with Section 53329.5(a) of the Act. Notwithstanding the foregoing, the Board, on behalf of CFD, may enter into one or more contracts directly with any of the property owners with respect to the construction and/or acquisition of the any portion of the Facilities.

The County Auditor-Controller is hereby authorized and directed to enter into joint community facilities agreements with any entity that will own or operate any of the Facilities, as may be necessary to comply with the provisions of Section 53316.2(a) and (b) of the Act. The Board hereby declares that such joint agreements will be beneficial to residents in the area of the CFD.

6. **Exempt Property.** Except as may otherwise be provided by law or by the Rate and Method, all lands owned by any public entity, including the United States, the State of California and the County, or any departments or political subdivisions thereof, shall be omitted from the levy of the Special Tax. In the event that a portion of the property within the CFD shall become for any reason exempt, wholly or in part, from the levy of the Special Tax, this Board will, on behalf of the CFD, increase the levy to the extent necessary upon the remaining property within the CFD which is not exempt in order to yield the required debt service payments and other annual expenses of the CFD, if any, subject to the provisions of the rate and method of apportionment of the Special Tax.

7. **Election.** The levy of the Special Tax shall be subject to the approval of the qualified electors of the CFD at a special election as authorized under the Act. The proposed voting procedure shall be by mailed or hand-delivered ballot among the landowners in the proposed CFD, with each owner having one vote for each acre or portion of an acre such owner owns in the CFD. The levy of the Special Tax on parcels within the Future Annexation Area and annexed to the CFD shall be subject to the approval of the qualified elector by execution of the Unanimous Approval, and a special tax shall be levied in the Future Annexation Area only with the Unanimous Approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed to the CFD, without any requirement for further public hearings or additional proceedings.

8. **Special Tax Bonds.** In order to finance the costs of the Facilities it is necessary to incur bonded indebtedness on behalf of the CFD and it is the intention of this Board, acting as the legislative body for the CFD, to cause bonds of the County to be issued for the CFD pursuant to the Act to finance in whole or in part the construction and/or acquisition of the Facilities. The bonds shall be in the aggregate principal amount not to exceed a total of \$150,000,000 for all improvement areas, shall be issued in such series and bear interest payable semi-annually or in such other manner as this Board shall determine, at a rate not to exceed the maximum rate of interest as may be authorized by applicable law at the time of sale of such bonds, shall be made callable in accordance with the terms of the Act and as more

specifically to be set forth in the bonds; and shall mature not to exceed more than 40 years from the date of the issuance thereof.

9. **CFD Report.** The Auditor-Controller of the County, as the officer having charge and control of the Facilities in and for the CFD, or the designee of such official, is hereby directed to cause and direct a study of said proposed CFD and the Facilities and to cause to be prepared for filing at the public hearing the report required by Section 53321.5 of the Act (the “CFD Report”) presenting at least the following:

(a) A description of the Facilities by type which will be required to adequately meet the needs of the CFD.

(b) An estimate of the fair and reasonable cost of the Facilities including the cost of acquisition of lands, rights-of-way and easements, any physical facilities required in conjunction therewith and incidental expenses in connection therewith, including the costs of the proposed bond financing and all other related costs as provided in Section 53345.3 of the Act.

The CFD Report shall be made a part of the record of the public hearing specified below.

10. **Acquisition of Facilities.** Pursuant to Section 53314.9 of the Act, at any time either before or after the formation of the CFD, the legislative body may accept advances of funds or work in kind from any source, including, but not limited to, private persons or entities, and may provide, for the use of those funds or that work in kind for any authorized purpose, under all of the following conditions: (a) the proposal to repay the funds or the value or cost of the work in kind, whichever is less, is provided by resolution pursuant to Section 53325.1; (b) any proposed Special Taxes are approved by the qualified electors of the CFD pursuant to the Act; and (c) any work in kind accepted pursuant to Section 53314.9 of the Act is performed or constructed as if the work had been performed or constructed under the direction and supervision, or under the authority of a local public agency. This Board finds that the County may accept advances of funds or work in kind if necessary, and may enter into an agreement (an “Acquisition Agreement”), with the person or entity advancing the work in-kind, to reimburse the person or entity for the value, or cost, whichever is less, of the work in-kind, as determined by the Board, with or without interest, under the conditions specified in the Act and the Acquisition Agreement. The County and the developer of the project intend to enter into an Acquisition Agreement.

11. **Public Hearing.** The Board hereby sets July 18, 2023 at 10:00 AM at the Board of Supervisors Placerville Office located at 330 Fair Lane, Placerville, California 95667, as the time and place when and where this Board, as legislative body for the CFD, will conduct a public hearing on the establishment of the CFD and the designation of Improvement Area No. 1 and the Future Annexation Area, and consider and finally determine whether the public interest, convenience and necessity require the formation of the CFD, the designation of Improvement Area No. 1 and the Future Annexation Area, the levy of the Special Tax and the issuance of bonds. At the hearing, testimony concerning the CFD, the designation of Improvement Area No. 1, the extent of the CFD and the Future Annexation Area, or the furnishing of the particular types of public facilities will be heard and protests will be considered from registered voters residing within the CFD and persons owning real property within the CFD. Written protests by the owners of a majority of the land which would be subject to special taxation within the proposed the CFD will require the suspension of proceedings for at least one year. Written protests must be filed with the Clerk of the Board at or before the time fixed for the hearing. If

such protests are directed only against certain elements of the proposed improvements or proposed special tax, and if such protests constitute a majority protest, only those elements shall be deleted from the proceedings.

12. **Notice of Hearing.** The Clerk of the Board is hereby directed to cause notice of the public hearing to be given by publication one time in a newspaper published in the area of the CFD and by mailing, first-class postage prepaid, to each registered voter and to each landowner within the CFD. The publication shall be completed at least seven days before the date of the public hearing specified above. The mailing shall be completed not less than 15 days before the date of the public hearing. The notice shall be substantially in the form specified in Section 53322 of the Act, with the form summarizing the provisions hereof as set forth in Exhibit C hereby specifically approved.

13. **Effective.** This Resolution shall take effect from and after its adoption.

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**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado, State of California, at a regular meeting of said Board held on the \_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote of said Board:

AYES:            \_\_\_\_    Board Members: \_\_\_\_\_

NOES:            \_\_\_\_    Board Members: \_\_\_\_\_

ABSENT:        \_\_\_\_    Board Members: \_\_\_\_\_

ABSTAINING: \_\_\_\_    Board Members: \_\_\_\_\_

\_\_\_\_\_  
Chair of the Board of Supervisors

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

**I CERTIFY THAT:**  
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE: \_\_\_\_\_

**ATTEST:** Kim Dawson, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By: \_\_\_\_\_  
Deputy Clerk

Attach: Exhibit A – Rate and Method of Apportionment of Special Tax  
Exhibit B – List of Facilities Rate and Method of Apportionment of Special Tax

# EXHIBIT A

Community Facilities District No. 2023-1  
(East Ridge)  
Improvement Area No. 1  
El Dorado County, California

## RATE AND METHOD OF APPORTIONMENT

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### 1. Basis of Special Tax Levy

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 (Act) applicable to the land in the County of El Dorado (County) Community Facilities District No. 2023-1 (East Ridge) – Improvement Area No. 1 (CFD) shall be levied and collected according to the tax liability determined by the County through the application of the appropriate amount or rate, as described below.

### 2. Definitions

“**Acre**” or “**Acreage**” means the land area of a County Assessor’s Parcel as shown on an Assessor’s Parcel Map, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable final map or other Development Plan.

“**Act**” means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 and following of the California Government Code.

“**Administrative Expenses**” means the actual or reasonably estimated costs related to the administration of the CFD, including these:

- a. Costs of computing Special Taxes and preparing annual Special Taxes collection schedules (whether by the County or any designee thereof or both).
- b. Costs of collecting the Special Taxes (whether by the County, or otherwise).
- c. Costs of remitting the Special Taxes to the Trustee.
- d. Costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Bond Indenture.
- e. Costs to the County, CFD, or any designee thereof of complying with arbitrage rebate requirements.
- f. Costs to the County, CFD, or any designee thereof of complying with County, CFD, or obligated persons disclosure requirements.
- g. Costs associated with preparing Special Taxes disclosure statements.

- h. Costs incurred in responding to public inquiries regarding the Special Taxes.
- i. Costs to the County, CFD, or designee thereof related to any appeal of the Special Taxes.
- j. Costs associated with the release of funds from an escrow account, if any.
- k. Costs to the County for the issuance of Bonds authorized by the CFD that are not recovered through the Bond sale proceeds.
- l. Amounts estimated to be advanced or advanced by the County for any other administrative purposes, including attorney's fees and other costs related to collection of the special taxes and commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Administrator"** means an official of the County, or designee thereof, responsible for carrying out the provisions of this RMA.

**"Annexation Parcels"** means a Parcel or Parcels annexed to the CFD after formation. Parcels annexed into the CFD after formation shall be placed into a new Improvement Area and will not be included in Improvement Area No. 1. The Minimum Annual Special Tax and Maximum Annual Special Tax will be assigned to Parcels in the Future Annexation Area using the provisions of **Section 4**. Annexation Parcels may be assigned a different Maximum Annual Special Tax Rate or Maximum Annual Special Tax per Parcel using a methodology different from the other Parcels in the CFD and shall be placed in an area designated as a separate zone or improvement area of the CFD, all of which shall be set forth in revised attachments hereto as needed, without further CFD proceedings.

**"Annual Costs"** means, for any Fiscal Year, the total of these:

- i. Debt Service to be paid from Special Taxes.
- ii. The amount needed to replenish the Reserve Fund for the Bonds to the level required under the Bond Indenture, to the extent not included in a computation of Annual Costs in a previous Fiscal Year.
- iii. Administrative Expenses for such Fiscal Year.
- iv. The amount needed to (1) cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, (2) to fund any foreseeable deficiency of the amount to be available for the payment of principal or interest on Bonds which is expected to occur in such Fiscal Year.
- v. Authorized Facilities Funded on a Pay-As-You-Go Basis.
- vi. Less any Capitalized Interest.
- vii. Less any available earnings on the Reserve Fund, Special Tax funds, or any other available revenues of the CFD or the County that may be used to fund Annual Costs.

**"Anticipated Construction Proceeds"** means that amount that is anticipated to be available through the CFD for acquiring or constructing Authorized Facilities. Anticipated Construction Proceeds will range from \$38 million to \$60 million at formation of the CFD. The Administrator will determine the estimated Anticipated Construction Proceeds for the CFD based upon

established Maximum Annual Special Taxes for all Taxable Parcels at the time of a Prepayment calculation. The Anticipated Construction Proceeds amount is increased by ENR-CCI by the average increase in the index for the prior calendar year on April 1 of the current Fiscal Year.

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

**Assessor's Parcel Number** means the Parcel and Parcel Number as assigned by the County Assessor on the equalized tax roll.

**Authorized Facilities** means those facilities to be financed as identified in the resolution forming the CFD.

**Base Year** means the Fiscal Year beginning July 1, 2023, and ending June 30, 2024.

**Benefit Share** means the Maximum Annual Special Tax for a Parcel divided by the Maximum CFD Special Tax Revenue for all Taxable Parcels.

**Board** means the Board of Supervisors of the County acting for the CFD under the Act.

**Bond(s)** means bond(s) issued or other indebtedness incurred by the County for the CFD under the Act.

**Bond Indenture** means the indenture, resolution, fiscal agent agreement, or other financing document pursuant to which any Bonds are issued.

**Bond Share** means the share of Outstanding Bonds assigned to a Parcel as specified in **Section 7** hereof.

**Building Permit** means a permit issued by the County for the construction of a Residential Use structure.

**Building Square Foot(age)** has the same meaning as that defined for the School Mitigation Fee by California Government Code Section 65995 for "Assessable Space," which is "all of the square footage within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area" as determined by the "as built" size of the structure for the initial Building Permit. Future additions to Residential Units are not to be considered for potential increases to the Special Tax.

**CFD** means the County of El Dorado Community Facilities District No. 2023-1 (East Ridge).

**Capitalized Interest** means funds in any capitalized interest fund available to pay debt service on Bonds.

**County** means the County of El Dorado, California.

**County Assessor's Parcel** means a lot or Parcel with an assigned Assessor's Parcel Number used by the County Assessor in preparing the tax roll.

**Debt Service** means the total amount of Bond principal, interest, and the scheduled sinking fund payments of the Bonds.

**Developed Parcel** means, in any Fiscal Year:

- For Final Map Parcels: All Parcels for which a Building Permit during or prior to May 1 of the preceding Fiscal Year for new construction of a Residential Use structure was issued during or prior to the preceding Fiscal Year.
- Once a Taxable Parcel has been designated as a Developed Parcel it shall remain classified as a Developed Parcel.

“**Development Plan**” means a Residential Use development plan that identifies such information as the acreage, square footage or number of Units that are approved to be developed on a Final Map Parcel.

“**Effective Tax Rate Evaluation**” means an evaluation of the Total Effective Tax Rate of Tax Categories at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for each Tax Category, based upon the calculated Total Estimated Tax Burden.

“**Effective Tax Rate Evaluation Maximum Facilities Special Tax**” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of **Section 4.f.**, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“**Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate**” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in **Attachments 1** and **2**, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“**Final Map Parcel**” means a Parcel designated for development as a single-family residence, which is part of a Final Small Lot Subdivision Map. Once a Parcel is classified as a Final Map Parcel it shall remain a Final Map Parcel.

“**Final Small Lot Subdivision Map**” means a recorded map designating the Final Map Parcels for individual single-family residential Parcels.

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

“**Full Prepayment**” means the complete fulfillment of a Parcel’s Special Tax obligation, as determined by following the procedures in **Section 7**.

“**Improvement Area**” means an area within the CFD with its own distinct geographic area in which the provisions of this RMA shall apply. If there are more than one Improvement Areas, each Improvement Area shall have its own distinct number that is different from any other Improvement Area.

“**Improvement Area No. 1**” means the area designated as such on **Map 1**. The area included in Improvement Area No. 1 will be included in the initial boundaries of the CFD.

“**Large Lot Parcel**” means a Parcel created by a Large Lot Subdivision Map.

“**Large Lot Subdivision Map**” means a recorded subdivision map creating Parcels by land use. However, the Large Lot Subdivision Map does not delineate Final Map Parcels. A Final Small Lot Subdivision Map will create individual Final Map Parcels.

**Maximum Annual Special Tax** means the greatest amount of Special Tax that can be levied against a Parcel in a given Fiscal Year, as shown in **Attachments 1 and 2**.

**Maximum Annual Special Tax Rate** means the Maximum Annual Special Tax Rate per Unit or Acre as shown in **Attachments 1 and 2**.

**Maximum Annual Special Tax Revenue** means the greatest amount of revenue that can be collected in total from a group of Parcels (such as Developed Parcels) by levying the Maximum Annual Special Tax in a given Fiscal Year.

**Maximum CFD Special Tax Revenue** means the sum of the Maximum Annual Special Tax anticipated to be levied on all Taxable Parcels in the CFD in a Fiscal Year.

**Maximum Total Effective Tax Rate** means 2.0%, unless the County determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

**Minimum Annual Special Tax** means the minimum amount of Special Tax as assigned to Taxable Parcels, shown in **Attachments 1 and 2**, at formation of the CFD.

**Minimum CFD Special Tax Revenue** means the sum of the Minimum Annual Special Tax anticipated to be levied on all Taxable Parcels in the CFD in a Fiscal Year.

**Original Parcel** means a Taxable Parcel identified in **Attachment 1** and shown on **Map 1** at formation of the CFD.

**Outstanding Bonds** means the total principal amount of Bonds that have been issued and not fully repaid or legally defeased.

**Parcel** means any County Assessor's Parcel in the CFD based on the equalized tax rolls of the County as of January 1 of each Fiscal Year.

**Partial Prepayment** means the partial fulfillment of a Parcel's Special Tax obligation, as determined by following the procedures in **Section 7**.

**Pay-As-You-Go Basis** means the use of annual Special Tax revenues to directly fund the construction or improvement of Authorized Facilities.

**Prepayment** means the complete or partial fulfillment of a Parcel's Special Tax obligation, as determined by following the procedures in **Section 7**.

**Price Point Study** means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

**Proportionately** means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Developed Parcels. For Final Map Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Final Map Parcels. For Undeveloped Parcels, Proportionately means that the ratio of the actual Special Tax levy to the Maximum Annual Special Tax is equal for all Undeveloped Parcels.

**Public Parcel** means any Parcel that is or is intended to be publicly owned, as designated in any final map that is normally exempt from the levy of general ad valorem property taxes under

California law, including public streets; schools; parks; and public drainage ways, landscaping, wetlands, greenbelts, and open space.

**“Remainder Parcel”** means a Parcel that is created as the result of the recordation of a Large Lot Subdivision Map or Final Small Lot Subdivision Map, which results in a Parcel within the boundaries of a Large Lot Parcel (defined in **Map 2**), that has not been mapped for final development approval. Such a Remainder Parcel may contain taxable and tax-exempt uses, such as Residential Uses, and Public Parcels, such as school or park sites. Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4** through **6**.

**“Remaining Facilities Costs”** means the amount of Anticipated Construction Proceeds less construction proceeds from previous CFD Bond issuances and costs of Authorized Facilities funded on a Pay-As-You-Go Basis from the levy of the Special Tax.

**“Remaining Facilities Cost Share”** means the Remaining Facilities Costs multiplied by the Benefit Share.

**“Reserve Fund”** means any debt service reserve fund established pursuant to the Bond Indenture.

**“Reserve Fund Requirement”** means the amount required under the Bond Indenture to be held in any Reserve Fund.

**“Reserve Fund Share”** means the amount on deposit in any Reserve Fund, but in any event not to exceed the Reserve Fund Requirement, multiplied by the Benefit Share for a given Parcel.

**“Residential Use”** means a Parcel designated for residential uses.

**“RMA”** means the Rate and Method of Apportionment.

**“Special Tax (es)”** mean(s) any tax levy under the Act in the CFD.

**“Subdivision”** or **“Subdivided”** means a division of a Parcel into two or more Parcels through the Subdivision Map Act process.

**“Successor Parcel”** means a Parcel created by the Subdivision of an Original Parcel or a Successor Parcel.

**“Tax Category”** means the categories of taxable land uses shown in **Attachments 1** and **2**.

**“Tax Collection Schedule”** means the document prepared by the Administrator for the County Auditor-Controller to use in levying and collecting the Special Taxes each Fiscal Year.

**“Tax Escalation Factor”** means a factor of 2 percent in all Fiscal Years following the Base Year by which the Minimum Annual Special Tax and Maximum Annual Special Tax for the previous Fiscal Year will be increased in each Fiscal Year following the Base Year.

**“Taxable Parcel”** means any Parcel that is not a Tax-Exempt Parcel.

**“Tax-Exempt Parcel”** means a Parcel not subject to the Special Tax. Tax-Exempt Parcels include (a) Public Parcels, (b) Parcels owned by the County, school districts, special districts, or

the state or federal government, and (c) Tract A shown on **Map 1**. A Taxable Parcel that is acquired by a public agency shall remain a Taxable Parcel as per the provisions of **Section 4.i**.

Certain privately owned Parcels also may be exempt from the levy of Annual Special Taxes, including common areas owned by homeowner’s associations or property owner associations, wetlands, detention basins, water quality ponds, and open space, as determined by the Administrator.

**“Total Effective Tax Rate”** means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

**“Total Estimated Tax Burden”** means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

**“Total Facility Cost Share”** means the Benefit Share for a Parcel multiplied by the Anticipated Construction Proceeds for the CFD.

**“Trustee”** means a national banking association organized and existing under the laws of the United States.

**“Undeveloped Parcel”** means a Taxable Parcel that is not a Developed Parcel, a Final Map Parcel, or a Large Lot Parcel.

**“Unit”** means for Taxable Parcel, a dwelling unit, or a Final Map Parcel.

### **3. Duration of the Special Tax**

The Special Tax will be levied and collected for as long as it is needed to pay Annual Costs; however, in no event shall the Special Tax be levied on any Parcel in the CFD after Fiscal Year 2075-2076.

When all Authorized Facilities and other Annual Costs incurred by the CFD have been paid, the Special Taxes shall cease to be levied. The County shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished. In addition, the Notice of Cessation of Special Tax shall identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

### **4. Administrative Tasks**

Tasks required of the Administrator are discussed below:

- a. Annual Special Tax Escalation. The Administrator shall increase the Maximum Annual Special Tax by the Tax Escalation Factor in each Fiscal Year following the Base Year.

- b. Assignment of the Minimum and Maximum Annual Special Tax to Original Parcels. The Minimum Annual Special Tax and Maximum Annual Special Tax is assigned to Original Parcels per Unit basis by Parcel. The Base Year Minimum Annual Special Tax and Maximum Annual Special Tax for the Base Year for each Original Parcel is shown in **Attachment 1**. **Attachment 1** shows each Original Parcel, Tax Category, total Units, the Minimum Annual Special Tax and Maximum Annual Special Tax Rate per Unit, and the Minimum Annual Special Tax and Maximum Annual Special Tax for the Original Parcels. **Map 1** shows the Original Parcels. The Minimum Annual Special Tax and Maximum Annual Special Tax for an Original Parcel is determined by summing the Minimum Annual Special Tax and Maximum Annual Special Tax for each Tax Category as shown for the Original Parcel in question in **Attachment 1**. The Minimum Annual Special Tax and Maximum Annual Special Tax for each Tax Category is determined by multiplying the number of Units assigned to each Tax Category by the Minimum Annual Special Tax and Maximum Annual Special Tax per Unit (as increased by the Tax Escalation Factor) for each Tax Category.
- c. Assignment of the Maximum Annual Special Tax to Successor Parcels. As Original Parcels and Successor Parcels are Subdivided, use the following steps to assign the Minimum Annual Special Tax and Maximum Annual Special Tax to new Successor Parcels:
- i. If Original or Successor Parcels are Subdivided into Large Lot Parcels:
- A. The proposed Large Lot Parcels for the CFD are shown in **Map 2**. The corresponding Minimum Annual Special Tax and Maximum Annual Special Taxes for the Base Year for each proposed Large Lot Parcel and Tax Category are shown in **Attachment 2**. If a Large Lot Subdivision Map is recorded that reflects the boundaries of all Large Lot Parcels shown in **Map 2**, assign the Minimum Annual Special Tax and Maximum Annual Special Tax shown in **Attachment 2** to each Large Lot Parcel created by the Large Lot Subdivision Map.

If the Large Lot Parcels created by the Large Lot Subdivision Map have boundaries that differ from the boundaries shown in **Map 2**, use the following procedures to assign the Minimum Annual Special Tax and Maximum Annual Special Tax to Large Lot Parcels created by the Large Lot Subdivision Map:

1. All Large Lot Parcels are created but differ in shape and size from **Map 2**. **Map 2** and **Attachment 2** shall be updated, and the correct boundaries of each Large Lot Parcel shall be reflected in **Map 2** and **Attachment 2**. If, at the same time changes are being made to **Attachment 2**, it is determined that the number of Final Map Parcels (or Units) in a Large Lot Parcel has changed, the Minimum Annual Special Tax and Maximum Annual Special Tax for the Base Year for each Large Lot Parcel in **Attachment 1** may, in the County's sole discretion, also be changed, as long as the Maximum CFD Special Tax Revenues are not reduced. If the County determines that such an adjustment is needed, the adjustment shall be effective immediately after recordation of the Large Lot Subdivision Map, after which time the Minimum Annual Special Tax and Maximum Annual Special Tax for each Large Lot Parcel shall be fixed for all future Fiscal Years, except as otherwise provided in **Sections 4** and **5** below. After **Attachment 2** has been updated, the

Administrator shall record, or cause to be recorded, an amended Notice of Special Tax Lien that includes the revised attachments.

2. Some Large Lot Parcels are created by a Large Lot Subdivision Map with a Remainder Parcel or Parcels. If the recorded Large Lot Parcels reflect the boundaries of the corresponding Large Lot Parcels shown in **Map 2**, assign the Minimum Annual Special Tax and Maximum Annual Special Tax (as increased by the Tax Escalation Factor) shown in **Attachment 2** to each Large Lot Parcel created by the Large Lot Subdivision Map.
  - a. If one or more Remainder Parcels is created by the recordation of the Large Lot Subdivision Map, assign the Minimum Annual Special Tax and Maximum Annual Special Tax (as increased by the Tax Escalation Factor) to all Large Lot Parcels created using the procedures in **Section 4.c.i.A.1** above. Identify the Acreage of the Remainder Parcel. Multiply the Acreage times the Minimum Annual Special Tax and Maximum Annual Special Tax Rate per Acre (as increased by the Tax Escalation Factor) for Remainder Parcels shown in **Attachment 1** to determine the Minimum Annual Special Tax and Maximum Annual Special Tax for the Remainder Parcel.
  - b. Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4** through **6**.
- ii. If Original or Successor Parcel is subdivided into Final Map Parcels. There shall be no net loss of Minimum CFD Special Tax Revenue or Maximum CFD Special Tax Revenue as a result of the assignment of the Minimum Annual Special Tax and Maximum Annual Special Tax to Final Map Parcels (or Units). Use the following procedures to assign the Minimum Annual Special Tax and Maximum Annual Special Tax (as increased by the Tax Escalation Factor) to Final Map Parcels:
  - A. Multiply the number of Final Map Parcels (or Units) for each Tax Category assigned to the Large Lot Parcel by the Minimum Annual Special Tax and Maximum Annual Special Tax per Unit (as increased by the Tax Escalation Factor) to determine the Minimum Annual Special Tax and Maximum Annual Special Tax for each Tax Category, and then sum the Minimum Annual Special Tax and Maximum Annual Special Tax for each Tax Category to determine the Minimum Annual Special Tax and Maximum Annual Special Tax for the Large Lot Parcel. If the Minimum Annual Special Tax and Maximum Annual Special Tax just determined for the Large Lot Parcel is equal to or greater than the Minimum Annual Special Tax and Maximum Annual Special Tax for the Large Lot Parcel in **Attachment 2**, assign Minimum Annual Special Tax and the Maximum Annual Special Tax Rate per Unit shown in **Attachment 2** (as increased by the Tax Escalation Factor) to each Final Map Parcel created by the Subdivision.
  - B. If the Minimum Annual Special Tax and Maximum Annual Special Tax determined in **Section 4.c.ii.A** is lesser than the Minimum Annual Special Tax and Maximum Annual Special Tax shown for the Large Lot Parcel in **Attachment 2**, proportionally increase the Minimum Annual Special Tax and Maximum Annual Special Tax per Unit for each

Tax Category as shown in **Attachment 2** (as increased by the Tax Escalation Factor) assigned to the Large Lot Parcel until the Minimum Annual Special Tax and Maximum Annual Special Tax Revenue for all Final Map Parcels is equal to the Maximum Annual Special Tax determined in **Section 4.c.ii.A**.

iii. If Original or Successor Parcel Is Subdivided into Final Map Parcels and One or More Remainder Parcels. When an Original or Successor Parcel is Subdivided into Final Map Parcels and one or more Large Lot Parcels (or Remainder Parcels), the Minimum Annual Special Tax and Maximum Annual Special Tax (as increased by the Tax Escalation Factor) is assigned to the Final Map Parcels and Large Lot Parcels created by the Subdivision in the following manner:

- A. Multiply the number of Final Map Parcels (or Units) for each Tax Category assigned to the Large Lot Parcel by the Minimum Annual Special Tax and Maximum Annual Special Tax per Unit (as increased by the Tax Escalation Factor) to determine the Minimum Annual Special Tax and Maximum Annual Special Tax for each Tax Category, and then sum the Minimum Annual Special Tax and Maximum Annual Special Tax for each Tax Category to determine the Minimum Annual Special Tax and Maximum Annual Special Tax for the Large Lot Parcel. If the Minimum Annual Special Tax and Maximum Annual Special Tax just determined for the Large Lot Parcel is equal to or greater than the Minimum Annual Special Tax and Maximum Annual Special Tax for the Large Lot Parcel in **Attachment 2**, assign the Minimum Annual Special Tax and Maximum Annual Special Tax Rate per Unit shown in **Attachment 2** (as increased by the Tax Escalation Factor) to each Final Map Parcel created by the Subdivision.
- B. If the Minimum Annual Special Tax and Maximum Annual Special Tax determined in **Section 4.c.iii.A** is less than the Minimum Annual Special Tax and Maximum Annual Special Tax shown for the Large Lot Parcel in **Attachment 2**, proportionally increase the Minimum Annual Special Tax and Maximum Annual Special Tax per Unit for each Tax Category as shown in **Attachment 2** (as increased by the Tax Escalation Factor) assigned to the Large Lot Parcel until the Minimum Annual Special Tax and Maximum Annual Special Tax Revenue for all Final Map Parcels is equal to the Minimum Annual Special Tax and Maximum Annual Special Tax determined in **Section 4.c.iii.A**.
- C. If more than one Remainder Parcel is created by recordation of the Large Lot Subdivision Map, allocate the Minimum Annual Special Tax and Maximum Annual Special Tax for all Remainder Parcels on a pro rata basis to all Remainder Parcels based on the percentage share of Taxable Acreage identified for each Remainder Parcel as calculated against the total Taxable Acreage for all Remainder Parcels.

Once designated as a Remainder Parcel, such Parcel will be considered a Large Lot Parcel for the purposes of future Subdivisions and for the provisions of **Sections 4** through **6**.

- d. Assignment of the Maximum Special Tax to Residential Use Parcels at Issuance of the Building Permit. At issuance of a Building Permit for Residential Uses, assign the Maximum Annual Special Tax shown in **Attachment 3** for the Tax Category and Building Square

Footage Range to the Taxable Parcel. In assigning the Maximum Annual Special Tax to the Developed Parcel, the Minimum Annual Special Tax may remain equal to the Maximum Annual Special Tax or may be increased from the Minimum Annual Special Tax based upon the Building Square Footage identified in the Building Permit. The amount of the assigned Special Tax shall not decrease upon issuance of a Building Permit.

- e. Assignment of the Maximum Annual Special Tax to Undeveloped Parcels. The Maximum Annual Special Tax is assigned to Undeveloped Parcels by multiplying the Acreage for the Undeveloped Parcels times the Maximum Annual Special Tax per Acre (as increased by the Tax Escalation Factor) for Undeveloped Parcels shown in **Attachment 1**.
- f. Effective Tax Rate Evaluation. Prior to the issuance of the first Building Permit or the first series of Bonds within Improvement Area No. 1, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, **Attachments 1 and 2** of this RMA will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Parcels in the CFD.
  - i. Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates. An Effective Tax Rate Evaluation and Price Point Study will be prepared, and an estimated average sales price will be established for each Tax Category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Maximum Facilities Special Tax Rates set forth in **Attachments 1 and 2** for each Tax Category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Tax Category, the Maximum Special Tax Rate shall not be adjusted and will be assigned using the Maximum Special Tax Rates set forth in **Attachments 1 and 2**.

If the Total Effective Tax Rate for any Tax Category exceeds the Maximum Total Effective Tax Rate, the Maximum Annual Special Tax Rate set forth in **Attachment 1** shall be reduced Proportionately until the Total Effective Tax Rate is less than or equal to the Maximum Total Effective Tax Rate for that Tax Category. **Attachments 1 and 2** of this Rate and Method of Apportionment will be updated to set forth the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Tax Category.

- g. Transfer of the Assigned Minimum Annual Special Tax and Maximum Special Tax from One Large Lot to Another. The Minimum Annual Special Tax and Maximum Annual Special Taxes shown in **Attachment 2** were determined based on the expected land uses for each Large Lot Parcel shown in **Map 2**. If the number of planned residential units or nonresidential acreage is transferred from one Large Lot Parcel to another before recordation of a Final Small Lot Subdivision Map in any portion of the Large Lot Parcel, the County may, in its sole discretion, allow for a transfer of the Minimum Annual Special Tax and Maximum Annual Special Tax from one Large Lot Parcel to another. Such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the Administrator, and (2) there is no reduction in the Maximum CFD Special Tax Revenues as a result of the transfer. Should a transfer result in an amendment to **Attachment 2** of the Notice of Special Tax Lien, the requesting property owner shall bear the costs to effect the transfer in the CFD records and prepare the required amendments to the Notice of Special

Tax Lien and **Attachment 2**. The Administrator shall apply the following steps to redistribute the Maximum Annual Special Tax among the Parcels:

Step 4.g.1: Determine the Minimum Annual Special Tax and Maximum Annual Special Tax associated with the Tax Categories that will be transferred by multiplying the number of residential Units by the Minimum Annual Special Tax and Maximum Annual Special Tax Rate per Unit identified for the Units in **Attachment 2** (escalated by the Tax Escalation Factor to the then-current Fiscal Year).

Step 4.g.2: Subtract the amount determined in *Step 4.g.1* from the Minimum Annual Special Tax and Maximum Annual Special Tax for the Large Lot Parcel from which the Units or Acreage will be transferred to determine the new Minimum Annual Special Tax and Maximum Annual Special Tax for the Large Lot Parcel.

Step 4.g.3: Add the amount determined in *Step 4.g.1* to the Minimum Annual Special Tax and Maximum Annual Special Tax for the Large Lot Parcel to which the Units or Acreage is being transferred to determine the new Minimum Annual Special Tax and Maximum Annual Special Tax for the Large Lot Parcel.

- h. Conversion of a Tax-Exempt Parcel to a Taxable Parcel. If a Tax-Exempt Parcel is not needed for public use and is converted to a taxable use or transferred to a private owner, it shall become subject to the Special Tax. The Minimum Annual Special Tax and Maximum Annual Special Tax for the newly assigned Tax Category for such a Parcel is determined using the provisions of **Sections 4** and **5** of the RMA.
- i. Taxable Parcels Acquired by a Public Agency. A Taxable Parcel that is acquired by a public agency after the CFD is formed will remain subject to the applicable Special Tax unless the Special Tax obligation is satisfied pursuant to Section 53317.5 of the Government Code. An exception to this may be made if a Public Parcel, such as a school site, is relocated to a Taxable Parcel, in which case the previously Tax-Exempt Parcel of comparable acreage becomes a Taxable Parcel and the Minimum Annual Special Tax and Maximum Annual Special Tax from the previously Taxable Parcel is transferred to the new Taxable Parcel. This trading of a Parcel from a Taxable Parcel to a Public Parcel will be permitted to the extent there is no net loss in Maximum CFD Special Tax Revenue, and the transfer is agreed to by the owners of the Parcels involved in the transfer and the Administrator.

## **5. Assignment of the Minimum Annual Special Tax and Maximum Annual Special Tax**

- a. Classification of Parcels. Each Fiscal Year, using the Definitions in **Section 2**, the Parcel records of the Assessor's Secured Tax Roll as of January 1, and other County development approval records, the Administrator shall cause:
  - 1. Each Parcel to be classified as a Taxable Parcel or Tax-Exempt Parcel.
  - 2. Each Taxable Parcel to be classified as a Developed Parcel, a Final Map Parcel, a Large Lot Parcel (including Remainder Parcels), or an Undeveloped Parcel.
- b. Assignment of the Minimum Annual Special Tax and Maximum Annual Special Tax to Taxable Parcels. The Minimum Annual Special Tax and Maximum Annual Special Tax will be assigned

to each Taxable Parcel each Fiscal Year using the procedures (not all steps may be applicable for each such Parcel) in **Section 4**.

## **6. Calculating Annual Special Taxes**

The Administrator will compute the Annual Costs and determine the annual Special Tax levy for each Taxable Parcel based on the assignment of the Special Tax in **Sections 4** and **5**. The Administrator then will determine the tax levy for each Taxable Parcel using the following process:

- a. Compute the Annual Costs using the definition of Annual Costs in **Section 2**.
- b. Compute 100 percent of the Maximum Annual Special Tax Revenue for all Developed Parcels and levy the Maximum Annual Special Tax upon all Developed Parcels. If all Authorized Facilities of the CFD have been funded as determined by the County, the Board may authorize an annual Special Tax levy proportionally applied to all Developed Parcels equal to the Annual Costs computed in **Section 6.a**.
- c. For all Taxable Parcels calculate the Special Tax levy for each Taxable Parcel by the following steps:
  - Step 6.c.1: Compare the Annual Costs calculated in **Section 6.a** with the Maximum Annual Special Tax Revenue computed in **Section 6.b**.
  - Step 6.c.2: If the Annual Costs are greater than the amount calculated in **Section 6.b**, increase proportionately the Maximum Annual Special Tax levy for each Final Map Parcel until the revenue from the Special Tax levy, when added to the levy amount computed in **Section 6.b**, equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Final Map Parcels, if needed to fund Annual Costs.
  - Step 6.c.3: If the Annual Costs are greater than the amount calculated in **Section 6.b** and *Step 6.c.2*, increase proportionately the Maximum Annual Special Tax levy, when added to the levy amounts determined in **Section 6.b** and *Step 6.c.2* above, for each Large Lot Parcel until the revenue from the Special Tax levy equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Large Lot Parcels, if needed to fund Annual Costs.
  - Step 6.c.4: If the Annual Costs are greater than the amount calculated in **Section 6.b**, *Step 6.c.2*, and *Step 6.c.3*, increase proportionately the Maximum Annual Special Tax levy for each Undeveloped Parcel until the revenue from the Special Tax levy, when added to the levy amounts determined in **Section 6.b**, *Step 6.c.2*, and *Step 6.c.3* above, equals the Annual Costs, or 100 percent of the Maximum Annual Special Tax for all Undeveloped Parcels, if needed to fund Annual Costs.
- d. Levy on each Taxable Parcel the amount calculated above.
- e. Prepare the Tax Collection Schedule and, unless an alternative method of collection has been selected pursuant to **Section 9**, send it to the County Auditor-Controller requesting that it be placed on the general, secured property tax roll for the Fiscal Year. The Tax Collection Schedule will not be sent later than the date required by the Auditor for such inclusion.

## 7. Prepayment of the Special Tax Obligation

A property owner may permanently or partially satisfy the Maximum Annual Special Tax for a Taxable Parcel by a Full or Partial Prepayment as permitted under Government Code Section 53344. Prepayment is permitted only under the following conditions:

- The County determines that the Prepayment of the Special Tax does not jeopardize its ability to make timely payments of Debt Service on Outstanding Bonds.
- The landowner prepaying the Special Tax on a Parcel has paid any delinquent Special Tax and penalties on that Parcel before Prepayment.

- a. The Full Prepayment amount before the issuance of CFD Bonds shall be calculated using following procedures:

Step 7.a.1: Determine the Maximum Annual Special Tax for the Parcel for which the Special Tax is to be prepaid using the provisions of **Sections 4 and 5**.

Step 7.a.2: Divide the amount from *Step 7.a.1* by the Maximum CFD Special Tax Revenue to determine the Benefit Share for the Prepayment Parcel.

Step 7.a.3: Multiply the Remaining Facilities Costs, as increased by ENR-CCI from the Base Year, times the Benefit Share to determine the Prepayment amount.

Step 7.a.4: Add to the amount determined in *Step 7.a.3* any costs to the County associated with the preparation of the Prepayment calculation

- b. The Full Prepayment amount after the issuance of CFD Bonds shall be calculated using the following procedures:

Step 7.b.1: Determine the Maximum Annual Special Tax for the Parcel for which the Special Tax is to be prepaid using the provisions of **Sections 4 and 5**.

Step 7.b.2: Divide the amount from *Step 7.b.1* by the Maximum CFD Special Tax Revenue to determine the Benefit Share for the Prepayment Parcel.

Step 7.b.3: Multiply the Benefit Share by the total amount of Outstanding Bonds to determine the Bond Share for the Prepayment Parcel.

Step 7.b.4: Multiply the amount calculated in *Step 7.b.3* by the call premium for the next available call date. Add this amount to the Bond Share determined in *Step 7.b.3*.

Step 7.b.5: Determine the total amount of Bonds to be called by rounding the amount summed in *Step 7.b.4* down to the nearest \$5,000.

Step 7.b.6: Multiply the Benefit Share by the Remaining Facilities Costs to determine the Remaining Facilities Cost Share for the Prepayment Parcel.

Step 7.b.7: Sum the rounded amount from *Step 7.b.5* and Remaining Facilities Cost Share from *Step 7.b.6*.

Step 7.b.8: Determine the Reserve Fund Share for the Prepayment Parcel by multiplying the Reserve Fund Requirement by the Benefit Share.

Step 7.b.9: Reduce the amount calculated in *Step 7.b.7* by the amount of the Reserve Fund Share in *Step 7.b.8*, provided the Reserve Fund is equal to or not less than the Reserve Fund Requirement after reduction.

Step 7.b.10: Determine the Full Prepayment amount by adding to the amount calculated in *Step 7.b.9* any fees, call premiums, and interest to the next Bond call date not covered by Special Taxes already levied, and expenses incurred by the CFD in connection with the Prepayment calculation or the application of the proceeds of the Prepayment to the call of Outstanding Bonds. If the Special Taxes have already been levied, but not collected, the Parcel shall not become a Prepayment Parcel until the owner of the Parcel has paid the Special Taxes included on the current property tax bill in addition to the Prepayment amount.

c. The Partial Prepayment amount shall be established by following the procedure below:

**The amount of any Partial Prepayment must be a minimum of 25 percent of the Full Prepayment amount.** A Partial Prepayment may be made in an amount equal to at least 25 percent of the Full Prepayment desired by the party making a Partial Prepayment, except that the full amount of administrative fees and expenses determined in *Step 7.a.4* shall be included in the Partial Prepayment. The Maximum Annual Special Tax that can be levied on a Parcel after a Partial Prepayment is made is equal to the Maximum Annual Special Tax that could have been levied before the Prepayment, reduced by the percentage of the Full Prepayment that the Partial Prepayment represents, all as determined by or at the direction of the Administrator.

## **8. Interpretation, Application, and Appeal of Special Tax Formula and Procedures**

Any taxpayer who feels the amount of the Special Tax assigned to a Parcel is in error may file a notice with the Administrator appealing the levy of the Special Tax. The Administrator then will promptly review the appeal and, if necessary, meet with the applicant. If the Administrator verifies that the tax should be modified or changed, the Special Tax levy will be corrected and, if applicable in any case, a credit or refund will be granted. The appeal must be filed not later than one year after having paid the Special Tax that is disputed.

Interpretations may be made by the County, without Resolution or Ordinance of the Board, for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties, or any definition applicable to the CFD.

Without Board approval, the Administrator may make minor, non-substantive administrative and technical changes to the provisions of this Exhibit that do not materially affect the rate, method of apportionment, and manner of collection of the Special Tax for purposes of administrative efficiency or convenience or to comply with new applicable federal, state, or local law.

The County, upon request of an owner of land in the CFD that is not a Developed Parcel, also may amend this RMA in any manner acceptable to the County, without Resolution or Ordinance of the Board, upon the affirmative vote of such owner and without the vote of owners of any

other land in the CFD, provided such amendment only affects the said owner's land and does not reduce the total Maximum Annual Special Tax Revenue for the CFD.

## **9. Manner of Collection**

The Special Tax will be collected in the same manner and at the same time as ad valorem property taxes, provided, however, that the Administrator or its designee may directly bill the Special Tax and may collect the Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the County's financial obligations.

Attachment 1  
CFD No. 2023-1 (East Ridge) - Improvement Area No. 1  
Minimum and Maximum Annual Special Tax for Large Lot Parcels

Large Lot Parcel	Tax Category	Units	Minimum Annual Special Tax	Maximum Annual Special Tax	Minimum Annual Special Tax	Maximum Annual Special Tax
			per Unit	Per Unit	per Large Lot Parcel	Per Large Lot Parcel
			[1]	[1]	[1]	[1]
<b>Improvement Area No. 1</b>						
9	Equal to and greater than 3,500 sf	1	\$9,700	\$14,600	\$9,700	\$14,600
35	Less than 2,500 sf	11	\$5,600	\$8,500	\$61,600	\$93,500
36	2,500 to 3,499 sf	8	\$6,900	\$11,300	\$55,200	\$90,400
	Equal to and greater than 3,500 sf	6	\$9,700	\$14,600	<u>\$58,200</u>	<u>\$87,600</u>
	<b>Totals for 36</b>	<b>14</b>			<b>\$113,400</b>	<b>\$178,000</b>
37	2,500 to 3,499 sf	10	\$6,900	\$11,300	\$69,000	\$113,000
38	2,500 to 3,499 sf	30	\$6,900	\$11,300	\$207,000	\$339,000
48	2,500 to 3,499 sf	9	\$6,900	\$11,300	\$62,100	\$101,700
49	2,500 to 3,499 sf	10	\$6,900	\$11,300	\$69,000	\$113,000
52	2,500 to 3,499 sf	21	\$6,900	\$11,300	\$144,900	\$237,300
53	2,500 to 3,499 sf	34	\$6,900	\$11,300	\$234,600	\$384,200
54	2,500 to 3,499 sf	21	\$6,900	\$11,300	\$144,900	\$237,300
56	Less than 2,500 sf	30	\$5,600	\$8,500	\$168,000	\$255,000
57	Less than 2,500 sf	55	\$5,600	\$8,500	\$308,000	\$467,500
60	Less than 2,500 sf	44	\$5,600	\$8,500	\$246,400	\$374,000
63	Less than 2,500 sf	65	\$5,600	\$8,500	\$364,000	\$552,500
64	Less than 2,500 sf	43	\$5,600	\$8,500	\$240,800	\$365,500
65	Less than 2,500 sf	39	\$5,600	\$8,500	\$218,400	\$331,500
<b>Improvement Area No. 1 Totals</b>		<b>437</b>			<b>\$2,661,800</b>	<b>\$4,157,600</b>
<b>Future Annexation Area</b>						
7	Equal to and greater than 3,500 sf	2	\$9,700	\$14,600	\$19,400	\$29,200
12	Equal to and greater than 3,500 sf	15	\$9,700	\$14,600	\$145,500	\$219,000
13	2,500 to 3,499 sf	5	\$6,900	\$11,300	\$34,500	\$56,500
	Equal to and greater than 3,500 sf	4	\$9,700	\$14,600	<u>\$38,800</u>	<u>\$58,400</u>
	<b>Totals for 13</b>	<b>9</b>			<b>\$73,300</b>	<b>\$114,900</b>
14	2,500 to 3,499 sf	9	\$6,900	\$11,300	\$62,100	\$101,700
	Equal to and greater than 3,500 sf	7	\$9,700	\$14,600	<u>\$67,900</u>	<u>\$102,200</u>
	<b>Totals for 14</b>	<b>16</b>			<b>\$130,000</b>	<b>\$203,900</b>
15	Equal to and greater than 3,500 sf	7	\$9,700	\$14,600	\$67,900	\$102,200
16	Equal to and greater than 3,500 sf	6	\$9,700	\$14,600	\$58,200	\$87,600
20	Equal to and greater than 3,500 sf	1	\$9,700	\$14,600	\$9,700	\$14,600
22	Equal to and greater than 3,500 sf	3	\$9,700	\$14,600	\$29,100	\$43,800
23	Equal to and greater than 3,500 sf	19	\$9,700	\$14,600	\$184,300	\$277,400
25	Equal to and greater than 3,500 sf	6	\$9,700	\$14,600	\$58,200	\$87,600
26	Equal to and greater than 3,500 sf	4	\$9,700	\$14,600	\$38,800	\$58,400
27	Equal to and greater than 3,500 sf	8	\$9,700	\$14,600	\$77,600	\$116,800
28	Equal to and greater than 3,500 sf	4	\$9,700	\$14,600	\$38,800	\$58,400
29	2,500 to 3,499 sf	15	\$6,900	\$11,300	\$103,500	\$169,500
	Equal to and greater than 3,500 sf	1	\$9,700	\$14,600	<u>\$9,700</u>	<u>\$14,600</u>
	<b>Totals for 29</b>	<b>16</b>			<b>\$113,200</b>	<b>\$184,100</b>
30	2,500 to 3,499 sf	15	\$6,900	\$11,300	\$103,500	\$169,500
31	Equal to and greater than 3,500 sf	16	\$9,700	\$14,600	\$155,200	\$233,600
32	Equal to and greater than 3,500 sf	14	\$9,700	\$14,600	\$135,800	\$204,400
33	2,500 to 3,499 sf	2	\$6,900	\$11,300	\$13,800	\$22,600
	Equal to and greater than 3,500 sf	15	\$9,700	\$14,600	<u>\$145,500</u>	<u>\$219,000</u>
	<b>Totals for 33</b>	<b>17</b>			<b>\$159,300</b>	<b>\$241,600</b>
34	2,500 to 3,499 sf	27	\$6,900	\$11,300	\$186,300	\$305,100
	Equal to and greater than 3,500 sf	2	\$9,700	\$14,600	<u>\$19,400</u>	<u>\$29,200</u>
	<b>Totals for 34</b>	<b>29</b>			<b>\$205,700</b>	<b>\$334,300</b>

**Attachment 1**  
**CFD No. 2023-1 (East Ridge) - Improvement Area No. 1**  
**Minimum and Maximum Annual Special Tax for Large Lot Parcels**

Large Lot Parcel	Tax Category	Units	Minimum Annual Special Tax per Unit	Maximum Annual Special Tax Per Unit	Minimum Annual Special Tax per Large Lot Parcel	Maximum Annual Special Tax Per Large Lot Parcel
			[1]	[1]	[1]	[1]
39	2,500 to 3,499 sf	22	\$6,900	\$11,300	\$151,800	\$248,600
43	Equal to and greater than 3,500 sf	14	\$9,700	\$14,600	\$135,800	\$204,400
55	2,500 to 3,499 sf	19	\$6,900	\$11,300	\$131,100	\$214,700
<b>Future Annexation Area Totals</b>		<b>262</b>			<b>\$2,222,200</b>	<b>\$3,449,000</b>
<b>CFD Totals</b>		<b>699</b>			<b>\$4,884,000</b>	<b>\$7,606,600</b>

"att\_1"

[1] The Minimum Annual Special Tax and Maximum Annual Special Tax is increased by the Tax Escalation Factor each Fiscal Year following the Base Year.

**Attachment 2**  
**CFD No. 2023-1 (East Ridge) - Improvement Area No. 1**  
**Minimum and Maximum Annual Special Tax by Tax Category**

Tax Category	Minimum Annual Special Tax per Unit	Maximum Annual Special Tax Per Unit
Less than 2,500 sf	[1] \$5,600	[1] \$8,500
2,500 to 3,499 sf	\$6,900	\$11,300
Equal to and greater than 3,500 sf	\$9,700	\$14,600

"att\_2"

[1] The Minimum Annual Special Tax and Maximum Annual Special Tax is increased by the Tax Escalation Factor each Fiscal Year following the Base Year.

# Map 1

## BASIS OF BEARINGS

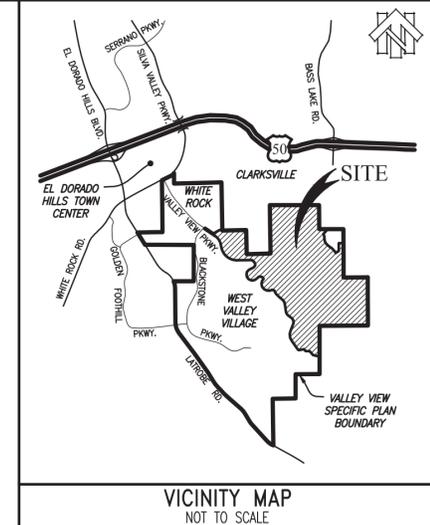
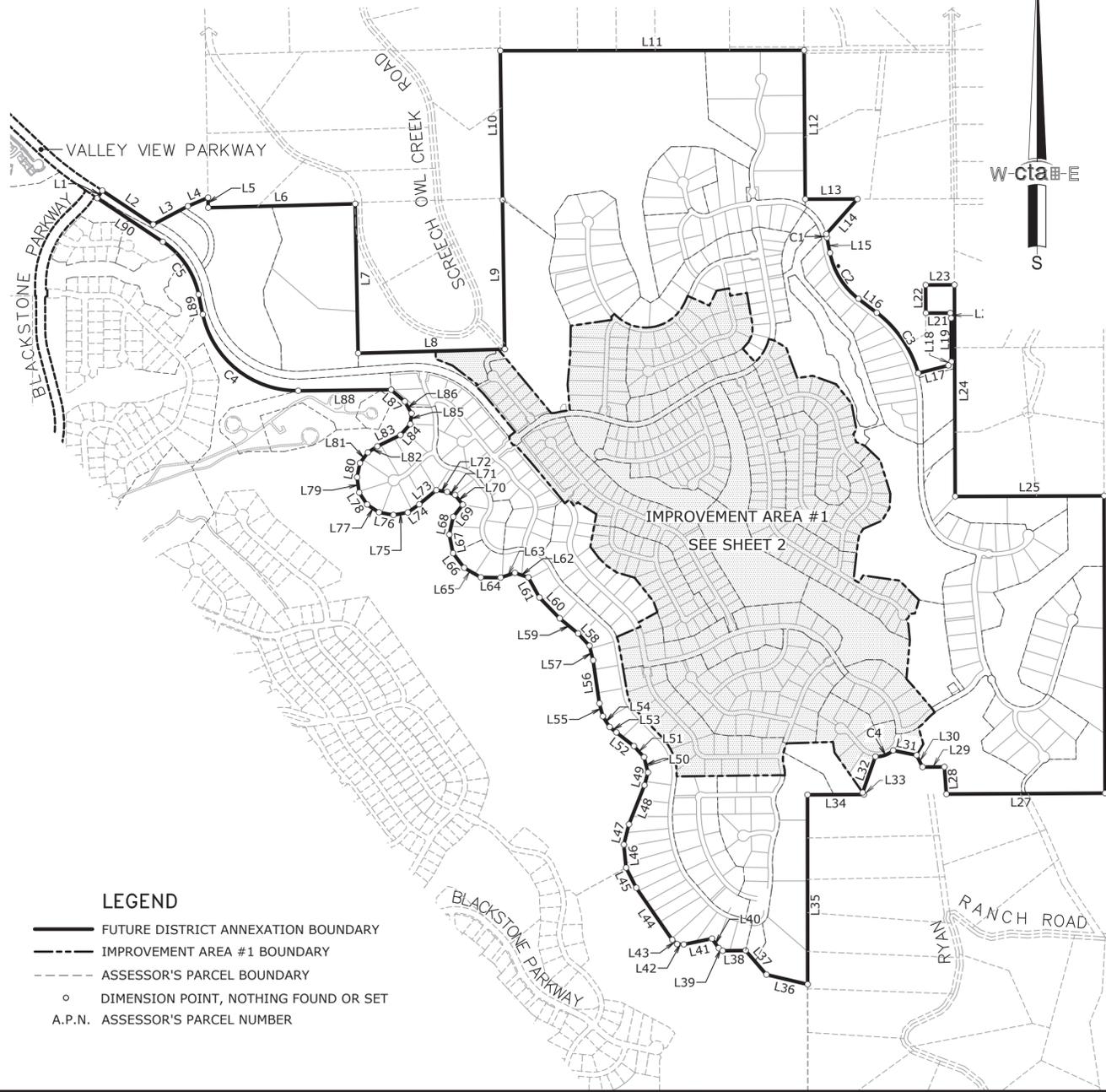
THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL TO THAT OF "THE LARGE LOT FINAL MAP OF WEST VALLEY VILLAGE", S.D. J-43.

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S33°41'09"W	80.00'	L46	S5°42'47"E	205.40'
L2	N56°18'51"W	544.86'	L47	S14°15'36"W	186.17'
L3	S62°05'42"W	347.67'	L48	S21°40'47"W	374.60'
L4	S67°00'54"W	195.71'	L49	S15°00'31"W	117.28'
L5	N0°59'29"W	89.93'	L50	S14°02'31"E	140.45'
L6	S88°27'39"W	1306.55'	L51	S42°48'36"E	133.66'
L7	N1°09'32"W	1328.61'	L52	S52°06'43"E	197.57'
L8	S88°25'20"W	1305.11'	L53	S51°18'32"E	76.80'
L9	S0°53'21"E	1327.79'	L54	S32°00'59"E	112.49'
L10	S0°51'18"E	1325.24'	L55	S14°57'08"E	118.47'
L11	S89°56'04"W	2701.39'	L56	S8°18'49"E	386.95'
L12	N0°26'12"W	1321.83'	L57	S14°10'40"E	132.81'
L13	S89°51'45"W	464.50'	L58	S42°54'24"E	149.59'
L14	N41°41'50"E	417.23'	L59	S50°30'53"E	211.00'
L15	N10°56'34"W	138.80'	L60	S44°15'20"E	258.54'
L16	N52°40'30"W	203.42'	L61	S28°52'58"E	205.04'
L17	N75°29'47"E	278.54'	L62	S71°49'06"E	125.54'
L18	N37°38'43"E	42.23'	L63	N71°34'20"E	134.70'
L19	N0°12'21"W	386.70'	L64	N88°53'17"W	175.54'
L20	N10°07'30"W	45.78'	L65	N60°07'26"W	170.96'
L21	S89°47'39"W	218.11'	L66	S37°21'40"E	162.86'
L22	N0°12'21"W	250.00'	L67	S11°05'14"E	168.35'
L23	N89°47'39"E	256.00'	L68	S12°16'11"W	160.36'
L24	S0°12'21"E	1879.98'	L69	S38°23'06"W	137.48'
L25	N89°43'26"E	1324.21'	L70	S38°37'25"E	111.56'
L26	S0°11'50"E	2641.78'	L71	S68°56'02"E	75.11'
L27	S89°41'52"W	1412.90'	L72	S80°59'51"E	97.90'
L28	N4°07'14"W	241.46'	L73	N50°14'47"E	196.96'
L29	S89°41'52"W	193.52'	L74	N54°18'59"E	124.72'
L30	N26°40'18"W	117.15'	L75	N79°58'16"E	129.84'
L31	N78°16'30"W	213.64'	L76	S79°07'08"E	130.20'
L32	S19°32'21"W	340.07'	L77	S57°03'43"E	126.56'
L33	S34°59'17"E	20.00'	L78	S33°05'26"E	127.90'
L34	S89°41'52"W	502.23'	L79	S7°50'33"E	136.95'
L35	S0°04'04"E	1683.53'	L80	S11°08'27"W	127.25'
L36	S76°52'43"E	376.84'	L81	S36°35'49"W	118.78'
L37	S40°37'24"E	283.87'	L82	S57°22'46"W	100.28'
L38	N89°04'32"E	205.16'	L83	S63°51'53"W	228.50'
L39	S55°01'32"E	40.85'	L84	S42°27'13"W	131.42'
L40	S35°54'36"E	104.21'	L85	S5°39'59"W	95.45'
L41	N78°20'53"E	255.72'	L86	S29°27'04"E	121.60'
L42	S87°00'33"E	60.20'	L87	S49°11'34"E	159.29'
L43	S48°10'47"E	56.67'	L88	N89°24'04"E	827.05'
L44	S34°45'26"E	562.25'	L89	S12°04'57"E	181.23'
L45	S26°42'46"E	200.27'	L90	S56°18'51"E	699.88'

## MAP OF PROPOSED BOUNDARYS OF COMMUNITY FACILITIES DISTRICT NO. \_\_\_\_\_ - \_\_\_\_ (EASTRIDGE VILLAGE)

COUNTY OF EL DORADO STATE OF CALIFORNIA  
BEING LOTS 1 THROUGH 18, INCLUSIVE; LOTS 20 THROUGH 49, INCLUSIVE AND  
LOTS 51 THROUGH 65, INCLUSIVE OF THE PLAT OF EASTRIDGE VILLAGE, S.D. J-142  
LYING IN SECTIONS 12 & 13, T.9 N., R. 8 E. AND SECTIONS 7, 18 & 19, T.9 N., R.9 E., M.D.M.  
NOVEMBER, 2022 SHEET 1 OF 2 SCALE: 1"=800'

**cta** Engineering & Surveying  
Civil Engineering ■ Land Surveying ■ Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaes.net



### CLERK'S FILING CERTIFICATE

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KIM E. DAWSON  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

### CLERK'S CERTIFICATE OF BOARD APPROVAL

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF  
COMMUNITY FACILITIES DISTRICT NO. 2015-\_\_\_ (EAST RIDGE VILLAGE) OF THE  
COUNTY OF EL DORADO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF  
SUPERVISORS OF THE COUNTY OF EL DORADO AT A REGULAR MEETING THEREOF,  
HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ITS RESOLUTION NO.  
\_\_\_\_\_.

\_\_\_\_\_  
KIM E. DAWSON  
CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_: \_\_\_\_\_: \_\_\_\_\_, IN BOOK \_\_\_\_\_, OF MAPS OF ASSESSMENT AND  
COMMUNITY FACILITIES DISTRICTS, AT PAGE \_\_\_\_\_, IN THE  
OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF EL DORADO,  
STATE OF CALIFORNIA.

DOCUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
JANELLE K. HORNE  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

Curve Table				
Curve#	Radius	Delta	Ch. Bearing	Ch. Dist.
C1	R=425.00'	Δ=4°14'21"	S13°03'45"E	31.44'
C2	R=675.00'	Δ=41°43'55"	S31°48'32"E	480.85'
C3	R=1040.00'	Δ=36°31'06"	S34°24'57"E	651.70'
C4	R=210.00'	Δ=46°40'55"	S70°44'14"W	166.41'
C5	R=858.00'	Δ=78°30'58"	N51°20'27"W	1085.91'
C6	R=752.00'	Δ=44°13'54"	N34°11'54"W	566.23'

### LEGEND

- FUTURE DISTRICT ANNEXATION BOUNDARY
- - - - IMPROVEMENT AREA #1 BOUNDARY
- - - - ASSESSOR'S PARCEL BOUNDARY
- DIMENSION POINT, NOTHING FOUND OR SET
- A.P.N. ASSESSOR'S PARCEL NUMBER

# Map 2

# EAST RIDGE VILLAGE

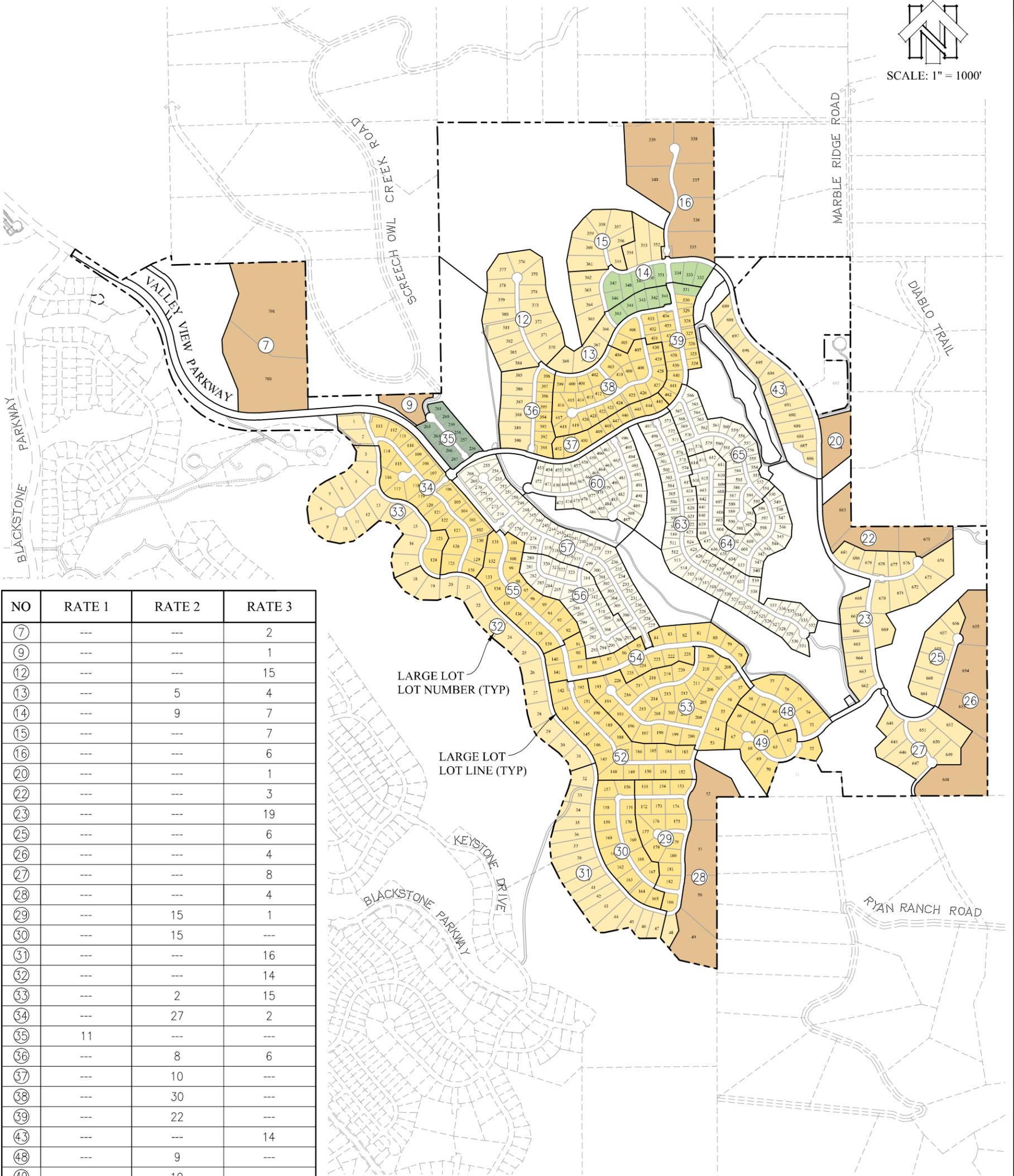
COUNTY OF EL DORADO

CFD FACILITIES  
RATE MAP PER LARGE LOTS  
SEPTEMBER, 2022

STATE OF CALIFORNIA



SCALE: 1" = 1000'



NO	RATE 1	RATE 2	RATE 3
7	---	---	2
9	---	---	1
12	---	---	15
13	---	5	4
14	---	9	7
15	---	---	7
16	---	---	6
20	---	---	1
22	---	---	3
23	---	---	19
25	---	---	6
26	---	---	4
27	---	---	8
28	---	---	4
29	---	15	1
30	---	15	---
31	---	---	16
32	---	---	14
33	---	2	15
34	---	27	2
35	11	---	---
36	---	8	6
37	---	10	---
38	---	30	---
39	---	22	---
43	---	---	14
48	---	9	---
49	---	10	---
52	---	21	---
53	---	34	---
54	---	21	---
55	---	19	---
56	30	---	---
57	55	---	---
60	44	---	---
63	65	---	---
64	43	---	---
65	39	---	---
TOTAL UNITS	287	257	155

LEGEND		
RATE 1	RATE 2	RATE 3
ER-1 SMALL LOTS (11 UNITS)	ER-1 LARGE LOTS (15 UNITS)	ER-LL (21 UNITS)
ER-2 SMALL LOTS (276 UNITS)	ER-2 LARGE LOTS (242 UNITS)	ER-1 (134 UNITS)

**cta** Engineering & Surveying  
Civil Engineering ■ Land Surveying ■ Land Planning  
3233 Monier Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 ■ F (916) 638-2470 ■ www.ctaes.net

## EXHIBIT B

County of El Dorado  
Community Facilities District No. 2023-1  
(East Ridge)

### **LIST OF AUTHORIZED FACILITIES**

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Authorized facilities that may be funded through County of El Dorado Community Facilities District No. 2023-1 (East Ridge) include the following public improvements:

#### **TRANSPORTATION IMPROVEMENTS**

Eligible roadway improvements include, but are not limited to: acquisition of land and/or easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal, aggregate base), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; storm water pollution prevention program, median and parkway landscaping and irrigation; entry monumentation; bus shelters, masonry walls; traffic control and agency fees; rehabilitation, expansion and any other improvements related thereto. Eligible improvements also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Engineering and construction staking, inspection and testing, construction management, or as outlined in Other Expenses.

Authorized facilities include the following transportation improvements:

- Valley View Parkway
- County roadways subject to acquisition, improvement and rehabilitation through the El Dorado County Road Fund with an estimated useful life of five years or longer.

#### **WATER SYSTEM IMPROVEMENTS**

Authorized facilities include any and all water facilities designed to meet the needs of development within CFD No. 2023-1. These facilities include, but may not be limited to: hydro-prevention booster facilities, acquisition of land and/or easements, water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access roads, access gates, and fencing; and striping and signage.

### **DRAINAGE SYSTEM IMPROVEMENTS**

Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within CFD No. 2023-1. These facilities include but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, pipes, inlets, under drains, manholes, outfalls, inlet and outlet protection, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

### **WASTEWATER SYSTEM IMPROVEMENTS**

Authorized facilities include any and all wastewater facilities designed to meet the needs of development within CFD No. 2023-1. These facilities include but may not be limited to sewer pipelines and all appurtenances thereto; sewer manholes; tie-in to existing main line; force mains; fittings; service connections; television camera inspections; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

### **Park, Parkway and Open Space Improvements**

Authorized facilities include any and all improvements to parks, parkways and open space required for development within CFD No. 2023-1. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, access roads, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements, acquisition of land for roads and/or easements required for development within East Ridge CFD No. 2023-1.

### **Development Impact Fees and Other Fees**

CFD No. 2023-1 is authorized to fund the payment of any development impact fees of the County and other public agencies required for development in CFD No. 2023-1, including:

- All County Fees
- Water Hook Up Fees
- Sanitary Sewer Hook Up Fees
- Park Fees
- School Fees
- Fire Service Fees

**OTHER EXPENSES**

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD.

EXHIBIT C

**NOTICE OF PUBLIC HEARING ON PROPOSED  
COMMUNITY FACILITIES DISTRICT NO. 2023-1 (EAST RIDGE)  
COUNTY OF EL DORADO, CALIFORNIA**

The County of El Dorado is considering the formation of a community facilities district (the "CFD") under the authority of the Mello-Roos Community Facilities District Act of 1982, as amended, and the issuance of bonds on behalf of the CFD secured by special taxes, to fund certain public facilities related to new development within the County of El Dorado, and to incur bonded indebtedness of the CFD.

This notice contains a brief summary of the proposal, but you are referred to the Board of Supervisor's Resolution of Intention to Form a Community Facilities District and Levy a Special Tax (No. 087-2023, adopted \_\_\_\_\_, 2023) for details of the proposals.

The proposal is to subject the property within the CFD to a special tax which will be used to pay for facilities of benefit to land within the CFD, including paying principal and interest on bonds issued to build facilities, and will expire when the bonds are retired and all eligible facilities are financed. The proceeds of the bonds will be used to pay for the facilities and other expenses set forth in the resolution referred to in the preceding paragraph. A map showing the land proposed to be included in the CFD is on file with the Clerk of the Board of Supervisors.

The proposal also includes authority to issue up to \$150,000,000 in bonds to be repaid by the special tax. Neither the County of El Dorado nor any person outside the CFD has any liability for the special tax or the bonds. The security for the bonds is limited to the property subject to the special tax within the CFD.

In order to confer the authority upon the Board of Supervisors of El Dorado County to levy the special tax and to issue the bonds, a public hearing must be held on the proposal, then the Board of Supervisors will decide whether to form the CFD, and finally the qualified electors within the CFD must approve the proposal by a two-thirds vote. The land within the proposed CFD is uninhabited and the qualified electors are, pursuant to law, the owners of property within the CFD.

**This is the notice of the public hearing.** The public hearing will be held during the meeting of the Board of Supervisors on July 18, 2023 at 10:00 AM at the Board of Supervisors Placerville Office located at 330 Fair Lane, Placerville, California 95667.

At the hearing, the testimony of all interested persons or potential special taxpayers for or against the formation of the proposed community facilities district, the authorization to levy the special tax, and the authorization to issue the bonds will be heard. If written protests against the proposed CFD are delivered to the Clerk of the Board at or before the time set for the hearing by either registered voters residing within, or the owners of property within, the proposed CFD, they will be counted toward a possible majority protest. Such protests by a majority of the registered voters residing within the CFD or by the owners of a majority of the

land area within CFD which is or will be subject to the special tax, if not withdrawn prior to the close of the hearing so as to reduce the value of the protests to less than a majority, will require the proposed CFD to be eliminated from immediate consideration, and prevent its being included in a subsequent proceedings for at least one year.

If the Board of Supervisors, after the public hearing, determines that a majority protest under Section 53324 of the Government Code was not made at the hearing, the Board of Supervisors may conduct an election by mailed ballot to levy a special tax.

Questions should be directed to the undersigned, telephone (530) 621-5393.

Dated: \_\_\_\_\_, 2023

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Clerk of the Board of Supervisors