



County of El Dorado
OFFICE OF AUDITOR-CONTROLLER

JOE HARN
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December 27, 2023

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

Subject: El Dorado County Community Facilities District No. 2024-1 (Carson Creek Heritage 11)

Dear Board Members:

Recommendation:

On behalf of the County of El Dorado Assessment & Community Facilities District Screening Committee (Bond Screening Committee), the Auditor-Controller recommends that the Board of Supervisors adopt the following resolutions that are on file in the Board Clerk's Office related to the formation of El Dorado County Community Facilities District No. 2024-1 (Carson Creek Heritage 11):

- 1. Resolution of Intention, to which are attached three exhibits as follows:
 - a. Exhibit A - List of Authorized Facilities**
 - b. Exhibit B - Rate and Method of Apportionment**
 - c. Exhibit C - Form of Notice of Hearing****
- 2. Resolution Declaring Intention to Incur Bonded Indebtedness.**

Reasons for Recommendation:

In accordance with the County's Development Agreement with Lennar Homes of California, LLC (the Developer), the County is required to assist the Developer in obtaining community facilities district (CFD) financing for infrastructure needed for the Carson Creek Heritage 11 subdivision.

The intention to form the CFD is set forth in the Resolution of Intention and the intention to issue bonds in an amount not to exceed \$35 million is set forth in the Resolution Declaring Intention to Incur Bonded Indebtedness. Both resolutions express the current intent of the County at this point in time and further resolutions are required to be presented in the future to complete the formation and authorization to issue bonds. In the event that bonds are eventually sold by the County, the debt service payments will be exclusively the responsibility of the property owners in the proposed CFD. The only foreseeable circumstance that would make the County partially responsible for debt service payments or damages to bond investors would be if an error or omission is made by the County in the formation of the district, in the preparation of the offering statement, in the ongoing SEC required disclosures, or in the administration of the community facilities district.

In order to take all necessary steps in the formation of the CFD or the issuing of the proposed bonds, on December 7, 2023, the Bond Screening Committee voted 8-0 to recommend to the Board of Supervisors that the County adopt the above listed Resolutions.

Fiscal Impact:

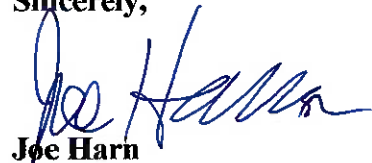
None.

Action to be Taken Following Approval

Following Board approval:

- **Board Clerk's Office will forward two (2) sets of certified Resolutions to the Auditor-Controller.**
- **Board Clerk's Office will set the hearing meeting for February 6, 2024.**
- **Board Clerk's Office will work with Auditor-Controller to publish one time in the Mountain Democrat no later than January 30, 2024, said hearing date.**
- **Board Clerk's Office will work with Auditor-Controller to file a certified copy of Resolution adopting the Boundary Map with the Recorder's Office for placement in the Book of Maps of Assessment & Community Facilities Districts.**

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Harn", is written over the typed name.

**Joe Harn
Auditor-Controller
Enclosures**