



RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

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. 2014-1 (CARSON CREEK) 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, this Board, having received petitions from the owners of not less than 10% of the area of land proposed to be included in the proposed community facilities district, desires to proceed with the establishment of a community facilities district in order to finance costs of public infrastructure necessary or incidental to new development in the County;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. **Authority.** It is proposed to establish a community facilities district within the County of El Dorado under the terms of the Act to finance costs of public facilities necessary or incidental to new development in the County, which may include the payment of fees and special taxes related to new development.

2. **Name of CFD.** The name proposed for the community facilities district is the County of El Dorado Community Facilities District No. 2014-1 (Carson Creek) (the “CFD”).

3. **Boundaries Described.** The proposed boundaries of the district are shown on the Map of Proposed Boundary of a proposed community facilities district to be known as Community Facilities District No. 2014-1 (Carson Creek), 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.

4. **Facilities.** The type of public facilities proposed to be financed by the CFD and pursuant to the Act shall consist of those listed as facilities on Exhibit A 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.

5. **Special Tax.** Except to the extent that funds are otherwise available, the County will levy a special tax (the "Special Tax") 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 levied annually 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 B attached hereto and hereby incorporated herein.

Under no circumstances may the Special Tax on a parcel in the CFD 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.

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. **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 by law. 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, or as otherwise required by law.

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 \$50 million 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. **Public Hearing.** The Board hereby sets January 27, 2015 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 consider and finally determine whether the public interest, convenience and necessity require the formation of the CFD, the levy of the Special Tax and the issuance of bonds. At the hearing, testimony concerning the CFD, the extent of the CFD 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.

11. **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. The publication shall be completed at least seven days before the date of the public hearing specified above. Such 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.

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

Resolution _____

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PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the ____ day of _____, 20__, by the following vote of said Board:

Ayes:

Noes:

Absent:

Attest:

James S. Mitrisin

Clerk of the Board of Supervisors

By: _____

Deputy Clerk

Chair, Board of Supervisors

Attachments:

Exhibit A – List of Facilities

Exhibit B – Rate and Method of Apportionment of Special Tax

Exhibit C – Form of Notice of Hearing

EXHIBIT A

List of Facilities

The Facilities authorized to be financed for the County of El Dorado Community Facilities District No 2014-1 (Carson Creek) (the "CFD") constitutes the following improvements:

- A. Roadway and Transportation Improvements. Includes on-site and off-site roadway and transportation facilities designed to meet the needs of development within the Community Facilities District. Includes, but not limited to, clearing, grubbing, existing pavement removal, excavation, grading, base material, paving, conspans, water supply facilities, joint trench facilities, curbs, gutters, sidewalk, street lights, interconnect, signage, striping, and all appurtenances thereto and utility relocation associated therewith, together with the acquisition of easements and/or property necessary for said construction, where required for the following public facilities (Including frontage improvements):
 - 1. Carson Crossing Drive – From existing terminus in Phase I (Euer Ranch) to Golden Foothill Parkway
 - 2. Carson Crossing Drive Con/Spans
 - 3. Investment Blvd Extension

- B. Intersection and Signal Improvements. The construction, improvement and/or acquisition of signalized intersections together with all necessary appurtenances thereto required facilities designed to meet the needs of development within the Community Facilities District and the acquisition of easements and/or property necessary for the ultimate configuration of the intersections. (Assume 2 signalized intersections)

- C. Sanitary Sewer System. The construction, improvement and/or acquisition of sanitary sewer system improvements necessary to meet the needs of development within the Community Facilities District, including on-site and off-site sanitary sewer conveyance and collection facilities designed to meet the needs of development within the Community Facilities District. Includes, but not limited to, gravity sewer lines, manholes, forcemains, potential lift station, trenching, shoring and bracing, backfill material, potential pipe boring and jacking, odor-control facilities and related wastewater improvements thereto, including easements and/or property acquisitions, where required.

- D. Drainage System. The construction, improvement and/or acquisition of storm drainage system improvements necessary to meet the needs of development within the Community Facilities District, including on-site and off-site drainage and storm water conveyance and collection facilities designed to meet the needs of development within the Community Facilities District. Includes, but not limited to, pipelines and appurtenances, box culverts, outlet structures, drainage channels, detention basins, temporary drainage facilities, water quality improvements (including basins), erosion control, pump stations, pumps, related drainage system improvements and roadway replacement as needed and all appurtenances thereto, including easements and/or property acquisitions, where required.

- E. Potable Water Systems. The construction, improvement and/or acquisition of any and all necessary potable water systems required to meet the needs of development within the Community Facilities District, including on-site and off-site water conveyance and storage

facilities designed to meet the needs of development within the Community Facilities District. Includes, but not limited to, water lines, transmission mains, valves, trenching, backfill, storage reservoirs with pressure booster plant & control building and all appurtenances thereto, including easements and/or property acquisitions, where required.

- F. Landscaping Improvements. Includes landscaping improvements designed to serve the needs of development within the Community Facilities District, including, but not limited to, grading, turf and irrigation, trees and shrubs, sidewalks, pathways and trails, masonry sound walls, entry monumentation and signage, and other related hard and soft-scape improvements along roadways and adjacent to or within parks, open space, drainage channels and detention basins.
- G. Development Impact Fees
 - 1. El Dorado Hills Road Impact Fees (RIF)
 - 2. El Dorado Hills Fire Impact Fees
 - 3. El Dorado Hills Community Services District Park Impact Fees
 - 4. Buckeye Union & El Dorado High School District Impact Mitigation Fees
 - 5. El Dorado Irrigation District Facility Capacity Charge (Connection Fees)
- H. Parks and Trails. Includes park and trail improvements designed to serve the needs of development within the CFD.
- I. 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 CFD.
- J. Soft Costs. Any and all soft costs for the facilities described herein including, but not limited to, the cost of planning, permitting, approving and designing the facilities (including the cost of environmental evaluation, environmental remediation/mitigation, engineering, environmental review, plan checking, construction staking, construction management, construction inspection and contingencies.)
- K. Formation, Administrative and Incidental Expenses. All incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, costs associated with the creation of the CFD, and issuance of bonds; determination of the amount of taxes, collection of taxes and payment of taxes; costs otherwise incurred in order to carry out the authorized purposes of the CFD; reimbursements to other areas for infrastructure facilities or planning purposes serving development in the CFD; and any other expenses incidental to the to the construction, completion, and inspection of the facilities and related expenses associated with any of the foregoing.

EXHIBIT B

COMMUNITY FACILITIES DISTRICT NO. 2014-1 (CARSON CREEK) EL DORADO COUNTY, CALIFORNIA

RATE AND METHOD OF APPORTIONMENT

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in the El Dorado County (the "County") Community Facilities District No. 2014-1 (Carson Creek) ("CFD No. 2014-1") and collected each Fiscal Year commencing in Fiscal Year 2014/15, in an amount determined by the County or its designee, through the application of the Rate and Method of Apportionment as described below. All of the real property in CFD No. 2014-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an 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, parcel map, condominium plan, or other recorded County parcel map. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

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

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2014-1: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the County or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the County, CFD No. 2014-1 or any designee thereof of complying with arbitrage rebate requirements; the costs to the County, CFD No. 2014-1 or any designee thereof of complying with County, CFD No. 2014-1 or obligated persons disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the County, CFD No. 2014-1 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from any escrow account; and the County's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the County or CFD No. 2014-1 for any other administrative purposes of CFD No. 2014-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

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

"Base Year" means the Fiscal Year beginning on July 1, 2014 and ending on June 30, 2015.

"Board" means the Board of Supervisors of the County, acting as the legislative body of CFD No. 2014-1.

"Building Permit" means a permit for new construction of a residential dwelling.

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

"CFD No. 2014-1" means the El Dorado County Community Facilities District No. 2014-1 (Carson Creek).

"CFD No. 2014-1 Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by and for CFD No. 2014-1 under the Act.

"County" means the County of El Dorado.

"Developed Property" means for each Fiscal Year, all Taxable Property for which a Building Permit was issued on or before April 30 of the prior Fiscal Year. For example, Taxable Property for which a Building Permit was issued on or before April 30 of the prior Fiscal Year (i.e., April 30, 2016), would be treated as Developed Property for Fiscal Year 2016-17.

"Development Phase" means the area designation for Assessor's Parcels as shown in Attachment 1 describing the Planned Residential Lots and on the map included in Attachment 2.

"Estimated Sales Price" means a written document provided by the developer upon request for an entire Development Phase that has been classified as Final Map Property showing the estimated sales price for each typical model type for a Development Phase.

"Final Map Property" means for each Fiscal Year, all Taxable Property for which a Final Map has been recorded on or before April 30 of the prior Fiscal Year. For example, Taxable Property for which a Final Map has been recorded on or before April 30 of the prior Fiscal Year (i.e., April 30, 2016), would be treated as Final Map Property for Fiscal Year 2016-17.

"Final Map" means a recorded map designating individual single family residential parcels, multifamily parcels and/or commercial parcels which are not intended to be further subdivided.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which CFD No. 2014-1 Bonds are issued, as modified, amended and/or supplemented from time to time.

"Maximum Special Tax" means the Maximum Special Tax determined in accordance with Section C below, that can be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Maximum Special Tax Revenue" means the revenue anticipated to be collected based on a group of Taxable Parcels, such as Development Phases, as shown in Attachment 1.

"Outstanding Bonds" means all CFD No. 2014-1 Bonds which are outstanding under an Indenture.

"Pay-As-You-Go Expenditure" means the use of annual Special Tax revenues, that are not needed for annual costs, for Authorized Facilities to be constructed or acquired by the CFD. Pay-As-You-Go Expenditures may be used through Fiscal Year 2029-30, or until all Authorized Facilities have been constructed or acquired.

"Planned Residential Lots" means the number of single family residential Assessor's Parcels for each Development Phase as shown in Attachment 1.

"Property Width" means, for all Assessor's Parcels of Final Map Property and Developed Property which are rectangular, the distance across the front street of such Assessor's Parcel. For all Assessor's Parcels which are not rectangular, Property Width means the average of the front street distance and the back lot distance of such Assessor's Parcel.

"Proportionately" means, for Developed Property and Undeveloped Property, that the ratio of the actual Special Tax to the Maximum Special Tax is equal for each Assessor's Parcels of Developed Property and Undeveloped Property, respectively. The term "Proportionately" may similarly be applied to other categories of Taxable Property as listed in Section C below.

"Public Property" means property within the boundaries of CFD No. 2014-1 owned by, irrevocably offered or dedicated to, or for which an easement for purposes of public right-of-way has been granted to the federal government, the State, the County, or any local government or other public agency, provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use.

"Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property within CFD No. 2014-1 to fund the Special Tax Requirement.

"Special Tax Requirement " means that amount required in any Fiscal Year for CFD No. 2014-1 to: (i) pay debt service on all Outstanding Bonds which is due in the calendar year that commences in such Fiscal Year; (ii) pay periodic costs on the CFD No. 2014-1 Bonds, including but not limited to, rebate payments on the CFD No. 2014-1 Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; to the level required under the documents pursuant to which such bonds were issued; (v) pay any amounts needed for Pay-As-You-Go Expenditures eligible to be funded by CFD No. 2014-1 under the Act to the extent that the inclusion of such amount does not increase the Special Tax levy on Undeveloped Property; (vi) an amount equal to the amount of delinquencies in payments of Special Taxes levied in the previous Fiscal Year, less any credit from earnings on any reserve funds; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

"State" means the State of California.

"Tax Exempt Property" means an Assessor's Parcel not subject to the Special Tax, such as Public Property, or an Assessor's Parcel for which the Special Tax has been prepaid in full pursuant to Section I below. 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.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2014-1 which are not exempt from the Special Tax pursuant to law or Section E below.

"Tax Escalation Factor" means a factor of 2 percent that will be applied annually after the Base Year to increase the Maximum Annual Special Tax rates shown in Attachment 1.

"Trustee" means the trustee or fiscal agent under the Indenture.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property or Final Map Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Assessor's Parcels within CFD No. 2014-1 shall be classified as follows:

1. Each Assessor's Parcel shall be determined to be Taxable Property or Tax Exempt Property.
2. Each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Final Map Property, or Undeveloped 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 SPECIAL TAX

1. Final Map Property

Subject to adjustment as provided in subsection C.1.c below, the Base Year Maximum Special Tax that may be levied in any Fiscal Year for each Assessor's Parcel classified as Final Map Property is shown in Attachment 1. The per Assessor's Parcel Maximum Special Tax shall be assigned to each Development Phase as shown on Attachment 1 and Attachment 2 by using the following steps:

- a) Compare the total Maximum Special Tax Revenue for each Development Phase resulting from a Final Map to the planned total Maximum Special Tax Revenue for such Development Phase as shown in Attachment 1.
- b) If the total Maximum Special Tax Revenue resulting from the Final Map for any Development Phase is equal to or greater than the total Maximum Special Tax Revenue planned for such Development Phase as shown in Attachment 1, assign a Maximum Special Tax per Assessor's Parcel, as shown in Attachment 1 to all Taxable Property, adjusted by the Tax Escalation Factor, for the Development Phase.
- c) If the total Maximum Special Tax Revenue resulting from the Final Map for any Development Phase is less than the total Maximum Special Tax Revenue planned for such Development Phase as shown in Attachment 1, perform the following procedures:
 - a. Proportionately increase the Maximum Special Tax for Final Map Property within the Development Phase from the Maximum Special Tax shown in Attachment 1 until the Maximum Special Tax Revenue for the Development Phase is equal to the total Maximum Special Tax Revenue planned for such Phase as shown in Attachment 1.
 - b. If the Maximum Special Tax for Final Map Property within the Development Phase, as determined in the previous section, is greater than 2% of the Estimated Sales Price of the Final Map Property, the Maximum Special Tax shall be eliminated using the procedures in Section I.1, or reduced Proportionately using the steps in Section I.2 such that the Maximum Special Tax for the Final Map Property does not exceed 2% of the Estimated Sales Price.
 - c. There shall be no net loss of Maximum Special Tax Revenue as a result of the previous steps.
- d) Once the Maximum Special Tax is assigned to Final Map Property, the Maximum Special Tax shall be increased each Fiscal Year by the Tax Escalation Factor, but shall not otherwise be subject to adjustment based on the recordation of other Final Maps within the boundaries of CFD No. 2014-1.

2. Developed Property

The Base Year Maximum Special Tax, as increased by the Tax Escalation Factor, is assigned to Taxable Parcels at such time as the Taxable Parcels are classified as Final Map Property. When a Taxable Parcel is subsequently classified as a Developed Parcel, the Maximum Special Tax is equal to the Maximum Special Tax previously assigned to such Final Map Property in Section C.1, as increased by the Tax Escalation Factor.

The Maximum Special Tax for Developed Property shall increase, commencing on July 1, 2015 and on July 1 of each Fiscal Year thereafter, by an amount equal to the Tax Escalation Factor.

3. Undeveloped Property

The Base Year Maximum Special Tax for Undeveloped Property shall be \$10,500 per Acre.

The Maximum Special Tax for Undeveloped Property shall increase, commencing on July 1, 2015 and on July 1 of each Fiscal Year thereafter, by an amount equal to the Tax Escalation Factor.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2014/15 and for each following Fiscal Year, the County or its designee shall determine the Special Tax Requirement and shall levy the Special Tax until the total Special Tax levy equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property up to 100% of the applicable Maximum Special Tax for such Fiscal Year.

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Map Property up to 100% of the Maximum Special Tax for Final Map Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement after the first and second step have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax for Undeveloped Property;

Under no circumstances will the Special Tax levied against any Assessor's Parcel of Developed Property be increased by more than 10% as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 2014-1.

E. CONVERSION OF TAX EXEMPT PROPERTY TO TAXABLE PROPERTY

If an Assessor's Parcel designated in CFD 2014-1 as Tax Exempt Property is not needed for public use and is converted to a private use, it shall become Taxable Property subject to the Special Tax. The Maximum Special Tax for each such Assessor's Parcel shall be assigned according to Attachment 1, with all applicable intervening Tax Escalation Factor increases added thereto. The CFD Administrator will assign the Maximum Special Tax by identifying the Development Phase and, if and when subdivided by a recorded Final Map, Parcel Width.

F. TAXABLE PARCELS ACQUIRED BY A PUBLIC AGENCY

All Assessor's Parcels of Taxable Property that are acquired by a public agency after CFD 2014-1

is formed will remain subject to the applicable Maximum 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 an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Tax Exempt Property of comparable acreage becomes Taxable Property and the Maximum Special Tax from the Assessor's Parcel of previously Taxable Property is transferred to the new Assessor's Parcel of Taxable Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no aggregate net loss in Maximum Special Tax Revenue to CFD 2014-1 as a whole, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the CFD Administrator.

G. APPEALS AND INTERPRETATIONS

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. 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 Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made.

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

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

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

The County may, by resolution or ordinance, interpret, clarify, and/or revise this Rate and Method to correct any inconsistency, vagueness, or ambiguity as it relates to the Special Taxes, method of apportionment, classification of properties, or any definition used herein, as long as such correction does not materially affect the levy and collection of Special Taxes. The County, upon the request of an owner of land within CFD No. 2014-1 which is not Developed Property, may also amend this Rate and Method in any manner acceptable to the County in order to adjust the Special Tax applicable to land to be developed, including but not limited to establishing different tax rates for different categories of land use or changing the dollar amount of Special Tax for parcels if the size of the residence or other improvement to be constructed thereon is changed, by resolution, or by ordinance following a public hearing, upon the affirmative vote of such owner to such amendment and without the vote of owners of any other land within CFD No. 2014-1, provided such amendment does not affect the Maximum Special Tax applicable to any other land within CFD No. 2014-1.

H. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2014-1 may directly bill the Special

Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

I. PREPAYMENT OF SPECIAL TAX

The following definition applies to this Section H:

"CFD Public Facilities" means either \$27,000,000 in 2014 dollars, which shall increase by the Construction Inflation Index on July 1, 2015, 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 CFD No. 2014-1 under the authorized bonding program for CFD No. 2014-1, or (ii) shall be determined by the County concurrently with a covenant that it will not issue any more CFD No. 2014-1 Bonds to be supported by Special Taxes levied under this Rate and Method of Apportionment as described in Section D.

"Construction Fund" means an account specifically identified in the Indenture to hold funds which are currently available for expenditure to acquire or construct public facilities eligible to be funded by CFD No. 2014-1 under the Act.

"Construction Inflation Index" means the annual percentage change in the Engineering News-Record Building Cost Index for the 20-city average, measured as of the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Engineering News-Record Building Cost Index for the 20-city average.

"Future Facilities Costs" means the CFD Public Facilities minus (i) public facility costs previously paid from the Construction Fund, (ii) moneys currently on deposit in the Construction Fund, and (iii) moneys currently on deposit in an escrow fund that are expected to be available to finance facilities costs.

"Outstanding Bonds" means all Previously Issued Bonds which are deemed to be outstanding under the Indenture after the first interest and/or principal payment date following the current Fiscal Year.

"Previously Issued Bonds" means all CFD No. 2014-1 Bonds that have been issued by CFD No. 2014-1 prior to the date of prepayment.

1. Prepayment in Full

The obligation of an Assessor's Parcel to pay the Special Tax may be prepaid and permanently satisfied as described herein; provided that a prepayment may be made for Assessor's Parcels of Developed Property only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment, only if the County determines that the prepayment does not jeopardize its ability to make timely payments of any component of the Special Tax Requirement. A prepayment may be made for Assessor's Parcels of Final Map Property when the property owner is required to prepay the Special Tax pursuant to Section C.1.c.b above or any other time and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. Assessor's Parcels of Undeveloped Property may not prepay the Special Tax. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount of such Assessor's Parcel. The CFD Administrator may charge a fee for providing this service. Prepayment in any six month period must be made not less than 45 days prior to the next occurring date that notice of redemption of CFD No.

2014-1 Bonds from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture.

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

	Bond Redemption Amount	
	plus	Redemption Premium
	plus	Future Facilities Amount
	plus	Defeasance Amount
	plus	Administrative Fees and Expenses
	less	<u>Reserve Fund Credit</u>
Total:	equals	Prepayment Amount

As of the proposed date of prepayment, the Special Tax Prepayment Amount (defined below) shall be calculated by the CFD Administrator as follows:

Paragraph No.:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
2. For Assessor's Parcels of Developed Property, compute the Maximum Special Tax applicable for the Assessor's Parcel to be prepaid. For Assessor's Parcels of Final Map Property which are required to prepay pursuant to Section C.1.c.b., compute the Maximum Special Tax Assessor's Parcel as though it was already designated as Developed Property, based upon the Maximum Special Tax described in Section C for that Assessor's Parcel.
3. Divide the Maximum Special Tax computed pursuant to paragraph 2 by the total estimated Maximum Special Tax for CFD No. 2014-1 based on the Developed Property Special Tax which could be charged in the current Fiscal Year on all expected development through build out of CFD No. 2014-1, excluding any Assessor's Parcels which have been prepaid, and
4. Multiply the quotient computed pursuant to paragraph 3 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").
5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium (e.g., the redemption price-100%), if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
6. Compute the current Future Facilities Costs
7. Multiply the quotient computed pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").
8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.
9. Determine the Special Tax levied on the Assessor's Parcel in the current Fiscal Year which has not yet been paid.
10. Add the amounts computed pursuant to paragraphs 8 and 9 to determine the "Defeasance Amount".

11. Verify the administrative fees and expenses of CFD No. 2014-1, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming CFD No.2014-1 Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").
12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding 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 reserve requirement on the prepayment date or the redemption date.
13. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 10 and 11, less the amount computed pursuant to paragraph 12 (the "Prepayment Amount").
14. From the Prepayment Amount, the amounts computed pursuant to paragraphs 4, 5, 10 and 12 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to paragraph 7 shall be deposited into the Construction Fund. The amount computed pursuant to paragraph 11 shall be retained by CFD No. 2014-1.

The Special Tax Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of CFD No. 2014-1 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 CFD No. 2014-1 Bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined under paragraph 9 (above), the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for such Assessor's Parcel from the County tax rolls. 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 Special Tax and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Tax that may be levied on Taxable Property within CFD No. 2014-1 both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding CFD No. 2014-1 Bonds.

2. Prepayment in Part

The Special Tax may be partially prepaid, provided that a partial prepayment may be made after at least one series of CFD No. 2014-1 Bonds has been issued for Assessor's Parcels of Developed Property, and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of partial prepayment. A prepayment may be made for Assessor's Parcels of Final Map Property when the property owner is required to prepay the Special Tax pursuant to Section C.1.c.b above or any other time and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. The amount of the prepayment shall be calculated as in Section H.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 Special Tax Prepayment Amount calculated according to Section H.1

F = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax.

The 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 prepayment shall notify the CFD Administrator of such owner's intent to partially prepay the Special Tax and the percentage by which the 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 Special Tax for an Assessor's Parcel within thirty (30) 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 I.1, Paragraph 14, and (ii) indicate in the records of CFD No. 2014-1 that there has been a partial prepayment of the Special Tax and that a portion of the Special Tax with respect to such Assessor's Parcel, equal to the outstanding percentage (1.00 - F) of the remaining Maximum Special Tax, shall continue to be levied on such Assessor's Parcel pursuant to Section D.

J. TERM OF SPECIAL TAX

The Special Tax shall be levied for a period not to exceed 45 years commencing with Fiscal Year 2014-15.

Revised: 12/9/14

ATTACHMENT 1

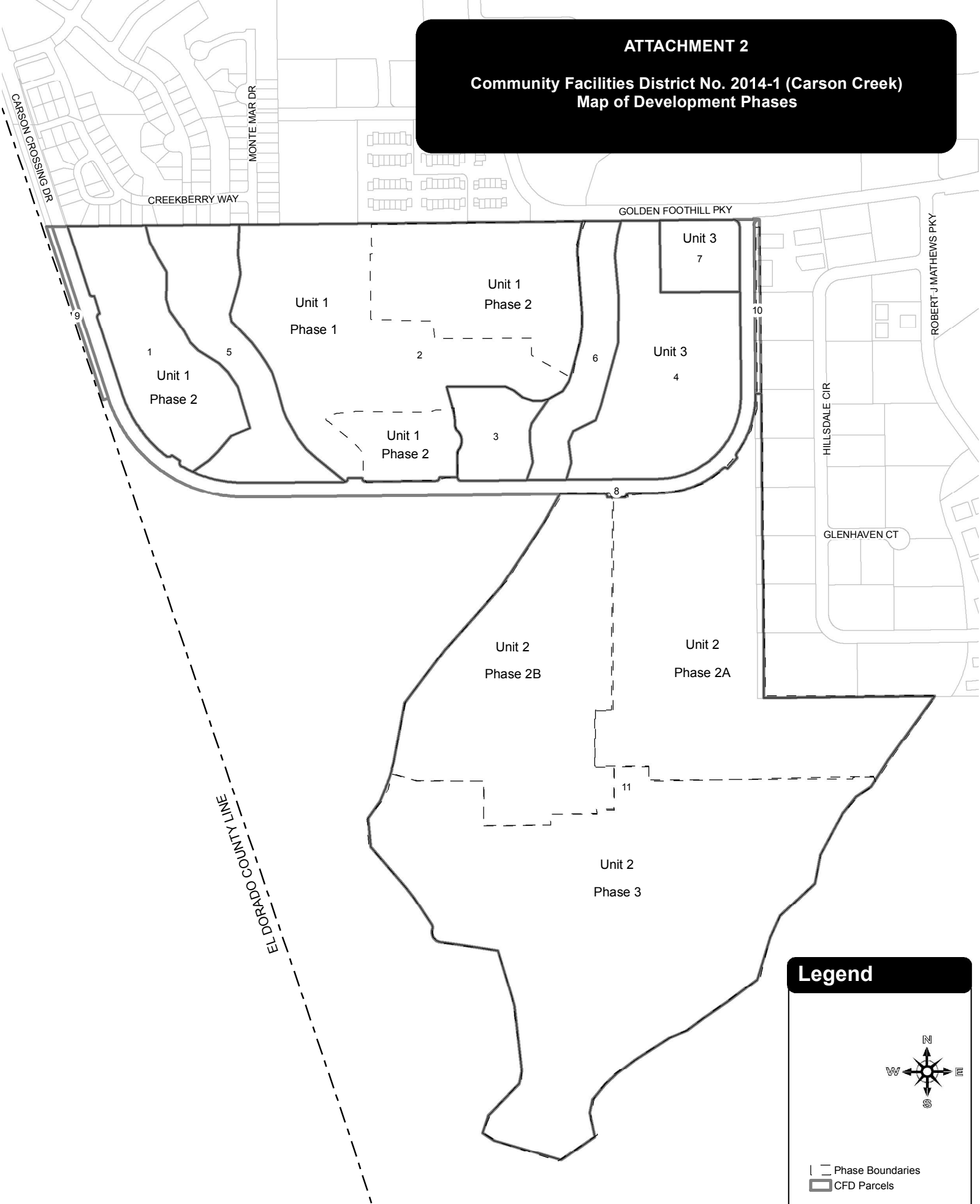
Community Facilities District No. 2014-1 (Carson Creek)
Base Year Maximum Special Tax Rates

Development Phase	Property Width	Planned Residential Lots	Base Year Maximum Special Tax ^{(1), (2)}	Base Year Total Maximum Special Tax Revenue ⁽²⁾
Unit 1, Phase 1	Less than 40.00	0	\$1,500	\$ 0
	40.00 to 49.99	50	\$1,700	85,000
	50.00 to 59.99	54	\$1,900	102,600
	60.00 or Greater	23	\$2,100	48,300
	Totals	127		\$235,900
Unit 1, Phase 2	Less than 40.00	0	\$1,500	\$ 0
	40.00 to 49.99	58	\$1,700	98,600
	50.00 to 59.99	38	\$1,900	72,200
	60.00 or Greater	62	\$2,100	130,200
	Totals	158		\$301,000
Unit 2, Phase 2A	Less than 40.00	0	\$1,500	\$ 0
	40.00 to 49.99	94	\$1,700	159,800
	50.00 to 59.99	59	\$1,900	112,100
	60.00 or Greater	18	\$2,100	37,800
	Totals	171		\$309,700
Unit 2, Phase 2B	Less than 40.00	0	\$1,500	\$ 0
	40.00 to 49.99	56	\$1,700	95,200
	50.00 to 59.99	52	\$1,900	98,800
	60.00 or Greater	32	\$2,100	67,200
	Totals	140		\$261,200
Unit 2, Phase 3	Less than 40.00	0	\$1,500	\$ 0
	40.00 to 49.99	222	\$1,700	377,400
	50.00 to 59.99	53	\$1,900	100,700
	60.00 or Greater	48	\$2,100	100,800
	Totals	323		\$578,900
Development Phase	Lot	Acres	Base Year Maximum Special Tax ^{(1), (2)}	Base Year Total Maximum Special Tax Revenue ⁽²⁾
Unit 3	Lot 4	19.459	\$10,500	\$204,320
	Lot 7	4.000	\$10,500	42,000
Totals		23.459		\$246,320
All Development Phases			Base Year Maximum Special Tax ^{(1), (2)}	Base Year Total Maximum Special Tax Revenue ⁽²⁾
Commercial Property		N/A	\$10,500	N/A
Multifamily Property		N/A	\$10,500	N/A
Total CFD No. 2014-1 Base Year Maximum Special Tax Revenue				\$1,933,020

- (1) For all phases of Unit 1 and Unit 2, the Maximum Special Tax is per Assessor's Parcel. For Unit 3, Commercial Property and Multifamily Property the Maximum Special Tax is per Acre.
- (2) The Maximum Special Tax shall increase by the Tax Escalation Factor each year after the Base Year.

ATTACHMENT 2

**Community Facilities District No. 2014-1 (Carson Creek)
Map of Development Phases**



Map ID	APN	Map ID	APN	Map ID	APN	Map ID	APN
1	117-570-01-100	4	117-570-04-100	7	117-570-07-100	10	117-570-10-100
2	117-570-02-100	5	117-570-05-100	8	117-570-08-100	11	117-570-14-100
3	117-570-03-100	6	117-570-06-100	9	117-570-09-100		

Legend

Phase Boundaries
 CFD Parcels

Prepared by

NBS

EXHIBIT C

**NOTICE OF PUBLIC HEARING ON PROPOSED
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (CARSON CREEK)
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. ____-____, adopted _____, 2014) 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 \$50 million 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 January 27, 2015 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.

