



County of El Dorado
OFFICE OF AUDITOR-CONTROLLER

360 FAIR LANE
PLACERVILLE, CALIFORNIA 95667-4193
Phone: (530) 621-5487 Fax: (530) 295-2535

JOE HARN
Auditor-Controller

Tsung-Kuei Hsu
Assistant Auditor-
Controller

November 21, 2025

El Dorado County
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Subject: El Dorado County Community Facilities District No. 2023-1 (East Ridge)-
Approval of Changes to CFD Authorizations and Landowner Vote

Dear Board Members:

Recommendation:

Auditor-Controller, on behalf of the County's Assessment and Community Facilities District Screening Committee, recommending the Board adopt "Resolution to Amend the Special Tax Formula, Authorize the Financing of Services and Increase the Indebtedness Limit for Community Facilities District No. 2023-1 (East Ridge)"

Reasons for Recommendation:

The Board of Supervisors will recall that on July 25, 2023, the Board adopted Resolution No. 117-2023 (the "Resolution of Formation"), forming the "County of El Dorado Community Facilities District No. 2023-1 (East Ridge)" (the "CFD") and designating an improvement area ("Improvement Area No. 1") and future annexation area ("Future Annexation Area") within the CFD pursuant to the Mello-Roos Community Facilities Act of 1982. The purpose of the CFD is to fund the construction of certain major infrastructure improvements, and to pay certain impact fees associated with the East Ridge development project.

At the same meeting, the Board held a public hearing and conducted a special election in which the sole landowner voted in favor the levy of a special tax within Improvement Area No. 1 of the CFD and the bonded indebtedness limit for Improvement Area No. 1. The CFD is authorized to issue total indebtedness in an amount not to exceed \$150,000,000, initially allocated \$105,000,000 to land in Improvement Area No. 1 of the CFD and \$45,000,000 to land in the Future Annexation Area of the CFD.

The owners of all of the land within Improvement Area No. 1 and within the Future Annexation Area of the CFD have annexed certain the land within Future Annexation Area into Improvement Area No. 1 of the CFD and requested the County to undertake proceedings to (i) amend the RMA for Improvement Area No. 1 in order to revise the maximum special tax rates, (ii) amend the List of Facilities for the CFD to include a services component, pursuant to the Act,

and (iii) increase the increase the indebtedness limit of the CFD to \$250,000,000.

On October 28, 2025, the Board adopted Resolution No. 160-2025 (the "Resolution of Consideration") wherein the Board expressed its intent and consideration for (i) amendment of the Rate and Method of Apportionment of Special Tax for Improvement Area No. 1 to revise the authorized maximum Special Tax rates, which amendment is set forth in Exhibit A attached to the Resolution; (ii) amendment of the List of Authorized Facilities for Improvement Area No. 1 to include public services, as set forth in Exhibit B attached to the Resolution, and (iii) increase the increase the indebtedness limit of the CFD to \$250,000,000, with \$200,000,000 allocated to Improvement Area No. 1 and the remainder allocated to the Future Annexation Area.

The addition of services authorized to be financed by the CFD is primarily to facilitate an exit of the CFD property from the West Valley Village Zone of Benefit of County Service Area No. 9.

Today's resolution seeks the Board to formally accept the amendments and call conduct a required landowner election to implement the changes. Because the two landowners in the affected area (Valley View Improvement Company and Millrose Properties California) have voted in favor of the changes and submitted to the Board Secretary evidence thereof, the Board can also accept the signed ballots contained within the landowner Petitions and proceed to declare the results of the election, accomplished in the second resolution being considered. This will conclude the proceedings required to make the changes, other than the recording of a map and an Amended Notice of Special Tax Lien.

Approval of the Resolution is recommended and will accomplish the changes to the CFD which have been requested by the landowners.

Fiscal Impact:

None to the General Fund. Members of the Board of Supervisors should note that special tax bonds, if and when issued for the CFD, are expected to be issued in the future upon Board approval, and repayment is not an obligation of the County of El Dorado. The sole source of revenue to pay debt service on the Bonds comes from the special tax levied within the CFD.

Action to be Taken Following Approval:

Following Board approval:

1. Board Clerk's Office will forward a copy of the fully executed Resolution to the Auditor-Controller's Office.

Sincerely,


Joe Harn
Auditor-Controller