

BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION NO. 176-2025

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE SPECIAL TAX FORMULA, AUTHORIZE THE FINANCING OF SERVICES AND INCREASE THE INDEBTEDNESS LIMIT FOR THE COUNTY OF EL DORADO COMMUNITY FACILITIES DISTRICT NO. 2023-1 (EAST RIDGE) AND TO SUBMIT THE AMENDMENTS TO QUALIFIED ELECTORS

WHEREAS, on July 25, 2023 the Board of Directors (the "Board") of the County of El Dorado (the "County") 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, 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, pursuant to a landowner election held on July 25, 2023 the County is authorized (i) to levy a special tax in Improvement Area No. 1 in accordance with a Rate and Method of Apportionment (the "RMA") attached to the Resolution of Formation to finance the acquisition and construction of certain public facilities (the "Facilities"), all as described in the Resolution of Formation, and (ii) to incur indebtedness of the CFD in a total amount of not to exceed \$150,000,000 (the "CFD Bond Authorization"); and

WHEREAS, on October 28, 2025 the Board adopted Resolution No. 160-2025 (the "Resolution of Consideration"), wherein in accordance with the Act the County expressed consideration 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 to \$250,000,000 (collectively, the "Amendments"); and

WHEREAS, on November 3, 2025 the County received executed Unanimous Approval from the owners of certain the land within Future Annexation Area of the CFD to annex into the CFD as contemplated by the Resolution of Formation, and the Board acknowledges that such annexation has therefor been completed; and

WHEREAS, in anticipation of a landowner election to be conducted by the Board pursuant to the Act and to be held this day, the Board of Supervisors has received a signed "Petition, Consent, Waiver and Vote of Landowners" (each, a "Petition") as set forth in Exhibit A hereto, signed by each landowner in Improvement Area No. 1, which Petitions request the Amendments; and

WHEREAS, on the date hereof, this Board held a noticed public hearing as required by the Act and the Resolution of Consideration relative to the proposed amendments; and

WHEREAS, at said hearing all interested persons desiring to be heard on all matters pertaining to the amended RMA and the amended List of Facilities were heard and a full and fair hearing was held; and

WHEREAS, prior to the time fixed for said hearing, written protests against the proposals described in the Resolution of Consideration had not been filed by (i) 50% of more of the registered voters, or six registered voters, whichever is more, residing in Improvement Area No. 1, or (ii) owners of one-half or more of the area of land in the territory within Improvement Area No. 1; and

WHEREAS, this Board has received executed ballots related to the Amendments and finds it appropriate and wishes to complete change proceedings for the CFD.

WHEREAS, the Board is fully advised in this matter.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

Section 1. The foregoing recitals are true and correct.

Section 2. All prior proceedings taken by this Board with respect to the CFD have been validly established pursuant to the Act, and all prior proceedings taken by this Board with respect to the proposed Amendments were heard and a full and fair hearing was held have been duly considered and are hereby determined to be valid and in conformity with the Act.

Section 3. The provisions of the Resolution of Consideration as heretofore adopted by this Board are by this reference incorporated herein, as if fully set forth herein.

Section 4. The amendment to the RMA setting forth the amended special tax rate (herein, the "Amended RMA") to be levied within Improvement Area No. 1 of the CFD as set forth in Exhibit B attached to the Petitions and incorporated by reference, is approved; however, the levy of special taxes at the amended rate is further subject to voter approval as hereinafter provided.

Section 5. The amendment to the List of Facilities for the CFD setting forth the addition adding an authorization to apply special taxes in part to fund certain public services (herein, the "Amended List of Facilities and Services") as set forth in Exhibit C attached to the Petitions and and incorporated by reference, is approved.

Section 6. The increase of the indebtedness limit to the amount of \$250,000,000, with \$200,000,000 allocated to Improvement Area No. 1 and the remainder allocated to the Future Annexation Area is approved; however, the increased amount is further subject to voter approval as hereinafter provided.

Section 7. Pursuant to the provisions of the Act, the proposition of the levy of the special tax according to the Amended RMA, to authorize the Amended List of Facilities and Services, and to increase to the indebtedness limit shall be submitted to the voters of the area within Improvement Area No. 1 at an election called therefor as hereinafter provided.

Section 8 The Board hereby calls a special landowner election to consider the amendments. This Board hereby finds that the provisions of Section 53326 of the Act requiring a minimum period of time before holding the special election and other election formalities are for the protection of the qualified electors of Improvement Area No. 1. There are on file with the Clerk of the Board of Supervisors the Petitions, which include written waivers executed by all of the qualified electors of Improvement Area No. 1 allowing for a shortening of the time for the special election, waiving any requirement for notice, analysis and arguments in connection with the

election. Accordingly, this Board finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments, and have thereby been fully protected in these proceedings. This Board also finds and determines that the Clerk of the Board of Supervisors has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act.

Section 9. This Board hereby finds that fewer than 12 persons have been registered to vote within Improvement Area No. 1 for each of the 90 days preceding the close of the hearing heretofore conducted and concluded by this Board for the purposes of these amendment proceedings. Accordingly, and pursuant to Section 53326 of the Act, this Board finds that for purposes of these proceedings the qualified electors are the landowners within the CFD and that the vote shall be by said landowners, each having one vote for each acre or portion thereof such landowner owns in Improvement Area No. 1.

Section 10. It is hereby acknowledged that the Clerk of the Board of Supervisors has on file the map of Improvement Area No. 1 and the Petitions which thereby determine the landowner electors of Improvement Area No. 1. The Clerk of the Board of Supervisors is hereby designated as the official to conduct said election and has advised the Board that said Clerk has received all ballots as of 10:00 am on the election date. Pursuant to Section 53327 of the Act, the Board of Supervisors hereby finds that the executed ballots are contained within the Petitions, and the Board therefor determines that aforesaid election has been held during this Board meeting on Tuesday, December 2, 2025, at 10:00 a.m. at the Board of Supervisors Placerville Office located at 330 Fair Lane, Placerville, California 95667.

Section 11. The Board of Supervisors hereby declares that the special election has been held and the Clerk of the Board of Supervisors has filed a Canvass of Votes Cast in Special Election (the "Canvass"), a copy of which is attached hereto as Exhibit B. The Board hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the CFD. Pursuant to the Canvass, the issues presented at the special election were approved by the landowners of the territory in the CFD by more than two-thirds of such qualified landowner voters voting at the special election. Pursuant to the voter approval, the amendments set forth herein are hereby declared to be in effect as therein and use proceeds of such taxes as authorized by the Act.

Section 12. Within 15 days of the date hereof, the Clerk of the Board of Supervisors shall execute and cause to be recorded in the office of the County Recorder of the County of El Dorado, an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

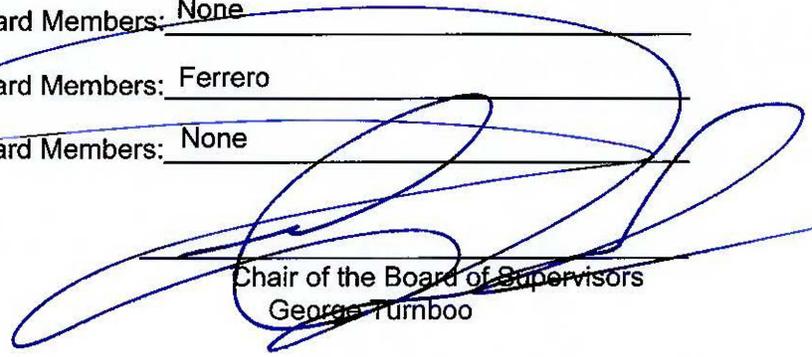
Section 13. This Resolution shall take effect from and after its adoption.

* * * * *

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 2nd day of December, 2025, by the following vote of said Board:

AYES: 4 Board Members: Turnboo, Laine, Parlin, Veerkamp

NOES: 0 Board Members: None
ABSENT: 1 Board Members: Ferrero
ABSTAINING: 0 Board Members: None



Chair of the Board of Supervisors
George Turnbo

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: Kyra Schafflenberg
Deputy Clerk

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

DATE: 12/2/25

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

By: Kyra Schafflenberg
Deputy Clerk

Attach: Exhibit A – Landowner Petitions

BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE SPECIAL TAX FORMULA, AUTHORIZE THE FINANCING OF SERVICES AND INCREASE THE INDEBTEDNESS LIMIT FOR THE COUNTY OF EL DORADO COMMUNITY FACILITIES DISTRICT NO. 2023-1 (EAST RIDGE) AND TO SUBMIT THE AMENDMENTS TO QUALIFIED ELECTORS

WHEREAS, on July 25, 2023 the Board of Directors (the "Board") of the County of El Dorado (the "County") 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, 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, pursuant to a landowner election held on July 25, 2023 the County is authorized (i) to levy a special tax in Improvement Area No. 1 in accordance with a Rate and Method of Apportionment (the "RMA") attached to the Resolution of Formation to finance the acquisition and construction of certain public facilities (the "Facilities"), all as described in the Resolution of Formation, and (ii) to incur indebtedness of the CFD in a total amount of not to exceed \$150,000,000 (the "CFD Bond Authorization"); and

WHEREAS, on October 28, 2025 the Board adopted Resolution No. 160-2025 (the "Resolution of Consideration"), wherein in accordance with the Act the County expressed consideration 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 to \$250,000,000 (collectively, the "Amendments"); and

WHEREAS, on November 3, 2025 the County received executed Unanimous Approval from the owners of certain the land within Future Annexation Area of the CFD to annex into the CFD as contemplated by the Resolution of Formation, and the Board acknowledges that such annexation has therefor been completed; and

WHEREAS, in anticipation of a landowner election to be conducted by the Board pursuant to the Act and to be held this day, the Board of Supervisors has received a signed "Petition, Consent, Waiver and Vote of Landowners" (each, a "Petition") as set forth in Exhibit A hereto, signed by each landowner in Improvement Area No. 1, which Petitions request the Amendments; and

WHEREAS, on the date hereof, this Board held a noticed public hearing as required by the Act and the Resolution of Consideration relative to the proposed amendments; and

WHEREAS, at said hearing all interested persons desiring to be heard on all matters pertaining to the amended RMA and the amended List of Facilities were heard and a full and fair hearing was held; and

election. Accordingly, this Board finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments, and have thereby been fully protected in these proceedings. This Board also finds and determines that the Clerk of the Board of Supervisors has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act.

Section 9. This Board hereby finds that fewer than 12 persons have been registered to vote within Improvement Area No. 1 for each of the 90 days preceding the close of the hearing heretofore conducted and concluded by this Board for the purposes of these amendment proceedings. Accordingly, and pursuant to Section 53326 of the Act, this Board finds that for purposes of these proceedings the qualified electors are the landowners within the CFD and that the vote shall be by said landowners, each having one vote for each acre or portion thereof such landowner owns in Improvement Area No. 1.

Section 10. It is hereby acknowledged that the Clerk of the Board of Supervisors has on file the map of Improvement Area No. 1 and the Petitions which thereby determine the landowner electors of Improvement Area No. 1. The Clerk of the Board of Supervisors is hereby designated as the official to conduct said election and has advised the Board that said Clerk has received all ballots as of 10:00 am on the election date. Pursuant to Section 53327 of the Act, the Board of Supervisors hereby finds that the executed ballots are contained within the Petitions, and the Board therefor determines that aforesaid election has been held during this Board meeting on Tuesday, December 2, 2025, at 10:00 a.m. at the Board of Supervisors Placerville Office located at 330 Fair Lane, Placerville, California 95667.

Section 11. The Board of Supervisors hereby declares that the special election has been held and the Clerk of the Board of Supervisors has filed a Canvass of Votes Cast in Special Election (the "Canvass"), a copy of which is attached hereto as Exhibit B. The Board hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the CFD. Pursuant to the Canvass, the issues presented at the special election were approved by the landowners of the territory in the CFD by more than two-thirds of such qualified landowner voters voting at the special election. Pursuant to the voter approval, the amendments set forth herein are hereby declared to be in effect as therein and use proceeds of such taxes as authorized by the Act.

Section 12. Within 15 days of the date hereof, the Clerk of the Board of Supervisors shall execute and cause to be recorded in the office of the County Recorder of the County of El Dorado, an amendment to the Notice of Special Tax Lien as required by Section 3117.5 of the California Streets and Highways Code.

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

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 _____, 2025, by the following vote of said Board:

AYES: _____ Board Members: _____

EXHIBIT A

LANDOWNER PETITIONS

[SEE ATTACHED]

a. any and all minimum time periods relative to the public hearing to be held pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") and the publication of the notice of hearing pursuant to the Act.

b. any and all minimum time periods relative to the landowner-voter election to be held pursuant to the Act to ratify and confirm the Board's approval of the Amended RMA and List of Facilities and Services;

c. the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of the Act;

d. the requirement to publish notice of the election under the Act;

e. the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot;

f. the requirements regarding identification envelopes for the return of mailed ballots contained in the Act; and

g. any and all defects in notice or procedure in the process of ordering the change to the originally adopted Rate and Method, List of Facilities and indebtedness limit for the CFD, including but not limited to the public hearing, and conduct of the election, whether known or unknown (other than the right to have ballots accurately counted).

8. The undersigned expressly acknowledges, represents and states that the election is being expedited by the County, pursuant to this waiver and consent, at the particular instance and request of the above-named Owner and this consent and waiver shall include and constitute a ballot and vote in favor of such change as indicated following the below signature of the Owner.

In addition to the matters specifically waived herein, I wish to make it clear that I requested the changes described and am fully informed as to all matters related thereto and state that the changes and related balloting is requested and expedited at the particular request of the Owner.

I further hereby waive (i) any right the Owner may otherwise have to protest or challenge the validity of the proceedings to make the changes stated herein, (ii) any right the Owner may otherwise have to protest or challenge the conduct of (or any defect in) the proceedings to make the changes stated herein or approve the levy of the Special Tax on the land within the CFD, (iii) any and all defects in any notice, ballot, or procedure related to the conduct of the election to make the changes stated herein, whether known or unknown, and state that the election is being expedited at the particular request of the Owner.

Number of Votes: 65

Property Owner: **Valley View Improvement Company, LLC**

BALLOT MEASURE: Shall the measure pursuant to which the County of El Dorado shall (i) amend the Rate and Method of Apportionment of Special Tax, (ii) amend the List of Authorized Facilities List of Facilities to fund certain public services, and (iii) increase the indebtedness limit to the amount of \$250,000,000, with \$200,000,000 allocated to Improvement Area No. 1 and the remainder allocated to the Future Annexation Area, for the County of El Dorado Community Facilities District No. 2023-1 (East Ridge) as attached hereto, **be adopted?**

YES

X

NO

**Valley View Improvement Company, LLC,
a California limited liability company**

By: HBT Valley View, LLC, a California limited liability company

Its: Manager

By: _____


William B. Bunce, Member

PETITION, CONSENT, WAIVER AND VOTE OF LANDOWNERS

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

To the Board of Directors
El Dorado County, California

Members of the Board:

The undersigned is an authorized representative of Lennar Homes of California LLC, a California limited liability company ("**Lennar Homes**"), which entity is an authorized representative of Millrose Properties California, LLC, a California limited liability company (the "**Owner**"), pursuant to that certain Power of Attorney dated April 16, 2025, given by the Landowner to Lennar Homes. The Power of Attorney has not been revoked and is in effect as of the date hereof. The Owner is the owner of the parcels listed in Exhibit A, which parcels comprise a portion of the land within the Future Annexation Area of the County of El Dorado Community Facilities District No. 2023-1 (East Ridge) (the "CFD").

The Owner requests that the County: (i) amend the special tax for the CFD according to an Amended RMA included as Exhibit B hereto, (ii) amend the List of Facilities for the CFD by adding an authorization to apply special taxes in part to fund certain public services, included as Exhibit C hereto, and (iii) increase the CFD indebtedness limit to the amount of \$250,000,000, with \$200,000,000 allocated to Improvement Area No. 1 and the remainder allocated to the Future Annexation Area.

The Owner, on behalf of the entity it represents, hereby petitions, represents, warrants, and certifies to the County of El Dorado (the "County") as follows:

1. I am familiar with the CFD and all the land within the CFD, as listed in Exhibit A hereto.
2. I am familiar with and have personally inspected the land within the CFD by the applicable Owner, which is undeveloped land, and I have noted that there are no dwellings thereon that might serve as habitation for registered voters. Based on the foregoing, I have determined that at no time during the 90 days preceding the date hereof were there ever any persons registered to vote within the CFD.
3. The County is requested to make the changes to the authorizations of the CFD as set forth above.
4. The undersigned is legally entitled and authorized to cast the ballot for the Owner in the landowner, mailed-ballot election to be conducted on December 2, 2025 within the CFD to determine whether to ratify and confirm the changes made to the Rate and Method of Apportionment, the List of Authorized Facilities for the CFD, and the indebtedness limit.
6. Attached to this Petition as Exhibit B is a copy of the revised RMA (the "Amended RMA") for the CFD, to which the Owner is hereby consenting and attached to this Petition as

By execution below, the Owner certifies that it has initiated, requested, and/or reviewed all the CFD provisions and proceedings leading up to the matters stated herein, and hereby knowingly and voluntarily submitted this Petition, Consent, Waiver and Vote in furtherance of advising and certifying to the County that the Owner is satisfied that all requirements for a valid and lawful election are waived and/or met.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this Petition, Consent, Waiver, and Vote of Landowners is executed and effective as of the date set forth below.

November 2, 2025

**MILLROSE PROPERTIES CALIFORNIA, LLC,
a California limited liability company**

By: 
Name: Larry Gualco
Title: Authorized Agent

EXHIBIT A

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

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND ANNEXED

Assessor's Parcel Nos.	Names of Property Owner	No. of Acres
119-390-012-000	Millrose Properties California, LLC	16.20
119-390-013-000	Millrose Properties California, LLC	6.35
119-390-014-000	Millrose Properties California, LLC	11.50
119-390-015-000	Millrose Properties California, LLC	5.73
119-390-028-000	Millrose Properties California, LLC	15.12
119-390-029-000	Millrose Properties California, LLC	12.66
119-390-030-000	Millrose Properties California, LLC	11.30
119-390-034-000	Millrose Properties California, LLC	17.10
119-390-039-000	Millrose Properties California, LLC	10.76
119-390-055-000	Millrose Properties California, LLC	12.07
119-390-067-000	Millrose Properties California, LLC	2.68
119-390-068-000	Millrose Properties California, LLC	1.63
119-390-072-000	Millrose Properties California, LLC	2.90
TOTAL		126

**AMENDED RATE AND METHOD OR APPORTIONMENT OF SPECIAL TAXES
FOR EL DORADO COUNTY
COMMUNITY FACILITIES DISTRICT NO. 2023-1 (EAST RIDGE)
IMPROVEMENT AREA NO. 1**

Special Taxes, as hereinafter defined, shall be levied and collected within the El Dorado County Community Facilities District No. 2023-1 (East Ridge) each Fiscal Year commencing in Fiscal Year 2026/27, in an amount determined by the application of the procedures below. All Taxable Property within Improvement Area No. 1 of CFD No. 2023-1, as hereinafter defined, unless exempted by law or by the provisions hereof, shall be taxed for the purposes to the extent and in the manner herein provided including property subsequently annexed to Improvement Area No. 1 of CFD No. 2023-1 unless a separate Rate and Method of Apportionment is adopted for the annexed area.

A. DEFINITIONS

The terms hereinafter set forth have the following meaning:

“Accessory Dwelling Unit” or “ADU” means all Assessor’s Parcels of Residential Property for which a building permit(s) has been issued for an “Accessory Dwelling Unit” as defined in California Government Code Section 65852.2(j)(1), as may be amended from time to time, that is accessory to a primary Unit.

“Acre” or “Acreage” means the land area of an Assessor’s Parcel as shown on an Assessor’s Parcel Map. In the event that the Assessor’s Parcel Map shows no acreage, the Acreage for any Assessor’s Parcel may be determined by the CFD Administrator based upon, in the CFD Administrator’s discretion, the applicable condominium plan, final map, parcel map, Assessor’s Data or by using available spatial data and GIS.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1, Division 2 of Title 5 of the Government Code of the State.

“Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of Improvement Area No. 1 including, but not limited to, the following: the costs of any paying agents/fiscal agents/trustees related to Improvement Area No. 1 Bond payments (including the fees and expenses of related counsel); the costs of computing the Annual Facilities Special Tax Requirement and the Annual Services Special Tax Requirement, the Special Taxes and of preparing the collection schedules for the Special Taxes; the costs of collecting the Special Taxes, including any charges levied by the County Auditor’s Office, County Tax Collector’s Office or County Treasurer’s Office; the costs of the County or designee in complying with the disclosure requirements associated with applicable federal and state securities laws, or otherwise related to Improvement Area No. 1 or Improvement Area No. 1 Bonds; the County’s annual administration fees and third party expenses; costs of responding to public inquiries regarding the Special Taxes; the costs of the County or designee related to an appeal of the Special Tax or interpretation of this Rate and Method of Apportionment of Special Taxes; amounts needed to pay any required arbitrage rebate to the federal government related to Improvement Area No. 1 Bonds; the costs associated

"Authorized Services" means the services authorized to be funded, in whole or in part, by Improvement Area No. 1.

"Base Year" means the Fiscal Year beginning on July 1, 2026 and ending on June 30, 2027.

"Board of Supervisors" means the Board of Supervisors of the County, acting as the legislative body of CFD No. 2023-1.

"Building Permit" means a permit issued by the County for new construction of a residential or non-residential building on an Assessor's Parcel.

"Building Square Feet" or "BSF" means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Building Square Feet shall be made by reference to the building permit(s) issued for such residential dwelling unit. In the event that the building permit does not show Building Square Feet, other records of the County or Assessor's Data shall be used as determined by the CFD Administrator.

"CFD Administrator" means an official of the County, or designee thereof, responsible for determining the Annual Facilities Special Tax Requirement and the Annual Services Special Tax Requirement, and otherwise providing for the levy and collection of the Special Taxes.

"CFD No. 2023-1" means El Dorado County Community Facilities District No. 2023-1 (East Ridge), established by the Board of Supervisors pursuant to the Act.

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

"Debt Service" means for each Debt Year, the total amount of principal and interest due on any Outstanding Improvement Area No. 1 Bonds.

"Debt Year" means the twelve (12) month period ending on the second debt service payment date of each calendar year.

"Delayed Levy Property" means the 11.865 Acre portion of APN 119-390-032 depicted on the map in Attachment D.

"Designated Developed Property" means Taxable Property that has been designated as a Developed Parcel under the terms of the RMA. In any Fiscal Year, a Developed Parcel shall also include any Parcel for which a written request has been submitted to the County prior to April 30 of the preceding Fiscal Year by the record owner of the Parcel requesting that the Parcel be designated as a Developed Parcel beginning in the following Fiscal Year even though a Building Permit has not yet been issued for construction on that Parcel. Once a Taxable Parcel has been designated as a Developed Parcel it shall remain classified as a Developed Parcel.

"Developed Property" means, in any Fiscal Year, all Taxable Property in Improvement Area No. 1 for which a Building Permit for new construction was issued by the County on or before April 30 of the preceding Fiscal Year. Developed Property also includes all Designated Developed Property.

"Development Class" means, individually, Developed Property, Final Map Property, Undeveloped Property, Taxable Property Owners Association Property and Taxable Public Property.

“Open Space Property” means property within the boundaries of Improvement Area No. 1 which (i) has been designated with specific boundaries and Acreage on a final subdivision map as open space, (ii) has been irrevocably offered for dedication as open space to the federal government, the State, the County, the County, or any other public agency, or (iii) is encumbered by an easement or other restriction required by the County limiting the use of such property to open space.

“Outstanding Improvement Area No. 1 Bonds” means all Improvement Area No. 1 Bonds which are outstanding under and in accordance with the provisions of the Indenture.

“Pay-As-You-Go Expenditure” means Facilities Special Tax revenue, which is used or set aside for Authorized Facilities, including for Authorized Facilities to be constructed or acquired by Improvement Area No. 1. Pay-As-You-Go Expenditures may be included in the Facilities Special Tax Requirement for 15 years, beginning in Fiscal Year 2026/27 and ending after Fiscal Year 2041/42.

“Planned Residential Lots” means the number of single family residential Assessor’s Parcels for each Tax Category as shown in Attachment A.

“Property Owner’s Association” or **“POA”** means any duly constituted property owner’s association. As used in this definition, a Property Owner’s Association includes any home-owner’s association, condominium owner’s association, master or sub-association or non-residential owner’s association.

“Property Owner’s Association Property” means any property within the boundaries of Improvement Area No. 1 which is (a) owned by a Property Owner’s Association or (b) designated with specific boundaries and acreage on a final subdivision map as Property Owner Association Property.

“Proportionately” means, for each Development Class, that the ratio of the actual Special Tax to the Maximum Special Tax is equal for each Assessor’s Parcels assigned to such Development Class.

“Public Property” means any property within the boundaries of Improvement Area No. 1 which (i) is owned by a public agency, (ii) has been irrevocably offered for dedication to a public agency, or (iii) is designated with specific boundaries and Acreage on a final subdivision map as property which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State, the County, the County, school districts, or any other governmental agency.

“Rate and Method of Apportionment” means this Rate and Method of Apportionment of Special Taxes for Improvement Area No. 1.

“Residential Lot” means, an individual residential lot within a recorded Final Subdivision Map on which a Building Permit has been or is permitted to be issued for construction of one or more Units.

“Residential Property” means all Assessor’s Parcels of Developed Property for which a Building Permit has been issued for purposes of constructing one or more residential Units.

“Services Special Tax” means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property within Improvement Area No. 1 to fund the Annual Services Special Tax Requirement.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Assessor's Parcels within Improvement Area No. 1 shall be classified as follows:

1. Each Assessor's Parcel shall be determined to be Taxable Property or Exempt Property.
2. Each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Final Map Property, Undeveloped Property, Taxable Property Owner Association Property, or Taxable Public Property. Taxable Property shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below.

C. MAXIMUM FACILITIES SPECIAL TAX RATES

1. Developed Property

The Base Year Maximum Facilities Special Tax for Developed Property is shown in Attached A herein.

The Maximum Facilities Special Tax for Developed Property shall increase, commencing on July 1, 2027, and on July 1 of each Fiscal Year thereafter, by an amount equal to the Facilities Tax Escalation Factor.

2. Final Map Property

The Base Year Maximum Facilities Special Tax for Final Map Property shall be \$29,280.00 per Acre.

The Maximum Facilities Special Tax for Final Map Property shall increase, commencing on July 1, 2027, and on July 1 of each Fiscal Year thereafter, by an amount equal to the Facilities Tax Escalation Factor.

3. Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property

The Base Year Maximum Facilities Special Tax for Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property shall be \$29,280.00 per Acre.

The Maximum Facilities Special Tax for Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property shall increase, commencing on July 1, 2027, and on July 1 of each Fiscal Year thereafter, by an amount equal to the Facilities Tax Escalation Factor.

D. MAXIMUM SERVICES SPECIAL TAX RATES

1. Developed Property

The Maximum Services Special Tax for each Assessor's Parcel of Developed Property within Improvement Area No. 1 is shown Table 1.

F. METHOD OF APPORTIONMENT OF THE SERVICES SPECIAL TAXES

Commencing with Fiscal Year 2026/27 and for each following Fiscal Year, the CFD Administrator shall determine the Annual Services Special Tax Requirement and shall levy the Services Special Tax until the amount of the Services Special Tax levied equals the Annual Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at a rate up to 100% of the applicable Maximum Services Special Tax to satisfy the Annual Services Special Tax Requirement.

G. EXEMPTIONS

1. No Facilities Special Tax shall be levied on up to 152 Acres of Property Owner Association Property and/or Public Property. Tax-exempt status will be assigned by the CFD Administrator in the chronological order in which property becomes Property Owner Association Property, or Public Property.
2. Property Owner Association Property, that is not exempt from the Facilities Special Tax under this section, or pursuant to the Act, shall be classified as Taxable Property Owner Association Property. Taxable Property Owner Association Property shall be subject to the levy of the Facilities Special Tax and shall be taxed Proportionately as part of the fourth step in Section D above, at up to 100% of the applicable Maximum Facilities Special Tax for Taxable Property Owner Association Property.
3. Public Property, that is not exempt from the Facilities Special Tax under this section, or pursuant to the Act, shall be classified as Taxable Public Property. Taxable Public Property shall be subject to the levy of the Facilities Special Tax and shall be taxed Proportionately as part of the fifth step in Section D above, at up to 100% of the applicable Maximum Facilities Special Tax for Taxable Public Property.
4. No Special Tax shall be levied on any Assessor's Parcel in any Fiscal Year in which such Assessor's Parcel is classified as Welfare Exempt Property; however, pursuant to Section 53340(c) of the Act, after the issuance of the first series of Improvement Area No. 1 Bonds, as applicable, any Assessor's Parcels that received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code shall not be classified as Welfare Exempt Property and will be subject to the Facilities Special Tax.
5. No Special Tax shall be levied on the Delayed Levy Property until the first Fiscal Year in which it can be levied as Developed Property or Designated Developed Property, following such Fiscal Year it shall be continue to be levied as Developed Property or Designated Developed Property.

H. APPEAL OF SPECIAL TAX LEVY

Any property owner may file a written appeal of the Special Tax with the CFD Administrator claiming that the amount or application of the Special Tax is not correct with respect to one or more specific Assessor's Parcels. The appeal must be filed not later than one calendar year after having paid the Special Tax that is disputed, and the appellant must be current in all payments of the Special Taxes

“CFD Public Facilities Cost” means \$174 million for Improvement Area No. 1, expressed in 2025 dollars, which shall increase by the annual percentage change in the Construction Inflation Index on July 1, 2026 and on each July 1 thereafter, or such lower number as (i) shall be determined by the CFD Administrator as sufficient to provide the public facilities to be provided by Improvement Area No. 1 under the authorized bonding program for Improvement Area No. 1, or (ii) shall be determined by the Board of Supervisors concurrently with a covenant that it will not issue any more Bonds to be supported by Facilities Special Taxes levied under this Rate and Method of Apportionment as described in Section E.

“Construction Inflation Index” means the annual percentage change in the Engineering News-Record Building Cost Index for the County of San Francisco, measured as of the calendar year which ends in the previous Fiscal Year, but not less than zero percent. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the County that is reasonably comparable to the Engineering News-Record Building Cost Index for the County of San Francisco.

“Future Facilities Costs” means, as of the date of prepayment, the CFD Public Facilities Costs minus the portion of the CFD Public Facilities Costs previously funded from (a) proceeds of all Previously Issued Improvement Area No. 1 Bonds, which were, at the time of issuance, available to the County for Authorized Facilities, (b) interest earnings on the Improvement Fund actually earned prior to the date of prepayment, and (c) proceeds of the Facilities Special Tax dedicated to Pay-As-You-Go Expenditures. In no case, shall the Future Facilities Costs be less than zero.

“Previously Issued Improvement Area No. 1 Bonds” means all Outstanding Improvement Area No. 1 Bonds that have been issued for Improvement Area No. 1 prior to the date of prepayment.

1. Prepayment in Full

The Facilities Special Tax obligation of an Assessor's Parcel of Developed Property, Taxable Public Property, Final Map Property, or Undeveloped Property for which a Building Permit has been issued, may be prepaid and permanently satisfied as described herein; provided that there are no delinquent installments of the Facilities Special Tax with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 45 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount for such Assessor's Parcel. Prepayment must be made not less than 75 days prior to the next occurring date that notice of redemption of Outstanding Improvement Area No. 1 Bonds, if any. Proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. If a prepayment is made prior to the issuance of Improvement Area No. 1 Bonds, the Redemption Premium, Interest Amount, Reserve Fund Credit and Capitalized Interest Credit as calculated below, shall be zero. The CFD Administrator may charge the property owner requesting a prepayment calculation a fee for providing this service.

The Facilities Special Tax Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

Bond Redemption Amount

9. Verify the administrative fees and expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming the Outstanding Improvement Area No. 1 Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "*Administrative Fees and Expenses*").
10. If reserve funds for the Outstanding Improvement Area No. 1 Bonds held under the Indenture, if any, are at or above 100% of the then reserve requirement (as required by the Indenture) on the prepayment date, a reserve fund credit shall be calculated as a reduction in the applicable reserve requirement for the Outstanding Improvement Area No. 1 Bonds to be redeemed pursuant to the prepayment (the "*Reserve Fund Credit*"). No Reserve Fund Credit shall be granted if reserve funds are below 100% of the applicable reserve requirement on the prepayment date or if the Reserve Fund is satisfied by a credit instrument rather than cash funded.
11. If any capitalized interest for the Outstanding Improvement Area No. 1 Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the Maximum Facilities Special Tax Percentage by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the "*Capitalized Interest Credit*").
12. The Facilities Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 4, 6, 7, 8 and 9 less the amount computed pursuant to Steps 10 and 11 (the "*Prepayment Amount*").
13. From the Prepayment Amount, the amounts computed pursuant to Step 6 shall be used by the County to pay for Future Facilities Costs. The amounts computed pursuant to Steps 4, 6, 7 and 8 shall be deposited into the appropriate fund as established under the Indenture and be used to redeem Outstanding Improvement Area No. 1 Bonds or make Debt Service payments. The amount computed pursuant to Step 9 shall be retained by the County for the payment of Administrative Fees and Expenses.

The Facilities Special Tax Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of Outstanding Improvement Area No. 1 Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next prepayment of Outstanding Improvement Area No. 1 Bonds or to make Debt Service payments.

Current year Facilities Special Taxes that are not yet paid will remain outstanding and will be collected in the manner billed. With respect to any Assessor's Parcel that is prepaid, the CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act to indicate the prepayment of the Facilities Special Tax and the obligation of such Assessor's Parcel satisfied.

Notwithstanding the foregoing, no prepayment will be allowed unless the Maximum Facilities Special Tax that may be levied on Taxable Property both prior to and after the proposed prepayment is at least 1.1 times the annual Debt Service on all Outstanding Improvement Area

2. Prepayment in Part

The Facilities Special Tax may be partially prepaid, provided that a partial prepayment may be made only after all authorized Improvement Area No. 1 Bonds have been issued and only for Assessor's Parcels of Developed Property, Final Map Property, Taxable Public Property and Undeveloped Property for which a Building Permit has been issued and only if there are no delinquent Annual Facilities Special Taxes with respect to such Assessor's Parcel at the time of partial prepayment. The amount of the prepayment shall be calculated as in Section K.1; except that a partial prepayment shall be calculated by the CFD Administrator according to the following formula:

$$PP = P_E \times F.$$

These terms have the following meaning:

PP = the partial prepayment

P_E = the Facilities Special Tax Prepayment Amount calculated according to Section K.1

F = the percentage of the Special Tax Prepayment Amount calculated according to Section K.1 to be prepaid

The Facilities Special Tax partial prepayment amount must be sufficient to redeem at least a \$5,000 increment of Bonds.

The owner of any Assessor's Parcel who desires such partial prepayment shall notify the CFD Administrator of such owner's intent to partially prepay the Facilities Special Tax and the percentage by which the Facilities Special Tax shall be prepaid. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Facilities Special Tax for an Assessor's Parcel within 45 days of the request and may charge a fee for providing this service. With respect to any Assessor's Parcel that is partially prepaid, the CFD Administrator shall (i) distribute the prepayment funds remitted according to Section K.1, and (ii) indicate in the records of Improvement Area No. 1 that there has been a partial prepayment of the Facilities Special Tax and that a portion of the Facilities Special Tax with respect to such Assessor's Parcel, equal to the outstanding percentage $(1.00 - F)$ of the remaining Maximum Facilities Special Tax, shall continue to be levied on such Assessor's Parcel pursuant to Section D.

L. PREPAYMENT OF SERVICES SPECIAL TAX

The Services Special Tax may not be prepaid.

M. FACILITIES SPECIAL TAX REDUCTION

The following definitions apply to this Section J:

"Appraisal" means an appraisal or a letter updating a previous appraisal prepared by the MAI Appraiser which (a) sets forth the Plan Types constructed or expected to be constructed within Improvement Area No. 1, (b) sets forth the estimated number of constructed and expected residential dwelling units for each Plan Type, (c) sets forth such MAI Appraiser's estimate of the price point for each Plan Type and (d) uses a date for establishing such price point that is no earlier than 60 days and

"Total Effective Tax Rate" means, for a Plan Type, the quotient of (a) the Total Tax Burden for such Plan Type divided by (b) the Price Point for such Plan Type, converted to a percentage.

"Total Tax Burden" means, for any Unit of Residential Property, the sum of the Maximum Facilities Special Tax, together with ad valorem property taxes, special assessments, special taxes for any overlapping community facilities district, and any other taxes, fees and charges, and excluding services charges such as sewer and trash, which are collected by the County via property tax bills and which are payable from and secured by the property, assuming such Unit of Residential Property has been completed, sold and subject to such levies and impositions.

Facilities Special Tax Reduction Calculation

Prior to the issuance of the first series of Improvement Area No. 1 Bonds, the following steps shall be taken:

At least 60 days prior to the expected Issuance Date of the first series of Improvement Area No. 1 Bonds, the County, on behalf of Improvement Area No. 1, shall determine, based on an Appraisal or a Price Point Study, whether or not the Total Effective Tax Rate for all Plan Types, as calculated by the CFD Administrator, is less than or equal to 2.00%.

1. The County shall cause an Appraisal or Price Point Study to be delivered to the CFD Administrator.
 - a. If the Total Effective Tax Rate for all Plan Types is less than or equal to 2.00%, then there shall be no change in the Maximum Facilities Special Tax.
 - b. If the Total Effective Tax Rate for any Plan Type is greater than 2.00%, the CFD Administrator shall calculate a revised Maximum Facilities Special Tax, which revised Maximum Facilities Special Tax shall be the highest amount (rounded to the nearest whole dollar) that will not cause the Total Effective Tax Rate for any Plan Type to exceed 2.00%.
2. If the Maximum Facilities Special Tax for any Plan Type is revised pursuant to step 1.b. above, the CFD Administrator shall prepare and execute a Certificate of Reduction in Facilities Special Taxes substantially in the form of Attachment B hereto and shall deliver such Certificate of Reduction in Facilities Special Taxes to Improvement Area No. 1. The Certificate of Reduction in Facilities Special Taxes shall be completed for all Plan Types/Development Classes and shall set forth, as applicable, either (i) the reduced Maximum Facilities Special Tax for each Plan Type/Development Class, as calculated pursuant to step 1.b. or (ii) the Maximum Facilities Special Tax as identified in Section C that was not revised as determined pursuant to step 1.a.
3. If the Issuance Date of the first series of Improvement Area No. 1 Bonds is within 120 days of the date of receipt of the Appraisal or a Price Point Study by the CFD Administrator, the County shall execute the acknowledgement on such Certificate of Reduction in Facilities Special Taxes, dated as of the closing date of such Bonds, and upon the closing of such first series of Bonds, the Maximum Facilities Special Tax for each Plan Type/Development Class shall be, for all purposes, as set forth in such Certificate of Reduction in Facilities Special Taxes.

ATTACHMENT A

**COMMUNITY FACILITIES DISTRICT NO. 2023-1
(EAST RIDGE)
IMPROVEMENT AREA NO. 1**

BASE YEAR MAXIMUM FACILITIES SPECIAL TAX RATES – DEVELOPED PROPERTY

Tax Category	Planned Residential Lots/Units	Base Year Maximum Facilities Special Tax per Unit ⁽¹⁾	Base Year Maximum Facilities Special Tax Revenue
Less than 2,200 BSF	48	\$9,020.00	\$432,960.00
2,200 to 2,499 BSF	48	9,020.00	432,960.00
2,500 to 2,799 BSF	191	11,992.00	2,290,472.00
2,800 to 3,099 BSF	88	11,992.00	1,055,296.00
3,100 to 3,499 BSF	40	11,992.00	479,680.00
3,500 to 3,999 BSF	89	15,494.00	1,378,966.00
Equal to and greater than 4,000 BSF	106	15,494.00	1,642,364.00
Totals	610		\$7,712,698.00

(1) The Maximum Facilities Special Tax shall increase by the Facilities Tax Escalation Factor each year after the Base Year.

ATTACHMENT C
COMMUNITY FACILITIES DISTRICT NO. 2023-1
(EAST RIDGE)
IMPROVEMENT AREA NO. 1

CERTIFICATE OF NO REDUCTION IN MAXIMUM FACILITIES SPECIAL TAXES

1. All calculations required pursuant to Section M of the Rate and Method of Apportionment have been made based upon an Appraisal or a Price Point Study that was received by the CFD Administrator on _____.
2. Total Effective Tax Rate for all Plan Types/Tax Categories is less than or equal to 2.00%.

The Maximum Facilities Special Tax for Developed Property, Final Map Property, Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property within Improvement Area No. 1 set forth in Section C of the Rate and Method of Apportionment, shall remain in effect and not be reduced.

PLAT OF

EAST RIDGE VILLAGE UNIT NO. 8A

LOTS 32, 33 & 34, AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, S.D. J-142 AND LYING IN SECTION 13, T. 9 N., R. 8 E. AND SECTION 18, T. 9 N., R. 9 E., M.D.M. COUNTY OF EL DORADO, STATE OF CALIFORNIA

cta Engineering & Surveying

JULY, 2025 SHEET 2 OF 8 SCALE: 1"= 300'

ABANDONMENT OF EASEMENTS

THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED PURSUANT TO SECTION 66434 OF THE GOVERNMENT CODE:

1. THE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENTS AS SHOWN WITHIN LOTS 32, 33 & 34 AS SHOWN ON THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, FILED IN BOOK 3 OF SUBDIVISIONS, PAGE 142, OFFICIAL RECORDS OF EL DORADO COUNTY, EXCEPT THOSE PORTIONS SHOWN HEREON.

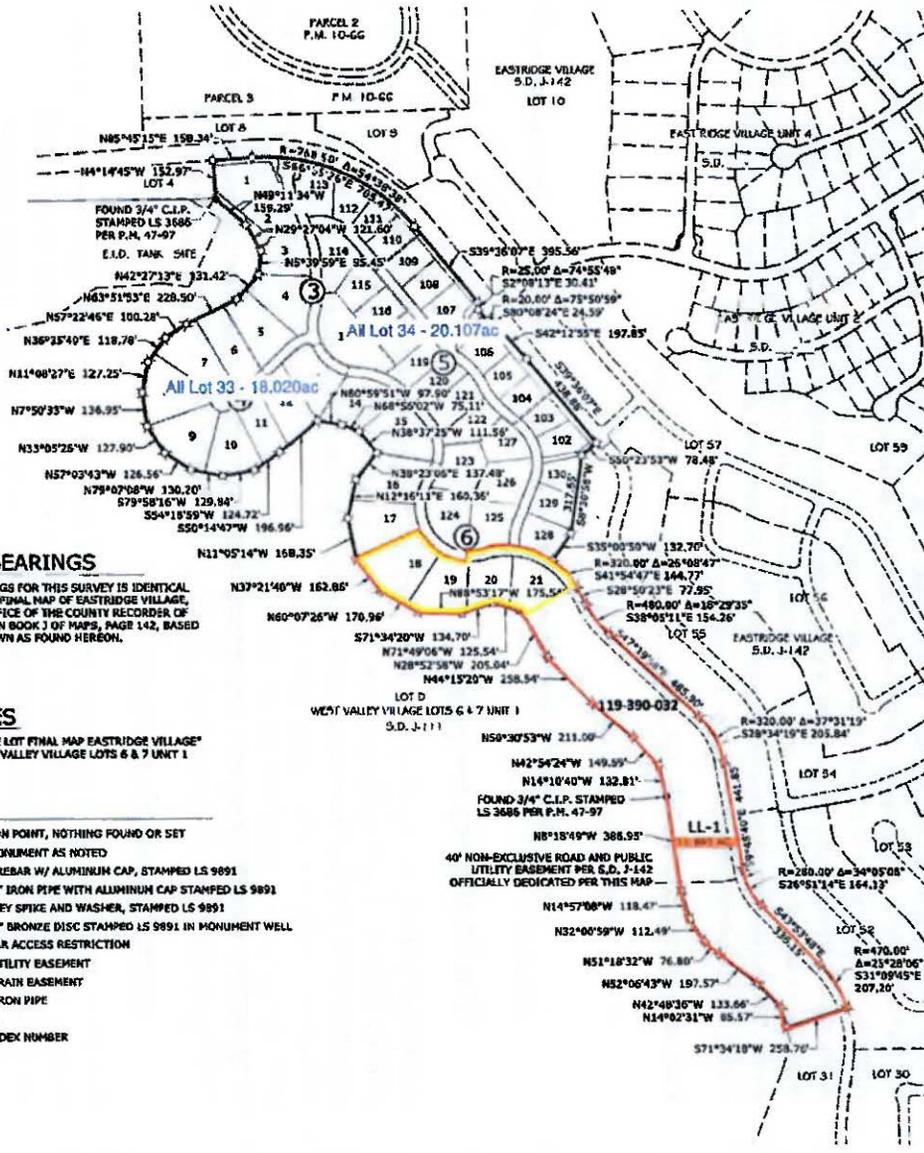
NOTICE OF RESTRICTION

A NOTICE OF RESTRICTION RECORDED IN DOCUMENT NO. _____ AFFECTS LOT LL-1 BY LIMITING DEVELOPMENT TO PHASING PURPOSES ONLY.

- All of lot 32 = 16.113ac
- Portion of lot 32 as lots = 4.248ac
- Portion of lot 32 as new LL-1 = 11.865ac

NOTES

1. THIS SUBDIVISION CONTAINS 54.240 ACRES GROSS, CONSISTING OF 50 RESIDENTIAL LOTS, 7 LETTERED LOTS AND 1 LARGE LOT, AND IS CONSISTENT WITH THE TENTATIVE MAP TM14-1321 APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 11, 2015.
2. LOTS "R-1" & "R-2" SHOWN HEREON ARE DESIGNATED AS A "PRIVATE STREET(S)" FOR THE BENEFIT AND GENERAL USE OF THE RESIDENTIAL LOTS SHOWN HEREON AND SHALL BE GRANTED IN FEE TO THE HOMEOWNERS ASSOCIATION CREATED FOR THIS SUBDIVISION.
3. LOTS L-2, L-3, L-4, L-10 & L-11 SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION CREATED FOR THIS SUBDIVISION FOR USE AS LANDSCAPE CORRIDORS AND OPEN SPACE.
4. ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES. THE SUM OF INDIVIDUAL UNITS MAY NOT EQUAL THE OVERALL DUE TO ROUNDING.
5. THE PUBLIC UTILITY EASEMENTS SHOWN HEREON HAVE A 7.50' RADIUS AT STREET INTERSECTIONS UNLESS NOTED OTHERWISE.
6. ALL PARCELS WITHIN THE EAST RIDGE UNIT 8A SUBDIVISION SHALL COMPLY FULLY WITH ALL PROVISIONS DESCRIBED IN THE EAST RIDGE WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN, AND ALL AMENDMENTS THERETO, AS DESCRIBED IN SECTION _____ OF THE OCC'S FOR THE DEVELOPMENT, ALONG WITH ALL FIRE SAFE REGULATIONS OF THE STATE OF CALIFORNIA, COUNTY OF EL DORADO AND THE EL DORADO HILLS COUNTY WATER DISTRICT. THE ENFORCEMENT OF THIS RESTRICTIVE COVENANT SHALL BE THE OBLIGATION OF THE APPROPRIATE OWNER'S ASSOCIATION AND SHALL NOT BE WAIVED OR MODIFIED WITHOUT APPROVAL OF THE RELEVANT GOVERNMENT AGENCIES WHO HAVE APPROVED THE FIRE SAFE PLAN.
7. THE STORM DRAIN EASEMENT (S.D.E.) CENTERLINES SHOWN HEREON ARE BASED UPON THE DESIGN LOCATIONS OF DITCHES TO BE CONSTRUCTED FOR THIS SUBDIVISION. THE ACTUAL LOCATION OF THESE EASEMENT CENTERLINES WILL BE CENTERED ON THE AS-BUILT LOCATION OF THESE DITCHES.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE LARGE LOT FINAL MAP OF EASTRIDGE VILLAGE, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY IN BOOK 3 OF MAPS, PAGE 142, BASED ON MONUMENTS SHOWN AS FOUND HEREON.

REFERENCES

1. S.D. J-142 "LARGE LOT FINAL MAP EASTRIDGE VILLAGE"
2. S.D. J-111 "WEST VALLEY VILLAGE LOTS 6 & 7 UNIT 1"

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- ◊ FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/ ALUMINUM CAP, STAMPED LS 9891
- SET 1 1/2" IRON PIPE WITH ALUMINUM CAP STAMPED LS 9891
- SET SURVEY SPIKE AND WASHER, STAMPED LS 9891
- SET 3 1/2" BRONZE DISC STAMPED LS 9891 IN MONUMENT WELL
- VEHICULAR ACCESS RESTRICTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- C.I.P. CAPPED IRON PIPE
- (OA) OVERALL
- (4) SHEET INDEX NUMBER

25-1830 F 39 of 43

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

Other Public Improvements

Any and all other public improvements authorized under the Mello-Roos Community Facilities Act of 1982 and otherwise necessary to meet the needs of development within the Community Facilities District.

Public Services

The authorized services to be funded from the levy and collection of annual services special taxes funded through County of El Dorado Community Facilities District No. 2023-1 (East Ridge) are the provision of roadway and drainage maintenance for a portion of Valley View Parkway between Blackstone Parkway and Birchwood Drive and related services for authorized facilities with a useful life of five or more years, including but not limited to performance by employees of functions and repair activities. Maintenance as used herein includes replacement and the creation and funding of a reserve fund to pay for a replacement

EXHIBIT B

CANVASS AND STATEMENT OF RESULT OF ELECTION

**COUNTY OF EL DORADO
COMMUNITY FACILITIES DISTRICT NO. 2023-1 (EAST RIDGE),**

I hereby certify that on December 2, 2025, I canvassed the returns of the election held on December 2, 2025 in and for the County of El Dorado Community Facilities District No. 2023-1 (East Ridge) (the "CFD"), and the total number of ballots cast in the CFD and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure for the CFD are full, true and correct:

BALLOT MEASURE: Shall the measure pursuant to which the County of El Dorado shall (i) amend the Rate and Method of Apportionment of Special Tax, (ii) amend the List of Authorized Facilities List of Facilities to fund certain public services, and (iii) increase the indebtedness limit to the amount of \$250,000,000, with \$200,000,000 allocated to Improvement Area No. 1 and the remainder allocated to the Future Annexation Area, for the County of El Dorado Community Facilities District No. 2023-1 (East Ridge) as attached hereto, **be adopted?**

<u>Qualified Landowner Votes</u>	<u>Votes Cast</u>	<u>YES</u>	<u>NO</u>
191	191	191	0

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this 2nd day of December, 2025.

Kim Dawson
Clerk of the Board of Supervisors

By: 
Deputy Clerk