



# **AGENDA**

Regular Board of Directors Meetings are held the  
Third Wednesday of the Month

## **SPECIAL BOARD MEETING**

**Wednesday, MAY 22, 2024**

**6:30 pm**

**Cameron Park Community Center – Social Room**

### **Board Members**

Monique Scobey	President
Dawn Wolfson	Vice President
Eric Aiston	Board Member
Sidney Bazett	Board Member
Tim Israel	Board Member

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## CALL TO ORDER

- A. Roll Call
  - B. Pledge of Allegiance
- 

*Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Board; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Board. The Board reserves the right to waive said rules by a majority vote.*

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## ADOPTION OF THE AGENDA

*The Board will make any necessary additions, deletions, or corrections to the Agenda and motion to adopt the Agenda.*

- 1) Adopt the Agenda
- 

## RECOGNITIONS, APPOINTMENTS, AND PRESENTATIONS

*The Board of Directors expresses appreciation to members of the community, District staff, or the Board for extra efforts as volunteers, committee members or community-minded citizens. The Board of Directors is prohibited from discussing issues not on the agenda brought to them at this time. According to State Law (the Brown Act), items must first be noticed on the agenda before any discussion or action.*

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## OPEN FORUM FOR NON-AGENDA ITEMS

*Members of the public may speak on any item not on the agenda that falls within the jurisdiction of the Board of Directors.*

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## APPROVAL OF CONSENT AGENDA

*The following Consent Agenda items are considered routine and will be acted upon by the Board without discussion with one vote. Any item may be removed from the Consent Agenda by a Board member or a member of the audience and placed under General Business to be discussed and acted upon individually.*

- 2) **Conformed Agenda** –Regular Board of Directors Meeting, March 20, 2024
- 3) **Conformed Agenda**–
  - a) Regular Board of Directors Meeting, April 17, 2024
  - b) Special Board of Directors Meeting, April 17, 2024
- 4) **RECEIVE AND FILE** General Manager’s Report (A. Gardner)

# AGENDA

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## GENERAL BUSINESS

*For purposes of the Brown Act §54954.2 (a), items below provide a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Board from taking other action.*

- 5) *Items removed from the Consent Agenda for discussion*
- 6) **REPORT** -Fire Annexation Status
- 7) **APPROVE Resolution 2024-10** Declaring the Intention to Continue Assessments for the Fiscal Year 2024-2025, Preliminarily Approving Engineer's Report, and Providing for Notice of Public Hearing for the Landscaping and Lighting Districts
- 8) **APPROVE Resolution 2024-11** Declaring an Election Be Held in its Jurisdiction Consolidation with Other Districts Requesting Election Services
- 9) **Review and Discuss and Direct Staff** on current CalFire Contract and possible extension
- 10) **Review and Discuss** FY 2024/25 Preliminary Budget

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## BOARD INFORMATION ITEMS

*At this time, the Board and staff are provided the opportunity to speak on various issues. Direction by the President may be given; however, no action may be taken unless the Board agrees to include the matter on a subsequent agenda.*

- 11) Committee Chair Report-Outs
  - a) Budget & Administration
  - b) Covenants, Conditions & Restrictions (CC&R)
  - c) Fire & Emergency Services
  - d) Parks & Recreation-canceled
  - e) Fire Annexation Ad Hoc Committee

- 12) General Matters to/from Board Members and Staff
- 

## ADJOURNMENT

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# **CONFORMED AGENDA**

Regular Board of Directors Meetings are held the  
Third Wednesday of the Month

## **REGULAR BOARD MEETING**

**Wednesday, March 20, 2024**

**6:30 pm**

**Cameron Park Community Center – Assembly Hall**

### **Board Members**

Monique Scobey	President
Dawn Wolfson	Vice President
Eric Aiston	Board Member
Sidney Bazett	Board Member
Tim Israel	Board Member

# AGENDA

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## **CALL TO ORDER 6:34pm**

- A. Roll Call MS/DW/EA/SB/TI-Present
  - B. Pledge of Allegiance
- 

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## **ADOPTION OF THE AGENDA**

*The Board will make any necessary additions, deletions, or corrections to the Agenda and motion to adopt the Agenda.*

### **1. Adopt the Agenda**

- General Manager requested to remove closed session item*
- Motion to Approve Agenda with closed session removed*

*EA/TI – Motion Passed  
Ayes –TI/EA/SB/DW/MS  
Noes – None  
Absent – None  
Abstain – None*

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## **APPROVAL OF CONSENT AGENDA**

*The following Consent Agenda items are considered routine and will be acted upon by the Board without discussion with one vote. Any item may be removed from the Consent Agenda by a Board member or a member of the audience and placed under General Business to be discussed and acted upon individually.*

- *Motion to approve the consent agenda with a correction to item 2 removing item 3 on the conformed agenda and pulling item 6 on the consent agenda.*

*DW/TI – Motion Passed*

*Ayes – TI/EA/SB/DW/MS*

*Noes – None*

*Absent – None*

*Abstain – None*

- 2. Conformed Agenda** –Regular Board of Directors Meeting, February 21, 2024
- 3. RECEIVE AND FILE** General Manager’s Report (A. Gardner)
- 4. APPROVE RESOLUTION 2024-02** Directing Auditor of El Dorado County to Levy and Collect Assessments for the Fiscal Year 2024/25
- 5. APPROVE RESOLUTION 2024-03** Directing Preparation of the Annual Engineers Report for Landscaping and Lighting Districts for the Fiscal Year 2024/25
- 6. RECEIVE AND FILE** Revised FY 2023/24 Final Budget- *Item pulled and moved under 7 Items removed from the Consent Agenda for discussion.*

## GENERAL BUSINESS

*For purposes of the Brown Act §54954.2 (a), items below provide a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Board from taking other action.*

- 7. Items removed from the Consent Agenda for discussion**

**6. RECEIVE AND FILE** Revised FY 2023/24 Final Budget

*- Discussion among Board Members and public-Receive and File*

- 8. APPROVE RESOLUTION 2024-04** FY 23/24 Quimby Budget and FY 2023/2024 Revised Park Prioritization List

*-Motion to approve Resolution 2024-04 with painting of the assembly hall and refurbishing of the Gym floor removed from the list.*

*-NO SECOND MOTION DIES*

*-Motion to approve Resolution 2024-04 with painting of the assembly hall and refurbishing of the Gym floor removed.*

*TI/SB – Motion Passed*

*Ayes –TI/SB/MS*

*Noes – EA/DW*

*Absent – None*

*Abstain – None*

- 9. APPROVE RESOLUTION 2024-05** Audio/Visual Teleconference System Contract and **RESOLUTION 2024-06** Authorizing Submission of Updated Grant Proposal for AB 2766 Motor Vehicle Emissions Reduction Grant, 2024/25

- 10.** *-Motion to approve Resolution 2024-05 Authorizing General Manager to sign Audio/Visual Teleconference System Contract and Resolution 2024-06 Authorizing Submission of Updated Grant Proposal for AB 2766 Motor Vehicle Emissions Reduction Grant 2024/25*

*MS/SB – Motion Passed*

*Ayes –TI/SB/MS/EA/DW*

*Noes – None*

*Absent – None*

*Abstain – None*

- 11. APPROVE RESOLUTION 2024-07** Contract for Automated Cameron Park Lake Entry System  
*-Motion to approve Resolution 2024-07 Authorizing General Manager to sign Contract for Automated Cameron Park Lake Entry System with the amendments of removing authorizing the General Manager to purchase 5-year warranty at his discretion with the recommendation that it should come back as a budget item and to appropriate \$75,000 out of Quimby fees rather than \$76,262.*

*EA/DW – Motion Passed*

*Ayes –TI/SB/MS/EA/DW*

*Noes – None*

*Absent – None*

*Abstain – None*

- 12. RECEIVE AND FILE 2024 Updated Fees**  
*- Discussion among Board Members and public-Receive and File*

## **BOARD INFORMATION ITEMS**

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### **13. Committee Chair Report-Outs**

- a) Budget & Administration
- b) Covenants, Conditions & Restrictions (CC&R)
- c) Fire & Emergency Services
- d) Parks & Recreation
- e) Fire Annexation Ad Hoc Committee

### **14. General Matters to/from Board Members and Staff**

- Upcoming Trainings & Community Meetings
  - SDRMA Spring Education Day – Monday, March 25<sup>th</sup> (Sacramento)
  - CSDA Special Districts Legislative Days – Tues, May 21<sup>th</sup> & Wed, May 22<sup>th</sup> (Sacramento)

## **CONVENE TO CLOSED SESSION**

~~The Board will recess to Closed Session to discuss the following items:~~

~~Conference with Legal Counsel – Anticipated Litigation Government Code Section 54956.9(b) – two (2) potential cases~~

## **RECONVENE TO OPEN SESSION AND REPORT OUT OF CLOSED SESSION**

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**ADJOURNMENT 9:38pm**



# AGENDA

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Conformed Agenda Prepared by:

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Christina Greek  
Finance/HR Officer on behalf of Board Secretary

Conformed Agenda Approved by:

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Director Monique Scobey, President  
Board of Directors

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**Cameron Park Community Center – Social Room**

### **Board Members**

Monique Scobey	President
Dawn Wolfson	Vice President
Eric Aiston	Board Member
Sidney Bazett	Board Member
Tim Israel	Board Member

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## **CALL TO ORDER 6:31pm**

- A. Roll Call **MS,DW,EA,SB,TI**
- B. Pledge of Allegiance

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## **ADOPTION OF THE AGENDA**

*The Board will make any necessary additions, deletions, or corrections to the Agenda and motion to adopt the Agenda.*

### 1. Adopt the Agenda

*-Motion to adopt agenda with item #2 pulled and bring next month*

*SB/DW – Motion Passed*

*Ayes –TI/EA/SB/DW/MS*

*Noes – None*

*Absent – None*

*Abstain – None*

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2. ~~Conformed Agenda~~ Regular Board of Directors Meeting, March 20, 2024

*-Item pulled and moved to MAY 2024 meeting*

3. **RECEIVE AND FILE** General Manager's Report (A. Gardner)
4. **APPROVE RESOLUTION 2024-08** Contract with Solitude Lake Management
5. **APPROVE RESOLUTION 2024-09** Budget amendment for Quimby fees

*-Motion to adopt conformed agenda with item #2 pulled and bring next month, moving item #3 to General Business*

*EA/DW – Motion Passed*

*Ayes – TI/EA/SB/DW/MS*

*Noes – None*

*Absent – None*

*Abstain – None*

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## GENERAL BUSINESS

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6. *Items removed from the Consent Agenda for discussion*

- **RECEIVE AND FILE** General Manager's Report (A. Gardner)

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- a) Budget & Administration-canceled
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- d) Parks & Recreation-canceled
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# AGENDA

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- Upcoming Trainings & Community Meetings
    - CSDA Special Districts Legislative Days – Tues, May 21<sup>th</sup> & Wed, May 22<sup>th</sup> (Sacramento)
- 

## **ADJOURNMENT 7:59pm**

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Conformed Agenda Prepared by:

Conformed Agenda Approved by:

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Christina Greek  
Finance/HR Officer on behalf of Board Secretary

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Director Monique Scobey, President  
Board of Directors



**CAMERON PARK COMMUNITY SERVICES DISTRICT**

2502 Country Club Drive  
Cameron Park, CA 95682  
(530) 677-2231 Phone  
(530) 677-2201 Fax  
[www.cameronpark.org](http://www.cameronpark.org)

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# AGENDA

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## **CALL TO ORDER 6:31pm**

- A. Roll Call *MS, DW, EA, SB, TI*
  - B. Pledge of Allegiance
- 

## **ADOPTION OF THE AGENDA**

*The Board will make any necessary additions, deletions, or corrections to the Agenda and motion to adopt the Agenda.*

Adopt the Agenda

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## **CONVENE TO CLOSED SESSION 6:32pm**

*The Board will recess to closed session to discuss the following item(s):*

Conference with Legal Counsel - Anticipated Litigation

Significant risk of litigation pursuant subsection (2) or (3) of subdivision (d) of Government Code section 54956.9

***-Direction given to staff.***

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## **ADJOURNMENT 7:24pm**

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Conformed Agenda Prepared by:

Conformed Agenda Approved by:

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Christina Greek, Finance/HR Officer  
on behalf of Board Secretary

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Director Monique Scobey, President  
Board of Directors



## Agenda Transmittal

**DATE:** May 22, 2024

**FROM:** Alan Gardner, General Manager

### **GENERAL MANAGER'S REPORT TO THE BOARD:**

1. **Fire.** Staff has spent considerable time on both materials for the report and potential extension of the Cal Fire Contract. This had priority since the last Board meeting. An oral status report will be provided under General Business.
2. **The Parking Gate at the Lake.** All of the plans were created, filed with the County and fees paid. Their staff has not advised of any issues. We anticipate the permit at any time. While we can't control government agency timing, we anticipate having the gate in place by July 4<sup>th</sup>.
3. **Bubblers for the Lake.** Everything is ordered and the installation contract signed. We anticipate having them installed by July 4.
4. **The Budget for 2024-2025.** This will be discussed under General Business.
5. **New ADA canoe and boat launch with wheelchair turnaround.** The floating dock will be about 150' from the gate. Rotary has committed \$2000 and some labor to help build the approach to the dock. We are determining companies that build this type facility. NOTE, staff has updated the other floating docks and added a railing where appropriate.
6. **Summer Spectacular.** All of the pieces are in process. The fireworks permit has been issued. The Union is planning to help staff the event. BUT WE CAN STILL USE MORE VOLUNTEERS. PLEASE HELP MAKE THIS THE BIGGEST AND BEST YEAR EVER.
7. **New Pickle Ball Courts.** We have had two engineers review the site Christa McAuliffe Park. One found some seepage from the skate park which needs to be reviewed to determine how to resolve it. We will try to have more information by the June Board meeting.
8. **The Lagoon.** During a Lake and dam inspection by the Department of Water Resources they advised that they will determine and provide the choices for any change to the lagoon. This was a surprise since the lagoon has been sectioned off and is not a part of the live lake for a long



time. However, DWR controls the lake and dam and we will try to find out our options as quickly as they will allow.

9. **The Beavers.** During the DWR inspection they determined the beavers had done some burrowing and initial dam building in and near the spillway. DWR concluded that the beavers are a present danger to the dam and spillway. DWR directed they be relocated. Staff is working to have a team experienced in this process assist us. Their lodge also has to be removed. This has to be carefully done in case there is a young one inside. We are working for a successful transition for the entire beaver family. NOTE that DWR's concern does not apply to the otters and other wildlife.
10. **Staff position realignment.** After having solid experience with the team and with the significant help from our CFO/HR Officer, we are changing and mixing some functions to improve efficiency and reduce duplication. There may also be title changes to more directly reflect what that staffer actually does.
11. **The Marble Valley and Lime Rock Projects.** Both projects will substantially impact the District. The Marble Valley Environmental Impact Statement is out for review, and Lime Rock's should issue any day. Comments for both are due in July. Staff will be talking with both developers to try and reach an accommodation on the impacts, and to find a way for a continuing contribution to cover maintenance. We will also try to be included on the development discussions. NOTE, MV has been in the Hills CSD for many years, but LR is not yet a part of one. We need all of your support with County electeds and influences like the Chambers of to have LR part of this District since it will have almost no amenities for the projected 2400 homes, and its contribution will help with maintenance for their expected use of our facilities.

Respectfully submitted,

Alan Gardner, General Manager



## Agenda Transmittal

**DATE:** May 22, 2024

**FROM:** Alan Gardner, General Manager &  
Mike Grassle, Parks Superintendent

**AGENDA ITEM #7:** **RESOLUTION NO. 2024-10**

- DECLARE INTENTION TO CONTINUE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT ASSESSMENTS FOR FISCAL YEAR 2024-2025,
- APPROVE PRELIMINARY ENGINEER'S REPORT, AND
- PROVIDE FOR NOTICE OF PUBLIC HEARING FOR JUNE 19, 2024 FOR THE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS.

**RECOMMENDED ACTION:** APPROVE RESOLUTION NO. 2024-10; SCHEDULE A PUBLIC HEARING TO APPROVE THE FINAL LLAD ENGINEER'S REPORT AT THE BOARD MEETING ON JUNE 19, 2024

### RECOMMENDATION

Cameron Park Community Services District (District) Board of Directors approve Resolution No. 2023-29 that:

- Declares Board of Director's intention to levy the continued assessments for Fiscal Year 2023-2024 for selected Landscaping and Lighting Assessment Districts (LLADs);
- Preliminarily approve the Engineer's Report for District's LLADs;
- Provide for the Notice of Public Hearing for June 19, 2024 regarding levying the continued assessments for Fiscal Year 2023-2024 for the following LLADs: Airpark, Unit 6, Unit 7, Unit 8, Viewpointe, Goldorado, Unit 11, Unit 12, Bar J15-A, Bar J 15-B, Creekside, David West, Cambridge Oaks, Northview, Cameron Valley, Silver Springs and Bar J15-A No. 2. Assessments for Cameron Woods 8 will continue to be \$0 due to the amount of its fund balance.

## BACKGROUND

On March 20, 2024 the Board adopted Resolution No. 2024-03 directing SCI Consulting Group (SCI), the District's assessment engineer and assessment administration firm, to prepare an Engineer's Report for the continuation of the LLAD assessments for FY 2024-25. SCI prepared the Engineer's Report for fiscal year 2024-2025 (Attachment 7B).

## DISCUSSION

The Board will declare its intention to levy the continued assessments for Fiscal Year 2024-2025, and will preliminarily approve the Engineer's Report, which includes the proposed rates and budget. To meet state law for LLAD assessments, SCI will administer and process the current parcel data to establish continued assessments for each parcel in the selected assessment district boundaries. The engineer and District will cause a notice to be published in a local newspaper in order to notify the public of the hearing that will be held on June 19, 2024, for the continued levy of the assessments. Service levels in LLADs remain the same.

### SCI Costs Allocated to LLADs

SCI Consulting appropriated their costs by the number of parcels in the LLADs.

### Bar JB Funds 39 and 50

For Bar JA, Funds 39 and 50 – the operations budget will reside fully in Fund 39 and a transfer from Fund 50 to Fund 39 will occur to make Fund 39 balance. This is budgeted in *4165 – Transfer In* for Fund 39 and *7000 – Transfer Out* for Fund 50.

### Addressing Excessive Fund Balances

Due to high Fund Balances, staff is recommending that assessments for Airpark and Cameron Woods 8 will be \$0 for a period of time until the Fund Balance totals six months of operations funding.

The following table details the proposed assessment rates for Fiscal Year 2024-2025.

Unit	LLAD	2024-25 Rate
#30	AIRPARK LLAD	\$63.02
#31	UNIT 6 LLAD	\$54.50
#32	UNIT 7 LLAD	\$36.18
#33	UNIT 8 LLAD	\$36.20
#34	VIEWPOINTE LLAD	\$45.06
#35	GOLDORADO LLAD	varies by size of parcel
#36	UNIT 11 LLAD	\$22.42
#37	UNIT 12 LLAD	\$37.28
#38	CAMERON WOODS 1-4 LLAD	\$47.50
#39	BAR J 15A COUNTRY CLUB LLAD	\$48.24
#40	BAR J 15B MERRYCHASE LLAD	\$190.04
#41	CREEKSIDE LLAD	\$31.00
#42	EASTWOOD LLAD	\$223.54
#43	DAVID WEST LLAD	\$165.00
#44	CAMBRIDGE OAKS LLAD	\$14.88
#45	NORTHVIEW LLAD	\$324.00
#46	CAMERON VALLEY LLAD	\$106.52
#47	CAMERON WOODS 8 LLAD	\$0.00
#48	SILVER SPRINGS	\$484.34
#50	BAR J 15A No. 2	\$45.66

**CONCLUSION**

It is recommended that the Board:

- Approve Resolution No. 2024-10 Intention to Continue Assessments for Fiscal Year 2024-2025,
- Preliminarily Approving Engineer’s Report, and
- Provide for Notice of Public Hearing on June 19, 2024 for the LLADs.

Attachments:

7A - Resolution No. 2024-10

7B - Preliminary LLAD Engineer’s Report for Fiscal Year 2024-25

RESOLUTION NO. 2024-10  
OF THE BOARD OF DIRECTORS  
OF THE CAMERON PARK COMMUNITY SERVICES DISTRICT  
May 22, 2024

**APPROVING THE PRELIMINARY ENGINEERS REPORT, DECLARING ITS INTENTION TO  
CONTINUE ASSESSMENTS FOR FY 2024-2025 IN:**

**AIRPARK LLAD #30, UNIT 6 LLAD #31, UNIT 7 LLAD #32, UNIT 8 LLAD #33, VIEWPOINTE LLAD #34, GOLDORADO LLAD #35, UNIT 11 LLAD #36, UNIT 12 LLAD #37, CAMERON WOODS 1-4 LLAD #38, BAR J 15A COUNTRY CLUB LLAD #39, BAR J 15B MERRYCHASE LLAD #40, CREEKSIDE LLAD #41, EASTWOOD LLAD #42, DAVID WEST LLAD #43, CAMBRIDGE OAKS LLAD #44, NORTHVIEW LLAD #45, CAMERON VALLEY LLAD #46, CAMERON WOODS 8 LLAD #47, SILVER SPRINGS LLAD #48 and BAR J 15A No 2 LLAD #50**

**AND NOTICE OF PUBLIC HEARING (STREETS AND HIGHWAYS CODE §22624)**

**WHEREAS**, the Board of Directors of the Cameron Park Community Services District adopted its Resolution Initiating Proceedings for the preparation and filing of the annual engineer's report for Fiscal Year 2024-2025, commencing on July 1, 2024 and ending June 30, 2025, pursuant to the Landscaping and Lighting Act of 1972;

**WHEREAS**, the Annual Engineer's Report has been filed as directed with the Board of Directors, pursuant to the Landscaping and Lighting Act of 1972 for the above-identified Landscaping and Lighting Assessment Districts, all of which are located within the boundaries of the Cameron Park Community Services District and are more specifically described in the Engineer's Reports on file;

**WHEREAS**, the improvements to be paid for by the funds collected during Fiscal Year 2024-2025 generally consist of maintenance of the existing improvements.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Cameron Park Community Services District as follows:

1. APPROVAL OF ENGINEER'S REPORT: The Board of Directors hereby approves, as submitted, the preliminary Engineer's Report filed with this Board of Directors for the:

AIRPARK LLAD #30, UNIT 6 LLAD #31, UNIT 7 LLAD #32, UNIT 8 LLAD #33, VIEWPOINTE LLAD #34, GOLDORADO LLAD #35, UNIT 11 LLAD #36, UNIT 12 LLAD #37, CAMERON WOODS 1-4 LLAD #38, BAR J 15A COUNTRY CLUB LLAD #39, BAR J 15B MERRYCHASE LLAD #40, CREEKSIDE LLAD #41,

EASTWOOD LLAD #42, DAVID WEST LLAD #43, CAMBRIDGE OAKS LLAD #44, NORTHVIEW LLAD #45, CAMERON VALLEY LLAD #46, CAMERON WOODS 8 LLAD #47, SILVER SPRINGS LLAD #48, and BAR J 15A No. 2 LLAD #50, Landscaping and Lighting Assessment Districts for Fiscal Year 2024-2025.

2. PROPOSED ASSESSMENT: The Board of Directors intends to continue and to collect assessments during Fiscal Year 2024-2025 within the Landscaping and Lighting Assessment Districts identified in Number 1 above, to pay for and maintain the above-described improvements. The Fiscal Year 2024-2025 levy rates are the same as Fiscal Year 2023-2024 for all Assessments Districts, with the exception of Airpark. The authorized maximum assessment rate change for Cameron Woods 8 and Bar J15-A No. 2 is not to exceed 3.0% per year with no maximum and for SILVER SPRINGS is not to exceed 4% per year with no maximum. The annual Bay Area CPI change as of December 2023 is 2.62%, and the Unused CPI carried forward from the previous fiscal year is 3.70% for Cameron Woods and Bar J15-A, and the Unused CPI carried forward from the previous fiscal year is 1.12% for Silver Springs. The maximum authorized increase that may be levied for Cameron Woods 8 and Bar J15-A No. 2 in fiscal year 2024-2025 is 3.0%. The Maximum authorized increase that may be levied for Silver Springs in fiscal year 2024-2025 is 3.75% (using all banked CPI from prior years).

Therefore, the maximum authorized assessment rate for Cameron Woods 8 is \$147.68, for Silver Springs is \$766.22, and for Bar J15A No. 2 is \$62.26; the assessment rate proposed to be continued for fiscal year 2024-2025 for Cameron Woods 8 is \$0.00, and for Bar J15A No. 2 is \$45.66, which are less than the maximum authorized rates. For Silver Springs the proposed rate will continue to be \$484.34, which is less than the maximum authorized rate.

The proposed assessment rates for Fiscal Year 2024-2025 for the above-identified Landscaping and Lighting Assessment Districts are identified in the Engineer's Reports on file with the District and are as follows:

Unit	LLAD	2024-25 Rate
#30	AIRPARK LLAD	\$63.02
#31	UNIT 6 LLAD	\$54.50
#32	UNIT 7 LLAD	\$36.18
#33	UNIT 8 LLAD	\$36.20
#34	VIEWPOINTE LLAD	\$45.06
#35	GOLDORADO LLAD	varies by size of parcel
#36	UNIT 11 LLAD	\$22.42
#37	UNIT 12 LLAD	\$37.28
#38	CAMERON WOODS 1-4 LLAD	\$47.50
#39	BAR J 15A COUNTRY CLUB LLAD	\$48.24
#40	BAR J 15B MERRYCHASE LLAD	\$190.04
#41	CREEKSIDE LLAD	\$31.00
#42	EASTWOOD LLAD	\$223.54
#43	DAVID WEST LLAD	\$165.00
#44	CAMBRIDGE OAKS LLAD	\$14.88
#45	NORTHVIEW LLAD	\$324.00
#46	CAMERON VALLEY LLAD	\$106.52
#47	CAMERON WOODS 8 LLAD	\$0.00
#48	SILVER SPRINGS	\$484.34
#50	BAR J 15A No. 2	\$45.66

3. REVIEW OF ENGINEER'S REPORT: Affected property owners and interested persons may review the Engineer's Reports, which contain a full and detailed description of the boundaries of the Landscaping and Lighting Assessment Districts identified in number 1 above, the improvements, and the proposed maintenance budget and assessments upon each parcel, at the Cameron Park Community Services District Office located at 2502 Country Club Dr., Cameron Park, CA 95682 between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday.

4. NOTICE OF PUBLIC HEARING: NOTICE IS HEREBY GIVEN that the Board of Directors has scheduled a public hearing on the proposed assessments for June 19, 2024, 6:30 p.m., at the Cameron Park Community Services District Office located at 2502 Country Club Dr., Cameron Park, CA 95682, after which it will determine whether to continue and collect the proposed assessments and the amount of the assessments.

5. ADDITIONAL INFORMATION: Interested persons may contact the Cameron Park Community Services District Office located at 2502 Country Club Dr., Cameron Park, CA 95682, (530) 677-2231 to receive additional information about the proposed formation and assessments.

**Attachment 7A**

PASSED AND ADOPTED by the Board of Directors of the Cameron Park Community Services District, at a regularly scheduled meeting, held on the 22<sup>nd</sup> day of May 2024, by the following vote of said Board:

AYES:

NOES:

ABSENT:

ATTEST:

---

Director Monique Scobey  
President Board of Directors

---

Alan Gardner  
General Manager



FY 2024-25

# ENGINEER'S REPORT

## Cameron Park Community Services District

Landscaping and Lighting Assessment Districts

May 2024

Preliminary Engineer's Report

DRAFT

Engineer of Work:



4745 Mangels Boulevard  
Fairfield, California 94534  
707.430.4300  
[www.sci-cg.com](http://www.sci-cg.com)



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DRAFT

# Cameron Park Community Services District

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**Name of Governing Board ,**

Monique Scobey, President

Dawn Wolfson, Vice President

Eric Aiston, Director

Tim Israel, Director

Sidney Bazett, Director

---

**Cameron Park CSD Staff**

Alan Gardner, General Manager

Mike Grassle, Parks & Facilities Superintendent

---

**Engineer of Work**

SCI Consulting Group

DRAFT

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## Executive Summary

### Introduction

The Cameron Park Community Services District was formed as the result of a 1961 voter-approved ballot measure and duly established by El Dorado County Board of Supervisor's Resolution 97-61. The Cameron Park CSD provides community residents and visitors with fire protection and emergency response services, access to variety of parks, lakes, streams, reserves, and open spaces, including their maintenance, and a broad range of recreation programs, organized sports and activities suited to community interests for all ages and abilities. The District is authorized to manage street lighting and landscape buffer districts along certain surface streets and assures compliance with property owner approved Covenants, Conditions and Restrictions for affected residential properties.

The Cameron Park Community Services District ("CPCSD") has formed a number of Landscaping and Lighting Assessment Districts ("Assessment District(s)") in order to provide funding to maintain and improve landscaping and lighting facilities within each of the Assessment Districts. The boundary of each Assessment District is shown in this Engineer's Report ("Report") and includes all assessable parcels within each Assessment District.

### Formation of Assessment Districts

#### Pre-Proposition 218 Lighting Districts:

The following Assessment Districts were formed prior to the passage of Proposition 218 and provide improvement and maintenance of street lighting facilities only: Airpark, Unit 6, Unit 7, Unit 8, Viewpointe, Goldorado, Unit 11, Unit 12, Cameron Woods 1-4, Creekside and Cambridge Oaks. These Assessment Districts were initially formed for the purpose of funding the operation, maintenance, repair and replacement of street lighting facilities.

#### Pre-Proposition 218 Parks and Lighting Districts:

The following Assessment Districts were formed prior to the passage of Proposition 218 and were formed for the purpose of funding the maintenance, repair and replacement of street lighting as well as park and recreational improvements: Bar J 15A Country Club, Bar J 15B Merrychase, Eastwood, Crestview and Cameron Valley Landscaping and Lighting Assessment Districts. These Assessment Districts were also formed for the purpose of paying the costs of servicing such improvements including the costs of water, gas, and other utilities, as well as funding the costs of construction and maintenance of additional street lighting and park and recreational capital improvement projects.

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**Pre-Proposition 218 Parks District:**

The David West Landscaping and Lighting Assessment District was also formed prior to the passage of Proposition 218 for the purpose of funding the maintenance, repair and replacement of park and recreational improvements to fund the costs of water, gas and other utilities servicing such improvements, and the costs of construction and maintenance of additional park and recreational capital improvement projects.

With respect to all of these Assessment Districts formed prior to the passage of Proposition 218, the District adopted Resolutions of Formation for each of the above enumerated Assessment Districts based upon the filing with the District of Written Consents to the proposed formation of each of the above enumerated Assessment Districts by all of the owners of the affected properties within each of such Assessment Districts. The Resolutions of Formation for each of these Assessment Districts was adopted after a public hearing during which members of the public were offered the opportunity to protest against the formation of each of these Assessment Districts.

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**Post-Proposition 218 Parks and Lighting Districts**

The following Assessment Districts were formed after the passage of Proposition 218: Cameron Woods 8 was formed for the purpose of funding the maintenance, repair and replacement of street lighting improvements in that Assessment District. The Silver Springs Assessment District was formed for the purpose of funding the maintenance, repair and replacement of street lighting improvements and park and recreational improvements; to fund the costs of servicing such improvements including the costs of water, gas and other utilities; and to fund the costs of construction and the maintenance of additional street lighting and park and recreational capital improvement projects. As of 2021 the developer broke ground and the common areas were turned over to the Cameron Services District in July 2021, at which point the assessments began to be collected. The Bar J 15A No. 2 Landscaping and Lighting Assessment District was formed to fund the maintenance, repair and replacement of park and recreational improvements, and to pay the costs of servicing such improvements including the costs of water, gas and other utilities. These Assessment Districts formed after the passage of Proposition 218 were formed pursuant to Written Consents filed with the District by all of the property owners within each proposed Assessment District consenting to formation of each of the above enumerated Assessment Districts and consenting to the levying and collection of assessments therein.

## Exemptions from Proposition 218

Those Assessment Districts described above formed prior to the passage of Proposition 218 on November 5, 1996 which adopted Article XIID of the California Constitution, were existing as of the effective date of Proposition 218 and fall within two of the four exceptions identified in Article XIID section 5 as existing assessments exempt from the procedural and approval process for assessments detailed in Proposition 218.

The two exceptions delineated in Proposition 218 that are applicable to those Assessment Districts described above existing as of the passage of Proposition 218 are as follows:

- (1) Any assessment imposed exclusively to finance the capital cost or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control (Cal. Const., art. XIID, § 5, subd. (a)); and
- (2) Any Assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed (Cal. Const., art. XIID, § 5, subd. (b)).

Both of these exceptions from the provisions of Proposition 218 apply to those Assessment Districts formed prior to the passage of Proposition 218. First, these Assessment Districts were formed pursuant to a petition signed by all of the current owners of the real property subject to the assessment in each of these Assessment Districts at the time the assessment was initially imposed, which meets the requirements of California Constitution Article XIID, section 5(b).

The second exemption available is for capital and maintenance costs associated with sidewalks and streets. This exemption is supported by case law decided under the provisions of California Constitution Article XIID, section 5(a). The Board of Directors of the District has adopted the position that street and sidewalk lighting is an integral part of "streets" and "sidewalks" and therefore an existing assessment for the maintenance of such street lighting is exempt under Proposition 218. In the case of *Howard Jarvis Taxpayers Association v. City of Riverside* (1999) 73 Cal.App.4th 679, the Court of Appeal concluded that street lights fall within the definition of "streets" for purposes of Article XIID, section 5(a), which exempts an assessment pre-existing the adoption of Proposition 218 and opposed solely for "street" purposes.

Therefore, those assessments within the Assessment Districts specified above which were formed prior to the passage of Proposition 218 are exempt under both of these exceptions articulated in California Constitution Article XIID, sections 5(a) and (b).

Those procedures and approval processes with respect to which these Assessment Districts are exempt are as follows:



(1) Procedural requirements regarding the imposition of assessments including (a) identification of all parcels which will have special benefit conferred upon them by the improvements or services funded by the assessment; and (b) differentiation between "special benefit" and "general benefit" conferred on properties from the improvement and/or services funded with assessment proceeds; and (c) allocation of assessments per parcel dependent upon the proportion of special benefit to each property in relationship to the entirety of the costs of acquiring or constructing an improvement or of maintaining and operating such an improvement among the parcels to be assessed; and (d) the assessment on a parcel may not exceed the reasonable cost of the "proportional special benefit" conferred on that parcel by the improvements or services funded with assessment proceeds; and (e) procedural requirements including the 45-day mailed notice to property owners of the proposed assessment; an opportunity for property owners to protest by ballot against the proposed assessment at a public hearing; and prohibition of any assessment if a majority protest exists. A "majority protest" is defined as ballots from property owners submitted in opposition to the assessments amounting to more than 50% of the total ballots submitted by property owners, with ballots submitted weighted according to the proportional financial obligation for paying assessments for each affected parcel.

In light of the fact that the Assessment Districts specified above formed prior to the adoption of Proposition 218 on November 5, 1996 comply with the definitions of two of the exemptions in Proposition 218 as specified above, the assessments levied within each of those Assessment Districts are exempt from the substantive and procedural requirements outlined above.

Those Assessment Districts enumerated above formed after the adoption of Proposition 218 (Cameron Woods 8, Silver Springs and Bar J 15 K No. 2) were each formed pursuant to the unanimous consent of each of the property owners owning property within each such Assessment Districts at the time of formation of the Assessment Districts, and such property owners requested that such Assessment Districts be formed. The Engineer's Report demonstrates that these three Assessment Districts formed after the adoption of Proposition 218 comply with the procedural and substantive requirements of Proposition 218.

### Assessment Continuation Procedures

This Engineer's Report ("Report") was prepared to establish the budget for the capital improvements, maintenance and services expenditures that are proposed to be funded in each of the Assessment Districts by the proposed 2024-25 assessments, to determine the special benefits received from the street lighting and landscaping maintenance and capital improvements to real property within each of the Assessment Districts, and to specify the method of assessment apportionment to lots and parcels within each Assessment District. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIII D of the California Constitution (the "Article").

This Report describes each of the Assessment Districts and the proposed assessments for each Assessment District for fiscal year 2024-25. The proposed assessments are based on the estimated cost to operate, maintain and service the improvements in each Assessment District that provide a direct and special benefit to the properties within each such Assessment District.

In each subsequent year for which the assessments will be continued, the CPCSD Board must direct the preparation of an Engineer's Report, budgets and proposed assessments for each of the Assessment Districts for the upcoming fiscal year. After the Engineer's Report is completed, the Board may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the Board adopted on March 20, 2024.

If the Board preliminarily approves this Engineer's Report and the continuation of the assessments by resolution, a notice of assessment levies must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for June 19, 2024.

Following consideration of public comments at a public hearing, and review of the Final Annual Engineer's Report, the Board of Directors ("the Board") of the CPCSD may order amendments to the Report or confirm the Report as submitted.

At this hearing, the Board will consider approval of a resolution confirming the assessments for fiscal year 2024-25 in each of the Assessment Districts. If so confirmed and approved, the assessments will be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2024-25.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the Assessor's Office. The El Dorado County Auditor/Controller uses Assessment Numbers and specific Fund Numbers to identify on the tax roll properties assessed for special district benefit assessments. These numbers are shown by District in detail in the Report.

## Legal Analysis

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### DISCUSSION OF BENEFIT REQUIRED BY PROPOSITION 218

Assessments can only be levied based on the special benefit to property conferred by the improvements or services funded with the assessment revenue. This special benefit to assessed real property must be demonstrated to be over and above any general benefits. Proposition 218 has clarified that the assessments levied by the CPCSD must comply with the following two criteria: (1) assessments must be demonstrated to provide “special benefit” to the parcels of real property upon which the assessment is levied, and not for general benefit to the public and society at large, including non-property owners such as tenants and visitors to district facilities; and (2) no assessment may be imposed on any parcel of real property which exceeds the reasonable costs of the proportional special benefit conferred on that particular parcel.

The legislative history behind Proposition 218, the adoption by the Legislature of the Proposition 218 Omnibus Implementation Act and appellate case law interpreting the provisions of Proposition 218 demonstrate the analysis that the Board of Directors of the CPCSD must undertake in order to determine the amount of special benefit to assessed real property from the identified street lighting, park, recreational, landscaping and maintenance funded by assessment revenues, and the limitation that such assessments should not exceed the costs of the proportional special benefit to each such parcel as required by Proposition 218.

The State of California Legislative Analyst’s impartial analysis of Proposition 218 states that first, local governments must estimate the amount of “special benefit” landowners receive, or would receive, from the improvements or services. If such improvements or services provide both special benefits to that parcel of real property and general benefits to members of the public and non-property owners such as tenants and visitors, then the CPCSD may charge landowners only for the cost of providing the special benefit. The CPCSD must use general revenue such as property taxes and user fees to pay the remaining portion of the costs of improvements or services. Second, the District must ensure that no property owner’s assessment is greater than the cost to the CPCSD to provide those improvements or maintenance services to benefit that particular owner’s property.

The CPCSD, by means of this Engineer's Report, must estimate the amount of "special benefit" landowners receive from the identified street lighting, park, recreational and landscaping improvements, and associated maintenance, repair and replacement services funded with assessment revenues. If these identified street lighting, park, recreational and landscaping improvements, and associated maintenance, repair and replacement services provide both special benefits to property owners within the Assessment Districts and general benefits to non-property owners such as tenants and visitors, then the CPCSD must quantify the special benefit to properties received from those identified street lighting, park, recreational and landscaping improvements, and associated maintenance, repair and replacement services, and also quantify the amount of general benefit received by non-property owners such as tenants and visitors from such improvements and maintenance services.

In addition, Section 22573 of the Landscaping and Lighting Act of 1972 provides as follows:

*"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

Five recent court cases construing the assessment provisions of Proposition 218 demonstrate the process that the District must utilize to satisfy Proposition 218's special benefit and proportionality requirements.

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### **Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space Authority**

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA"). This ruling is the most significant court case in further legally clarifying the substantive assessment requirements of Proposition 218.

This case dealt with an open space assessment. The Court emphasized that the Engineer's Report must demonstrate distinct benefits to particular properties above and beyond those which the general public using and enjoying the open space receives. The Court also noted that such special benefits would likely result from factors such as proximity, improved access, and views.

Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the assessment district

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**Dahms v. Downtown Pomona Property**

A similar holding can be found in the Court of Appeals 2009 decision upholding the business improvement district assessment to fund supplemental municipal services in the case of Dahms v. Downtown Pomona Property and Business Improvement District (2009) 174 Cal.App.4th 708. In that case, the Court held that services provided to assessed property including security, street maintenance, and marketing, promotion and special events for property owners within the Assessment District were all special benefits conferred on parcels within the Assessment District because they “affected the assessed property in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share.” The Court further held that under Proposition 218, the cap on the total assessment is the entirety of the reasonable cost of the special benefit conferred on all parcels by the improvements and services funded by assessment revenue. The Court also noted that if special benefits themselves produce certain general benefits to the public at large, the value of those general benefits need not be deducted before the caps on the special benefits which the assessments provide are calculated. Therefore, the Court concluded that security, maintenance, and special event services specially benefit property within an Assessment District and may be apportioned according to the cost of providing those services.

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**Beutz v. County of Riverside**

The case of Beutz v. County of Riverside (2010) 194 Cal.App.4th 1516 dealt with an assessment under the Landscaping and Lighting Act of 1972 and concluded that Proposition 218 permits assessments to fund maintenance, repair and replacement of park and recreational facilities when supported by an adequate Engineer’s Report. The Court concluded that park and recreational improvements, maintenance, and park and recreational services confer special benefit on property. However, the Court noted that the Engineer’s Report in that case did not separate and quantify the degree of special benefit to properties being assessed for such services, as opposed to the general benefit conferred on members of the public such as nonproperty owners, tenants and visitors from such park improvements and services. The Court noted that the nature and extent of general and special benefits from the park improvements and maintenance services must be quantified in relationship to each other based on credible solid evidence.

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### **Golden Hill Neighborhood Association v. City of San Diego**

In the recent Court of Appeal case of *Golden Hill Neighborhood Association v. City of San Diego* (2011) 199 Cal.App.4<sup>th</sup> 416, the city levied an assessment under the Landscaping and Lighting Act for maintenance services consisting of trash removal, sidewalk sweeping and washing, landscaping, graffiti abatement and trail and canyon beautification. The Court implicitly found that such services do provide special benefit to the property being assessed from those services pursuant to the requirements of Proposition 218. However, the Court found that the Engineer's Report did not appropriately analyze how much of the benefit of a public facility or service accrues to assessed properties (special benefit) and how much accrues to the general public who do not own property within the Assessment District (general benefit). The Court found that all benefits, both special benefits and general benefits, must be identified, separated and quantified. The Court even mentioned a hypothetical example of apportioning of general benefit and special benefit with respect to the benefit of street lighting based on vehicle trips generated by assessed properties as a fraction of total vehicle trips; in other words, in terms of usage of assessment funded facilities and services by owners of assessed properties as opposed to members of the general public.

### **Bonander v. Town of Tiburon**

The town of Tiburon formed an assessment district to fund the cost of moving overhead utility lines underground. The engineer identified special benefits of improved aesthetics, increased safety, and improved service reliability. The degree of benefit to an individual property was dependent on proximity to existing overhead utility lines. The assessment district was divided into three zones. The Court found that it did constitute a special benefit conferred on real property and it is a proper subject for assessment. The Court also found that it is permissible to conclude that all properties in a district benefit equally from a certain type of special benefit, and therefore assess all such properties an equal assessment amount. The Court concluded that just because a particular benefit is conferred equally upon all properties in an assessment district does not compel the conclusion that it is not tied to particular parcels of property. Finally, the Court found that the town impermissibly used a "cost based" approach in determining the amount of assessment on any given parcel. The Court noted that Proposition 218 requires that the proportional special benefit derived by each parcel shall be determined depending on the entirety of the capital cost of a public improvement, or its maintenance and operation expenses, and not just as costs incurred in each zone. The Court noted that Proposition 218 requires the amount of the assessment to be proportional to the benefits conferred on the property, not the costs incurred.

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### Compliance with Current Law

This Engineer's Report and the process used to establish these proposed assessments for 2024-25 in the three assessment districts subject to the requirements of Proposition 218 (Cameron Woods 8, Silver Springs and Bar J 15 A No.2) are consistent with the case law described above and with the requirements of Articles XIIC and XIID of the California Constitution based on the following factors:

1. Those Assessment Districts formed prior to the passage of Proposition 218 and with the unanimous approval of property owners within each such Assessment District are exempt from the provisions of Proposition 218 pursuant to the provisions of Article XIID, sections 5(a) and 5(b).
2. All of the Assessment Districts are narrowly drawn to include only small neighborhoods in which all parcels receive special benefits from the street lighting and park and recreation improvements constructed within that particular Assessment District. Such small neighborhood Assessment Districts ensure that all street lighting and park and recreation improvements constructed and maintained with assessment proceeds are located in close proximity to all parcels of real property subject to the assessment in each Assessment District and therefore provide direct special benefit to each of such parcels in each Assessment District pursuant to the case law specified above.

The fact that the street lighting, park and recreational improvements and maintenance, repair and replacement services for those improvements have some limited general benefit to the public at large including non-property owners, tenants and visitors, does not mean that they do not also have a special benefit to property owners whose parcels are assessed. The Engineer's Report is consistent with case law cited above because the assessments have been apportioned based on the entirety of the capital cost of the Improvements and maintenance thereof and based on proportional special benefit to each parcel of real property within each Assessment District.

While such improvements and maintenance may provide some benefits to the general public despite the neighborhood character of such improvements, when special benefits can be identified they may be separated from general public benefits and their costs imposed as assessments on the properties to which those special benefits accrue. This Engineer's Report is consistent with the decisions mentioned above in *Beutz*, *Dahms*, and *Golden Hill* because the street lighting and park and recreation improvements and maintenance will directly and specially benefit property in the Assessment District and whatever limited general benefits exist have been explicitly calculated, quantified, and excluded from the assessments.

The assessments paid by each parcel within each Assessment District are proportional to the special benefit that each parcel within each Assessment District receives from such improvements and maintenance because:



The assessment imposed on each parcel within each Assessment District does not exceed the costs incurred by CPCSD in providing such street lighting and park and recreation improvements and maintenance to each such parcel as specified in this Engineer's Report.

- a. The use of a variety of small neighborhood Assessment Districts ensures that the street lighting, park, landscaping and recreational improvements constructed and maintained with assessment proceeds are located in close proximity to all parcels of real property subject to the assessment, thereby ensuring that such improvements provide special benefit to each of the parcels in each Assessment District paying such assessments.
- b. Due to the proximity of the parcels of real property in each Assessment District to the street lighting and park and recreation capital improvements and maintenance funded with assessment proceeds, such properties receive a special benefit from such improvements and maintenance distinct from the benefit of other parcels of real property outside of each Assessment District. The nature of the neighborhood street lighting and park and recreational improvements within each Assessment District ensures that the special benefit from such improvements accrue to the residents of the parcels comprising each such Assessment District. The street lighting and neighborhood park and recreational facilities located within such Assessment Districts are not extensively used by non-property owners such as visitors and guests due to their neighborhood character. The extent to which such neighborhood facilities within each Assessment District are utilized by non-property owners such as visitors and guests, such use constitutes a general benefit which is calculated in the section of this Engineer's Report which follows entitled "Calculating General Benefit."



## Plans and Specifications

The work and improvements proposed to be undertaken by the Assessment Districts and the cost thereof paid from the levy of the continued assessments provide special benefit to Assessor Parcels within the Assessment Districts as defined in the Method of Assessment herein. In addition to the definitions provided by the Landscaping and Lighting Act of 1972, (the “Act”) the work and improvements (the “Improvements”) are generally described as follows:

Installation, maintenance and servicing of public facilities and improvements, including, but not limited to, turf and play areas, landscaping, ground cover, shrubs and trees, irrigation systems, drainage systems, lighting, street lighting, public lighting facilities, fencing, entry signs and associated appurtenances and labor, materials, supplies, utilities and equipment, as applicable, at each of the locations owned, operated or maintained by the Cameron Park Community Services District. Any plans and specifications for these improvements will be filed with the General Manager of the Cameron Park Community Services District and are incorporated herein by reference.

As applied herein, “Installation” means the design and construction of public improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, and lights.

“Maintenance” means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

“Servicing” means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements, or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

## Descriptions of the Districts

### Services for Individual Districts

Each of the Assessment Districts within CPCSD provide for the installation, maintenance and servicing of street lighting and/or park and recreational improvements located within each such Assessment District. The following table provides further detail regarding the public improvements funded in the individual Assessment Districts.

**TABLE 1 – SERVICES FOR INDIVIDUAL DISTRICTS**

District	Services Provided	
30. Airpark	Street Lights (112) LS 70 Watt	
31. Unit 6	Street Lights (92) LS-1A 70 Watt	
32. Unit 7	Street Lights (72) LS-1A 70 Watt	
33. Unit 8	Street Lights (70) LS-1 70 Watt	
34. Viewpointe	Street Lights (15) LS-1 70 Watt	
35. Goldorado	Street Lights (18) LS-1 70 Watt	
36. Unit 11	Street Lights (33) LS-1 70 Watt	
37. Unit 12	Street Lights (74) LS-1 70 Watt	
38. Cameron Woods 1-4	Street Lights (42) LS-1 70 Watt	
39. Bar J 15A Country Club	Street Lights (103) LS-1 70 Watt	Landscaping, etc.
40. Bar J 15B Merrychase	Street Lights (8) LS-1E-HPS Watt	Landscaping, etc.
41. Creekside	Street Lights (12)(HPSVL), LS-1D, 70 W	
42. Eastwood	Street Lights (8) LS-1 70 Watt	Landscaping, etc
43. David West	No lights *	Landscaping, etc
44. Cambridge Oaks	Street Lights (9) (HPSVL), LS-1D, 70 W	
45. Northview	Street Lights (10) LS1-D 70 W	Landscaping, etc
46. Cameron Valley	Street Lights (6) LS-1 70 Watt	Landscaping, etc
47. Cameron Woods 8	Street Lights (8) LS-1 70 Watt	
48. Silver Springs	No lights	Landscaping, etc
50. Bar J 15A No 2	No lights	Landscaping, etc

\* Lights throughout the Landscaping and Lighting District #43 ('LLAD #43') are owned by the CSD and are not the responsibility of the LLAD #43.

**District Boundaries and Specific Areas Maintained**

A description of the boundaries, areas maintained, and improvements are described in detail below for each district.

**Airpark (LLAD #30)**

BOUNDARIES: El Dorado County Map Book, 083, pages 14 through 24, pages 47, 48, and pages 51 through 54, inclusive.

Improvements:

New:

- No Planned Projects.

Existing:

- 112 LS 70W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 2, below:

**TABLE 2 – AIRPARK STREET LIGHTS**

114	124	134	144	154	164	174	184	194	204	214	224
115	125	135	145	155	165	175	185	195	205	215	225
116	126	136	146	156	166	176	186	196	206	216	
117	127	137	147	157	167	177	187	197	207	217	
118	128	138	148	158	168	178	188	198	208	218	
119	129	139	149	159	169	179	189	199	209	219	
120	130	140	150	160	170	180	190	200	210	220	
121	131	141	151	161	171	181	191	201	211	221	
122	132	142	152	162	172	182	192	202	212	222	
123	133	143	153	163	173	183	193	203	213	223	

**Unit 6 (LLAD #31)**

BOUNDARIES: El Dorado County Map Book, 083, pages 25 through 33, inclusive.

Improvements:

New:

- No Planned Projects.

Existing:

- 92 LS-1A, 70W street light lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 3, below:

**TABLE 3 – UNIT 6 STREET LIGHTS**

1	13	23	33	46	57	73	84	96	109
2	14	24	34	48	58	74	85	98	111
4	15	25	35	49	59	75	86	99	
5	16	26	36	50	60	76	87	101	
6	17	27	37	51	64	77	88	103	
7	18	28	38	52	67	78	89	104	
8	19	29	39	53	68	79	90	105	
10	20	30	40	54	69	80	93	106	
11	21	31	44	55	70	81	94	106	
12	22	32	45	56	71	83	95	107	

**Unit 7 (LLAD #32)**

BOUNDARIES: El Dorado County Map Book, 083, pages 04 through 13, and pages 42 and 55, inclusive; Map Book 102, page 39; Map Book 116, page 01 parcel 1.

Improvements:

New:

- No Planned Projects.

Existing:

- 72 LS-1A, 70W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 4, below:

**TABLE 4 – UNIT 7 STREET LIGHTS**

226	233	240	247	255	263	270	277	285	292	299
227	234	241	249	256	264	271	278	286	293	300
228	235	242	250	257	265	272	279	287	294	
229	236	243	251	259	266	273	280	288	295	
230	237	244	252	260	267	274	281	289	296	
231	238	245	253	261	268	275	282	290	297	
232	239	246	254	262	269	276	284	291	298	

**Unit 8 (LLAD #33)**

Boundaries: El Dorado County Map Book, 082, pages 52 through 60, page 62 through 64, pages 66 through 68, pages 70, 71, 73, 76, 77, 79, and 82 through 84, inclusive.

Improvements:

New:

- No Planned Projects.

Existing:

- 70 LS-1A, 70W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 5, below:

**TABLE 5 – UNIT 8 STREET LIGHTS**

305	315	322	333	340	347	355	364	372	380
306	316	326	334	341	348	356	365	373	381
308	317	327	335	342	349	357	366	374	382
311	318	328	336	343	350	359	367	375	383
312	319	330	337	344	351	360	369	376	525
313	320	331	338	345	352	362	370	377	527
314	321	332	339	346	353	363	371	379	528

**Viewpointe (LLAD #34)**

BOUNDARIES: El Dorado County Map Book 116, pages 39, 40 and 42, inclusive.

Improvements:

New:

- No Planned Projects.

Existing:

- 15 LS-1, 70W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 6, below:

**TABLE 6 – VIEWPOINTE STREET LIGHTS**

289	294	297	300	653
290	295	298	301	654
291	296	299	648	655

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### Goldorado (LLAD #35)

BOUNDARIES: El Dorado County Map Book 083, pages 34, 45 and 50, 61 inclusive.

Planned Projects for 2024-25

- Expected outreach for possible rate Increase and other funding mechanisms to address assessment shortfalls that jeopardize the ability of the LLD's to maintain necessary maintenance service levels.

Improvements:

New:

- No Planned Projects.

Existing:

- 18 LS-1, 70W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 7, below:

**TABLE 7 – GOLDORADO STREET LIGHTS**

656	659	661	666	667	670	672	674	677
658	660	662	666	669	671	673	676	680

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### Unit 11 (LLAD #36)

BOUNDARIES: El Dorado County Map Book 116, pages 8 through 27, pages 41, 45 56, and 62, inclusive.

Improvements:

New:

- No Planned Projects.

Existing:

- 33 LS-1, 70W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 8, below:

**TABLE 8 – UNIT 11 STREET LIGHTS**

470	474	478	484	488	492	496	500	506
471	475	480	485	489	493	497	502	
472	476	482	486	490	494	498	503	
473	477	483	487	491	495	499	504	

Note: PG&E service number 1177, 1178, 1179, 1253, 1254, 12255, 1256 are lights within the common area of the HOA and are not maintained by the Unit 11 LLAD.

**Unit 12 (LLAD #37)**

BOUNDARIES: El Dorado County Map Book, 116, pages 28 through 37 and pages 44, 57 and 61, inclusive

Improvements:

New:

- No Planned Projects.

Existing:

- 74 LS-1, 70W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 9, below:

**TABLE 9 – UNIT 12 STREET LIGHTS**

533	540	554	561	568	575	582	589	596	604	611
534	541	555	562	569	576	583	590	597	605	612
535	542	556	563	570	577	584	591	599	606	613
536	548	557	564	571	578	585	592	600	607	656
537	549	558	565	572	579	586	593	601	608	
538	552	559	566	573	580	587	594	602	609	
539	553	560	567	574	581	588	595	603	610	

**Cameron Woods 1-4 (LLAD #38)**

Boundaries: El Dorado County Map Book, 083, pages 46 and 49, and Map Book, 070, pages 37, 42, and 46, and 070-011-33, inclusive.

Improvements:

New:

- No Planned Projects.

Existing:

- 42 LS-1, 70W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 10, below:

**TABLE 10 – CAMERON WOODS 1-4 STREET LIGHTS**

530	534	538	542	721	725	1172	1297	1301	1305	1359
531	535	539	543	722	1169	1173	1298	1302	1306	1360
532	536	540	544	723	1170	1174	1299	1303	1307	
533	537	541	720	724	1171	1175	1300	1304	1358	

### Bar J 15A Country Club (LLAD #39)

Note: Bar J15-A Landscaping and Lighting District has a deficit. Bar J15-A No. 2 was formed to cover costs and services that would otherwise be reduced or eliminated. During fiscal year 2014-15, a major fencing project was completed in Bar J-15A and Bar J15-A No 2 – the funding for this project came from non-assessment revenue and contributed to the general fund offset.

BOUNDARIES: El Dorado County Map Book, 119, pages 05 through 07, 13 through 18, and 20 through 26, inclusive. (Formally Map Book, 108, pages 08 through 10, 16 through 21, 29 through 32, and 35 through 37, inclusive.)

Improvements:

New:

- No Planned Projects.

Existing:

- 103 LS-1, 70W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 11, below:

**TABLE 11 – BAR J 15A COUNTRY CLUB STREET LIGHTS**

684	693	702	711	728	737	746	755	790	799	808	817
685	694	703	712	729	738	747	756	791	800	809	818
686	695	704	713	730	739	748	783	792	801	810	819
687	696	705	714	731	740	749	784	793	802	811	820
688	697	706	715	732	741	750	785	794	803	812	
689	698	707	716	733	742	751	786	795	804	813	
690	699	708	718	734	743	752	787	796	805	814	
691	700	709	726	735	744	753	788	797	806	815	
692	701	710	727	736	745	754	789	798	807	816	

- Irrigated landscape area of 56,378 square feet., 6,746 linear feet of irrigation piping (plus water sourcing and electricity for the irrigation controller), and 104 trees
- 16,740 square feet. of walk area (asphalt)



**Bar J 15B Merrychase (LLAD #40)**

BOUNDARIES: El Dorado County Map Book 119, pages 27 and 28 inclusive, and 119-190-12. (Formally Map Book, 108, pages 40 and 41, inclusive. Except 108-404-1.)

The improvements to be maintained include landscaping within the landscape corridors on the South side of Country Club Drive between Trinidad Drive and Merrychase Drive, the West side of Merrychase Drive between Country Club Drive and Lot B; both sides of Casa Largo Way; and the South side of Trinidad Drive between Country Club Drive and Lot B.

Improvements:

New:

- No Planned Projects.

Existing:

- 8 LS-1E HPS 70-watt streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 12, below:

**TABLE 12 – BAR J 15B MERRYCHASE STREET LIGHTS**

1083	1084	1085	1086	1087	1088	1089	1090
------	------	------	------	------	------	------	------

- Irrigated landscape area of 45,928 square feet, 6,746 linear feet of irrigation piping (plus water sourcing and electricity for the irrigation controller), and 133 trees
- 1,135 linear feet of concrete masonry wall with 16 plaster pilasters
- 16,920 square feet of walk area (concrete)

The improvements to be serviced include 8 existing streetlights, with a cost of \$13.94 per light, per month. Schedule LS-1E HPS 70 W, PG&E owned Street and Highway Lighting. Maintenance to be performed by PG&E; energy costs to be paid by the district. Energy costs also include the irrigation controller service.

Energy costs for 8 LS-1E-HPS 70 W, located at the following streets or intersections.

Trinidad Drive	3 each
Gailey Circle	3 each
Gailey Court	1 each
Casa Largo Way and Merrychase Drive	1 each

**Creekside (LLAD #41)**

BOUNDARIES: El Dorado County Map Book, 116, pages 53 and 55, inclusive.

Planned Projects for the future

- Expected outreach for possible Rate Increase and other funding mechanisms to address assessment shortfalls that jeopardize the ability of the LLD’s to maintain necessary maintenance service levels.

Improvements:

New:

- No Planned Projects.

Existing:

- 12 (HPSVL), LS-1D, 70 W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 13, below:

**TABLE 13 – CREEKSIDE STREET LIGHTS**

758	759	760	761	762	763	764	765	1120	1121	1122	1123
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**Eastwood (LLAD #42 – Park and Landscape Corridor)**

BOUNDARIES: El Dorado County Map Book, 70, pages 32 through 36, 38 and 41, inclusive.

The improvements to be maintained include two elements:

The established park, identified as Lot A, formed by the boundaries of Culver Lane, Veld Way, and Canoga Lane within the Eastwood Park Development Area.

The landscape corridor on the north side of Meder road between Lots 137 and 148 and on the south side of Meder Road between Lots 3 and 17 (refer to pages 6 and 7), as well as the setback landscape areas adjacent to Lots 6 and 7 at Veld Way.

Improvements:

Possible projects:

- Eastwood signage at the park
- Replace flagpole and modernize the base
- Add concrete around the picnic area
- Have an arborist do an assessment of the oak trees
- Dress up the landscaping on the NW corner of the park

Existing:

- Tree wells

- Irrigation upgrade (spray irrigation/drip irrigation systems)
- Shrubs
- Bark landscape to Meder Rd.
- 8 (HPSVL), LS-1D, 70 W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 14, below:

**TABLE 14 – EASTWOOD STREET LIGHTS**

1140	1142	1143	1146	1147	1182	1183	1257
------	------	------	------	------	------	------	------

- Irrigated landscape area of 122,330 square feet, 10,804 linear feet of irrigation piping (plus water sourcing and electricity for the irrigation controllers)
- 1,970 linear feet of concrete masonry wall with 8 brick pilasters
- Four picnic tables, trash receptacles, dog waste stations, dog waste pick-up signs and drinking fountain
- 47 existing trees and 428 miscellaneous shrubs
- Irrigation controllers: 3 each
- Energy costs for 9 LS1-D 70W and 1 spotlight

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**David West Park (LLAD #43)**

Note: In 2011 the Cameron Park CSD conducted several outreach meetings and a balloting. The Community was not supportive of the proposed measure. Cameron Park CSD will determine the next steps.

BOUNDARIES: El Dorado County Map Book, 119, pages 29 and 30 inclusive (formally Map Book 108, pages 44 and 45, inclusive.)

The improvements to be maintained include the landscaping within the landscape corridor on the north side of Crazy Horse Road between Lot B to the east and Lots D and 8 to the west (refer to book: 108 page 44). The Park, Lot C, generally formed by the boundaries of Highway 50 and Crazy Horse Road, and Lots B, D & 8 in the Cambridge Oaks Development Area. This is a multi-use facility adaptable to baseball, soccer, or general recreation purposes.

Improvements:

New:

- No Planned Projects.

Existing:

- Irrigated landscape area of 98,400 square feet, 5,960 linear feet of irrigation piping (plus water sourcing and electricity for the irrigation controllers)

- 66 trees, plants, shrubs, ground cover
- 2,760 square feet of concrete walkways, 1,200 linear feet of wood header, 125 linear feet of temporary (retractable) fencing, and 1,560 linear feet of permanent chain-link fence
- Three-foot monument dedicating park to David West
- ADA accessibility
- 2,400 sq. foot asphalt parking lot (space for approx. 15 cars)
- Two picnic tables and free-standing water fountains
- Full, chain-link backstop, two sets of bleachers, snack shack/scorers building

**Cambridge Oaks (LLAD #44)**

BOUNDARIES: El Dorado County Map Book, 119, pages 29 and 30 inclusive (formally Map Book 108, pages 44 and 45, inclusive.)

Improvements:

New:

- No Planned Projects.

Existing:

- 9 (HPSVL), LS-1D, 70W streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 15, below:

**TABLE 15 – CAMBRIDGE OAKS STREET LIGHTS**

C1023	C1024	C1025	C1026	C1027	C1028	C1033	C1034	C1035
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**Northview (LLAD #45)**

BOUNDARIES: El Dorado County Map Book, 083, page 57 and 58, inclusive.

The improvements to be maintained include the landscaping within the landscape improvements along the northerly side of Meder Road and the west side of Auburn Hills Drive adjacent to the Northview (Cameron Ridge) development. This includes such items as plant material, irrigation, and masonry walls with pilasters and entry signage. Also included are landscape improvements in the open space area between Ashland Drive and the northerly boundary of the development. The improvements, which are further described in Part A of the report, are being furnished and installed by and at the developer’s expense with the exception of planned park improvements and the sidewalk running along the west side of Auburn Hills Drive between lots 1 and 51, also described in Part A of this report. These park improvements and the sidewalk are being installed by the CPCSD at the expense of Assessment District No. 45 through the establishment of a capital fund. Maintenance of all the described facilities, including a replacement fund, is being funded by the assessment district.

Improvements:

New:

- No Planned Projects.

Existing:

- ADA compliant pathway
- Park entrance signage at Auburn Hills
- Security lighting
- Signage throughout park
- 10 street light lamps including maintenance (performed by PG&E) and electrical service.

The streetlights, listed by PG&E service number, are shown in Table 16, below:

**TABLE 16 – NORTHVIEW STREET LIGHTS**

1258	1259	1260	1261	1262	1271	1272	1273	1274	1275
------	------	------	------	------	------	------	------	------	------

- Irrigated landscape area of 14,080 square feet, 7,755 linear feet of irrigation piping (plus water sourcing and electricity for the irrigation controllers)
- 72 trees and 465 shrubs
- Playground structure, drinking fountain, picnic table, shaded structure, playground fiber and trash receptacle
- 5,640 square feet of concrete walkways and one wooden gate
- 1,227 linear feet of masonry wall with 16 brick pilasters
- 472 linear feet of concrete header (mow strip)
- Energy costs for 10 LS1-D 70W and 1 spotlight

**Cameron Valley Estates (LLAD #46)**

BOUNDARIES: El Dorado County Map Book, 070, page 39, 44 and 45, inclusive.

The improvements to be maintained include the landscaping within the landscape improvements along the east and west side of Carousel Lane between Meder Road and Braemer Drive and the northerly side of Drummond Way and Auburn Hills Drive. This includes such items as plant material, irrigation, and masonry walls with pilasters and entry signage. Also included are the four corners around the detention pond between Sinclair and Connery Drive. The improvements, which are further described in Part A of the report, are being furnished and installed by and at the developer’s expense. Maintenance of all the described facilities is being funded by the assessment district.

Improvements:

New:

- No Planned Projects.

Existing:

- 6 street light lamps including maintenance (performed by PG&E) and electrical service. The street lights, listed by PG&E service number, are shown in Table 17, below:

**TABLE 17 – CAMERON VALLEY ESTATES STREET LIGHTS**

1341	1342	1343	1344	1346	1347	1347	1348	1349
------	------	------	------	------	------	------	------	------

- Irrigated landscape area of 45,840 square feet, 9,870 linear feet of irrigation piping (plus water sourcing and electricity for the irrigation controllers)
- 233 trees and 1,755 shrubs
- 11,580 square feet of concrete walkways
- 2,910 linear feet of redwood fencing, and
- 1,640 linear feet of concrete header (mow strip)
- 28,000 square feet of bard
- Energy costs for 9 LS1-D 70W and 1 spotlight

**Cameron Woods 8 (LLAD #47)**

BOUNDARIES: Assessor Parcel Numbers: 070-470-01 through 34 and 070-480-01 through 25.

Improvements:

New:

- No Planned Projects.

Existing:

- 8 streetlight lamps including maintenance (performed by PG&E) and electrical service. The streetlights, listed by PG&E service number, are shown in Table 18, below:

**TABLE 18 – CAMERON WOODS 8**

1392	1393	1394	1395	1396	1397	1398	1399
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**Silver Springs (LLAD #48)**

BOUNDARIES: Assessor Parcel Numbers: 115-370-01 through 03 and 115-370-07 and 115-370-11 and 115-430-01 through 53.

Improvements:

New:

- None.

Existing:

- Irrigated landscape area along Silver Springs Parkway (east side)
- Shrubs
- Redwood perimeter fence
- Masonry pillars along Silver Spring Parkway & Foxmore Lane
- Common wall fencing along Silver Spring Parkway & Foxmore Lane
- Concrete sidewalk

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**Bar J15-A No. 2 (LLAD #50)**

Note: Bar J15-A No. 2 Landscaping and Lighting District was formed to cover costs and services that would otherwise have been reduced or eliminated.

BOUNDARIES: El Dorado County Map Book, 119, pages 05 through 07, 13 through 18, and 20 through 26, inclusive.

Improvements:

New:

- None.

Existing:

- Irrigated landscape area of 56,378 square feet, 6,746 linear feet of irrigation piping (plus water sourcing and electricity for the irrigation controller), and 104 trees
- 16,740 square feet of walk area (asphalt)

## Levy Summary by District

TABLE 19 – FY 2024-25 ASSESSMENT REVENUES

District Designation	District Name	Assessment Levy	Assessable Parcels	Lights	Rate	Levy Per Unit	
						Method	Eligible for Increase
30	Airpark	\$20,166	320	112	\$63.02	Per Parcel	No
31	Unit 6	\$16,677	306	92	\$54.50	Per Parcel	No
32	Unit 7	\$12,663	350	72	\$36.18	Per Parcel	No
33	Unit 9	\$15,602	431	70	\$36.20	Per Parcel	No
34	Viewpoint	\$6,218	138	15	\$45.06	Per Parcel	No
35	Goldorado	\$3,100	32	18	varies	varies by size	No
36	Unit 11	\$6,883	307	33	\$22.42	Per Parcel	No
37	Unit 12	\$12,377	332	74	\$37.28	Per Parcel	No
38	Cameron Woods 1-4	\$7,838	165	42	\$47.50	Per Parcel	No
39	Bar J 15A	\$24,265	503	103	\$48.24	Per Parcel	No
40	Bar J 15B Merrychase	\$10,652	43	8	\$190.04	+lots A & B	No
41	Creekside	\$2,449	79	12	\$31.00	Per Parcel	No
42	Eastwood	\$40,908	183	8	\$223.54	Per Parcel	No
43	David West	\$18,150	110	0	\$165.00	Per Parcel	No, capped at \$165
44	Cambridge	\$1,637	110	9	\$14.88	Per Parcel	No
45	Northview	\$29,808	92	10	\$324.00	Per Parcel	No
46	Cameron Valley	\$12,782	120	6	\$106.52	Per Parcel	No
47	Cameron Woods 8	\$0	53	8	\$0.00	Per Parcel	Up to 3%/yr
48	Silver Springs	\$28,576	59	0	\$484.34	Per Parcel	Up to 4%/yr
50	Bar J 15A No. 2	\$22,967	503	0	\$45.66	Per Parcel	Up to 3%/yr
<b>Total:</b>		\$293,718					

## Note:

David West (LLAD 43) has reached the cap set in the original formation documents; the assessment rate for FY 2024-25 will be \$165.00.

Cameron Woods 8 will not be levied for fiscal year 2024-25, and Silver Springs and Bar J 15A No. 2 will be levied at rates which are less than the approved Maximum Authorized Rates.



## Method of Apportionment

### Method of Apportionment

The method used for apportioning the assessment in those three assessment districts subject to the requirements of Proposition 218 (Cameron Woods 8, Silver Springs and Bar J 15 A No. 2) is based upon the relative special benefits to be derived by the properties in the Assessment Districts over and above general benefits conferred on real property or to the public at large. The assessment is apportioned to lots and parcels in proportion to the relative special benefit from the improvements. Special benefit is calculated for each parcel in each such Assessment District using the following process:

1. Identification of all benefit factors from the Improvements and Maintenance;
2. Calculation of the proportion of these benefits that are special and general and quantification of the general benefits;
3. Determination of the relative special benefit per property type;
4. Calculation of the specific assessment for each individual parcel based upon special versus general benefit, property type, and property characteristics.

The assessments levied in all of the other assessment districts are exempt from the substantive and procedural requirements of Proposition 218 (see Exemptions from Proposition 218 at pages 2 through 4 above). The substantive requirements with respect to which such assessment districts are exempt include the following: (1) differentiation between “special benefit” and “general benefit” conferred on properties from the improvements or services funded with assessment proceeds; (2) limitation of the value of the assessment on each parcel by the reasonable cost of the proportional special benefit” conferred on that parcel by the improvements and services funded with the assessments, and (3) allocation of assessments per parcel dependent upon proportional special benefit measured as a proportion of the entirety of the costs of constructing and/or maintaining improvements.

The assessments levied in these assessment districts exempt from the requirements of Proposition 218 are based on an analysis of special benefit as required by the Landscaping and Lighting Act of 1972, which benefit categories are described below.

This section of the Engineer's report includes: (1) a discussion of the special benefits to be provided by the proposed improvements and maintenance services and the method of apportionment of assessments within those assessment districts exempt from Proposition 218; and (2) a discussion of the special benefits and general benefits to be provided by the proposed improvements and maintenance services and the method of apportionment of assessments within those three assessment districts subject to the requirements of Proposition 218.

## Special Benefits

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

*"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

Proposition 218, as codified in Article XIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property and that the value of the special benefits must reasonably exceed the cost of the assessment:

*"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

The following benefit categories summarize the types of special benefit to residential, commercial, industrial and other lots and parcels resulting from the installation, maintenance and servicing of the Improvements to be provided with the assessment proceeds. These categories of special benefit are derived from the case law specified above and from statutes passed by the California Legislature and other studies which describe the types of special benefit received by property from street lighting and park and recreational improvement and maintenance such as those proposed to be funded in each Assessment District. These types of special benefits are summarized below.

1. Proximity to improved public landscaping, lighting, parks and other permanent park and recreational facilities.
2. Illumination of properties and illumination of walkways, roads and other means of access to properties.
3. Increased safety of property due to improved lighting and illumination.
4. Access to improved parks and landscaped areas within the Assessment Districts.
5. Improved Views.
6. Extension of a property's outdoor areas and green spaces for properties within close proximity to park improvements.

## Benefit Factors

The special benefits from the Improvements are further detailed below:

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### **Proximity to Improved Public Landscaping, Lighting, Parks and Other Permanent Park and RECREATIONAL FACILITIES**

Only the specific properties within close proximity to the Improvements are included in each Assessment District. Therefore, property in the Assessment Districts enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the Assessment Districts do not share.

The Board has determined that the location, nature and function of the proposed street lighting and park and recreational projects within each Assessment District combine to provide substantially equal benefit to all parcels of real property within each particular land use category within each Assessment District, regardless of the location of that property within the boundaries of each Assessment District.

The reasons for this determination are as follows:

1. With respect to park and recreational improvements, each of those Assessment Districts which use assessment proceeds to fund park and recreational improvements are small with a maximum distance of a parcel of real property to neighborhood park and recreational facility of less than 1/3 mile. Since all parcels of real property within each Assessment District are located within an average radius of less than 453 feet from available park and recreational improvements constructed and maintained with assessment proceeds, the Board has found it reasonable to assess all such parcels within each Assessment District equally for those Assessment Districts which provide park and recreational improvements and maintenance.

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### **Illumination of Properties and Illumination of Walkways, Roads and Other Means of Access to Properties**

The assessments in many of the Assessment Districts fund lighting that directly illuminates properties in the Districts, and the means of access to properties, such as walkways and roads. This is a clear and direct advantage to property in the Districts that the public at large and other properties do not receive. For each Assessment District which provides street light improvements and maintenance, each parcel of real property within such Assessment District is located within the boundaries of illumination areas provided by such street light facilities and therefore enjoy special benefit from those facilities not enjoyed by other parcels located outside each such Assessment District.

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### **Increased Safety of Property Due to Improved Lighting and Illumination**

Well lighted properties, walkways and roads are safer, so for those Assessment Districts which provide funding for street light improvements and maintenance, the lighting funded by the Assessments also clearly improves the safety of property in the Districts. This is another direct advantage to property within each Assessment District which benefit is not enjoyed by any parcels of real property located outside of each such neighborhood Assessment District which provide street lighting.

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### **Access to Improved Parks and Landscaped Areas Within the Districts**

Since the parcels in each Assessment District are the only parcels that enjoy close access to the Improvements, they directly benefit from the unique close access to improved landscaping areas that are provided by the Assessments. This is a direct advantage and special benefit to property in those Assessment Districts with landscaping.

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### **Improved Views**

The maintenance of park and recreational landscaped areas in those Assessment Districts providing park and recreational improvements and maintenance provides improved views to those neighborhood properties located within each such Assessment District. The properties in each such Assessment District enjoy close and unique proximity access and views of the Improvements; therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in that Assessment District.

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### **Extension of a Property's Outdoor Areas and Green Spaces for properties Within Close Proximity to the Improvements**

The public parks and landscaped areas within certain specified Assessment Districts provide additional outdoor areas that serve as an effective extension of the land area for those parcels of property located within that particular Assessment District. The park improvements, therefore, provide an important, valuable and desirable extension of usable land area for the direct advantage and special benefit of properties with good and close proximity to the Improvements.

## General versus Special Benefit – Cameron Woods 8, Bar J 15A No. 2 and Silver Springs

Article XIII C (Proposition 218) of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” This analysis applies to two of the three assessment districts formed after the adoption of Proposition 218 and subject to its requirements (Cameron Woods 8, Bar J 15 A No. 2; Silver Springs is undeveloped property and no assessments are currently being assessed or collected) The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The assessment can fund special benefits but cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section.

In other words:

$$\text{Total Benefit} = \text{General Benefit} + \text{Special Benefit}$$

There is no widely-accepted or statutory formula for general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. The SVTA decision provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

In this report, the general benefit is conservatively estimated and described, and then budgeted so that it is funded by sources other than the assessment.

A formula to estimate the general benefit is listed below:

$$\text{General Benefit} = \text{Benefit to Real Property Outside the Assessment District} + \text{Benefit to Real Property Inside the Assessment District that is Indirect and Derivative} + \text{Benefit to the Public at Large}$$

Special benefit, on the other hand, is defined in the state constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district.” The SVTA decision indicates that a special benefit is conferred to a property if it “receives a direct advantage from the improvement (e.g., proximity to a park).” In this assessment, as noted, properties in the Assessment District have close and unique proximity to street lighting, views and access to the park and recreational Improvements that other properties and the public at large do not receive. Therefore, the majority of the benefits conferred to property in each of these Assessment Districts is special, and only minimally received by property outside the Assessment District or by the public at large.

In the 2009 *Dahms* case, the Court upheld an assessment that was 100% special benefit on the rationale that the services funded by the assessments were directly provided within the assessment district and not to parcels located outside the Assessment District. It is also important to note that the improvements and services funded by the assessments in this case are similar to the improvements and services funded by the Assessments described in this Engineer’s Report. The Court found these improvements and services to be 100% special benefit. Also similar to the assessments in this case, the Assessments described in this Engineer’s Report fund improvements and services directly provided within the Assessment District and every benefiting property in the Assessment District enjoys proximity and access to the Improvements. Therefore, *Dahms* establishes a basis for minimal or zero general benefits from the Assessments. However, in this Report, the general benefit is more conservatively estimated and described, and then budgeted so that it is funded by sources other than the Assessment.

## Calculating General Benefit

In this section, the general benefit in the Cameron Woods 8, Bar J 15 A No. 2 and Silver Springs Assessment Districts subject to this requirement of Proposition 218 is conservatively quantified.

### General Benefit to Property Outside the Assessment District

Properties within the Cameron Woods 8, Bar J 15 A No. 2 and Silver Springs Assessment Districts receive almost all of the special benefits from the Improvements because properties in each Assessment District enjoy unique close proximity and access to the Improvements that is not enjoyed by other properties or the public at large. However, certain properties within the proximity/access radius of the Improvements, but outside of the boundaries of each such Assessment District, may receive some benefit from the Improvements. Since this benefit is conferred upon properties outside the Assessment District boundaries, it contributes to the overall general benefit calculation and will not be funded by the Assessments.

The properties outside of the Bar J 15 A No. 2 Assessment District, which provides park and recreation facilities and maintenance, and within the proximity radii for neighborhood parks in this Assessment District may receive some benefits from the park and recreational Improvements. Since these properties are not assessed for their benefits because they are outside of the area that can be assessed by the District, this is a form of general benefit to the public at large and other property. A 5% reduction factor is applied to these properties in this Assessment District.

The properties outside of the Cameron Woods 8 Assessment District, which provides street lighting improvements and maintenance only, likely do not receive any benefits from the illumination provided by those street lighting improvements. However, guests and visitors to residents and owners of parcels within this Assessment Districts may derive some general benefit from the security provided by such illumination when visiting owners of property within this Assessment District or when traveling on streets located in this Assessment Districts during non-daylight hours. Since the properties owned by such visitors and guests are not assessed for the street lighting benefits because they are outside the area that can be assessed within this Assessment District, this is also a form of general benefit to the public at large and other property which cannot be assessed. A 5% reduction factor is applied to these properties in this Assessment District as such a benefit constitutes general benefit under the case law and legislation discussed above.

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### **General Benefit to Property within the Assessment District**

The “indirect and derivative” benefit to property within the Cameron Woods 8, Bar J 15 a No.2 and Silver Springs Assessment Districts is particularly difficult to calculate. A solid argument can be presented that all benefit within each such Assessment District is special, because the Improvements are clearly “over and above” and “particular and distinct” when compared with the baseline level of service and the unique proximity, access and views of the Improvements enjoyed by benefiting properties in each such Assessment District. All of the parcels in each of these assessment districts are either used for residential purposes or are vacant but zoned residential. All such parcels are subject to assessment.

Nevertheless, the SVTA decision indicates there may be general benefit “conferred on real property located in the district.” A measure of the general benefits to property within the Assessment area is the percentage of land area within each Assessment District that is publicly owned and used for regional purposes such as major roads, rail lines and other regional facilities because such properties, while physically within these Assessment Districts, are used for regional purposes and could receive some indirect benefit from the improvements and/or maintenance funded with assessment proceeds, or provide indirect benefits to the public at large. A negligible amount of the land area (~0%) in these Assessment Districts is used for such regional purposes, so this is a measure of the general benefits to property within these Assessment Districts.

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### General Benefit to the Public at Large

In *Beutz*, the Court opined that general benefits from parks and recreation facilities could be quantified by measuring the use of parks and recreation facilities by people who do not live within the assessment boundaries. In the *Golden Hills* case, the Court opined that general benefits from street lighting facilities could be quantified by measuring the number of vehicle trips within areas served by streetlights by people who do not live within Assessment District boundaries. This Report uses this general benefit measure as the third component of our overall general benefit quantification. Therefore, the general benefit to the public at large from park and recreational improvements provided in Bar J 15 A No. 2 Assessment District can be estimated by the proportionate amount of time that the neighborhood park and recreational facilities located within this Assessment District are used and enjoyed by individuals who are not residents, employees, customers or property owners within this Assessment District. Likewise, the general benefit to the public at large from street lighting facilities and improvements afforded by the Cameron Woods 8 Assessment District can be estimated by the proportionate usage of streets afforded with street lighting facilities by individuals who are visitors and guests of property owners and not residents, customers or property owners within that particular Assessment District. Based upon significant research conducted by SCI, the general benefit from street lighting is estimated to be 5% or less.

SCI has conducted numerous surveys of similar park and recreation facilities in the Sacramento area and other areas in California and has determined that use by the public at large for facilities similar to those located in the Bar J 15 A No. 2 Assessment District is nearly always less than 15%. Therefore, the CPCSD estimates that visitors to neighborhood parks in this Assessment District which provides park and recreational improvements amounts to general benefits to the public at large equal to the amount of 15%.

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### Total General Benefits

Using a sum of these three measures of general benefit, we find that approximately 20% (5%+0%+15%) of the benefits for the Bar J 15 A No. 2 Assessment District which funds park improvements and maintenance, and approximately 10% (5%+0%+5%) of the benefits for the Cameron Woods 8 Assessment District and Silver Spring Assessment District which funds street lighting improvements and maintenance may be general in nature and should be funded by sources other than the assessment.



**General Benefit Calculation – Districts with Parks (Bar J 15 A No. 2)**

5% (Outside the Assessment District)  
 + 0% (Property within the Assessment District)  
 +15% (Public at Large)  
 = 20% (Total General Benefit)

**General Benefit Calculation – Districts with Streetlights (Cameron Woods 8 Assessment District & Silver Springs Assessment District)**

5% (Outside the Assessment District)  
 + 0% (Property within the Assessment District)  
 +5% (Public at Large)  
 = 10% (Total General Benefit)

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**Non-Assessment Revenue funds General Benefits**

This analysis finds that 20% of the total benefit conferred by the park improvements and maintenance funded within the Bar J 15 A No. 2 Assessment District, and 10% of the total benefit conferred by the street lighting improvements and maintenance funded in the Cameron Woods 8 Assessment District and Silver Spring Assessment District may constitute general benefit.

The total budget for installation, maintenance and servicing of the Improvements in each of these Assessment Districts is included in Table 22. The budgets for each of these three Assessment Districts do not reflect the portion of non-assessment revenues contributed by the Cameron Park Community Services District General Fund which pay the following costs: (1) of administration costs; (2) of legal costs; (3) of other overhead costs calculated as 30% of total costs incurred in each such assessment District per regulations of the Uniform Public Construction Cost Accounting Commission; (4) additional capital improvement costs such as the cost of the major fencing project in Bar J 15 A No. 2 completed in fiscal year 2014-15.

The park and recreational improvements in the Bar J 15 A No. 2 assessment district and street lighting improvements in the Cameron Woods 8 assessment district and Silver Springs assessment district were constructed by the original property owners and developers of the homes in each such assessment district as a condition of development. The value of such construction costs can be quantified and monetized. Since the construction of the park improvements and street lighting improvements in these 2 assessment districts was performed by the developers and paid for with non-assessment funds, the total amount of construction costs for such improvements in each such assessment district can be amortized over the life of each of these assessment districts and used to offset the proportion of general benefit resulting from improvements and maintenance services in each of these 2 assessment districts. The annual amount of such offset is conservatively estimated at 25% of the total annual assessment amount in each of these 2 assessment districts.

Hence, this funding from non-assessment sources more than compensates for general benefits, if any, received by the properties within these two assessment districts, because the proportion of general fund contributions to expenses in each such assessment district exceeds the proportion of total benefit in each such assessment District determined to be general benefit.

### Method of Assessment

The second step in apportioning assessments for all assessment districts, both those subject to and exempt from the requirements of Proposition 218, is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single family home, or, in other words, on the basis of Single Family Equivalents (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated a SFE value, which is each property's relative benefit in relation to a single family home on one parcel. In this case, the "benchmark" property is the single family detached dwelling which is one Single Family Equivalent or one SFE.

### Assessment Apportionment

The assessments for these Assessment Districts provide direct and special benefit to properties in the districts. All of these assessment districts are residential single family development projects. As such, each residential property receives similar benefit from the improvements. Therefore, the Engineer has determined that the appropriate method of apportionment of the benefits derived by all parcels is on a dwelling unit basis. All improved properties or properties proposed for development are assigned an SFE factor equal to the number of dwelling units developed or planned for the property. The assessments are listed on the Assessment Roll.

**Goldorado and Bar J 15B Merrychase Non-Residential Parcels**

Tables 20 and 21 on the next page include specific SFE units for the non-residential parcels within Goldorado and Bar J15B Merrychase.

**Table 20 – Goldorado Assessment Methodology**

35. Goldorado Assessment Methodology		
Size	Parcel	Assessment Per Parcel
0.42	83-340-01-1	\$21.28
0.49	83-340-07-1	\$24.84
0.68	83-340-14-1	\$34.48
2.47	83-451-01-1	\$125.22
0.47	83-453-09-1	\$23.82
0.48	83-453-10-1	\$24.34
0.55	83-453-11-1	\$27.88
0.52	83-453-12-1	\$26.36
0.49	83-453-13-1	\$24.84
0.57	83-453-14-1	\$28.90
1.77	83-453-18-1	\$89.74
2.34	83-453-21-1	\$118.64
0.43	83-453-22-1	\$21.80
16.13	83-454-03-1	\$817.78
1.83	83-455-01-1	\$92.78
4.22	86-456-01-1	\$213.94
4.67	83-456-02-1	\$236.76
4.14	83-456-10-1	\$209.90
3.05	83-456-11-1	\$154.64
1.2	83-456-12-1	\$60.84
0.61	83-456-13-1	\$30.92
0.58	83-456-14-1	\$29.41
0.48	83-456-15-1	\$24.34
1.49	83-456-17-1	\$75.54
0.91	83-456-18-1	\$46.14
1.58	83-456-19-1	\$80.11
4.34	83-500-01-1	\$220.04
0.24	83-610-01-1	\$12.16
0.15	83-610-02-1	\$7.60
0.2	83-610-03-1	\$10.14
0.2	83-610-04-1	\$10.14
0.2	83-610-05-1	\$10.14

**Table 21 – Bar J 15B Merrychase**

Total assessment = \$10,651.56		
Residential Lots:	\$7,791.64	41= \$190.04 per parcel
Lot A:	\$2,369.65	1 = \$2369.65 per parcel
Lot B:	\$490.27	1 = \$490.27 per parcel

## FY 2024-25 Estimate of Cost and Levy Summary

The table on the following page summarizes the 2024-25 estimate of cost by individual Landscaping and Lighting District. The budgets should be considered estimates and final budgets will be approved by the Cameron CSD Board after the end of year reconciliation.

Dedicated funds include funds dedicated to new capital improvements as well as reserve funds. Generally speaking, reserves are kept to less than or equal to revenue for one annual assessment.

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**Table 22 – Fiscal Year 2024-25 Estimate of Cost**

District Designation	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	50	
Assessor Fund Number	20330	20331	20332	20333	20334	20335	20336	20337	20338	20339	20340	20341	20342	20343	20344	20345	20346	20329	20347	20350	
District Description	Airpark	Unit 6	Unit 7	Unit 8	Viewpoint	Goldorado	Unit 11	Unit 12	Cameron Woods 1-4	Bar J 15A Country Club	Bar J 15B Merrychase	Creekside	Eastwood	David Wes	Cambridge Oaks	Northview	Cameron Valley	Cameron Woods 8	Silver Springs	Bar J15-A No. 2	Totals
<b>EXPENDITURES</b>																					
Salaries										\$16,450	\$9,000		\$16,450	\$16,450		\$15,000	\$9,000		\$16,000	\$0	\$98,350
Health, Dental, Vision										\$5,450	\$0		\$5,450	\$0		\$0	\$0		\$0	\$0	\$10,900
Other (WC,Ret, UI/TT)										\$2,868	\$0		\$2,678	\$0		\$0	\$0		\$0	\$0	\$5,546
<b>Total Salaries and Benefits</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,768	\$9,000	\$0	\$24,578	\$16,450	\$0	\$15,000	\$9,000	\$0	\$16,000	\$0	\$114,796
Agriculture										\$250			\$2,000	\$2,000		\$500					\$4,750
Equipment/Maintenance										\$2,700	\$600		\$2,700	\$5,700		\$4,000	\$1,450		\$3,150	\$0	\$20,300
Hydraulic Truck Bed													\$0	\$0		\$0					\$0
Professional Services													\$6,000	\$1,100		\$1,200					\$8,300
Equipment Rental																					\$0
Material/Supplies																					\$0
Staff Development										\$200	\$100		\$200	\$200		\$200	\$100		\$200	\$0	\$1,200
Telephone										\$85	\$85		\$335	\$335		\$85	\$85		\$85	\$0	\$1,095
Agency Administration Fee	\$1,526	\$1,436	\$1,647	\$2,025	\$672	\$167	\$1,460	\$1,573	\$793	\$2,388	\$228	\$396	\$882	\$542	\$542	\$459	\$589	\$277	\$300	\$2,388	\$20,290
Postage																					\$0
Electricity	\$20,000	\$19,746	\$12,555	\$16,008	\$5,900	\$3,512	\$6,130	\$12,632	\$6,285	\$15,800	\$1,600	\$790	\$1,858	\$200	\$612		\$1,400	\$1,362	\$460	\$0	\$126,850
Water										\$2,000	\$1,600		\$3,000	\$4,400		\$1,000	\$900		\$1,800	\$0	\$14,700
Interfund Transfer																				\$24,367	\$24,367
Capital Improvement Fund <sup>1</sup>																		\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$21,526</b>	<b>\$21,182</b>	<b>\$14,202</b>	<b>\$18,033</b>	<b>\$6,572</b>	<b>\$3,679</b>	<b>\$7,590</b>	<b>\$14,205</b>	<b>\$7,078</b>	<b>\$48,191</b>	<b>\$13,213</b>	<b>\$1,186</b>	<b>\$41,553</b>	<b>\$30,927</b>	<b>\$1,154</b>	<b>\$22,444</b>	<b>\$13,524</b>	<b>\$1,639</b>	<b>\$21,995</b>	<b>\$26,755</b>	<b>\$336,648</b>
<b>REVENUES</b>																					
Donations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessments Collected/Other</b>	<b>\$20,166</b>	<b>\$18,177</b>	<b>\$13,863</b>	<b>\$17,002</b>	<b>\$6,518</b>	<b>\$3,175</b>	<b>\$7,533</b>	<b>\$13,027</b>	<b>\$7,918</b>	<b>\$25,665</b>	<b>\$11,352</b>	<b>\$2,499</b>	<b>\$42,808</b>	<b>\$32,870</b>	<b>\$1,677</b>	<b>\$29,948</b>	<b>\$13,512</b>	<b>\$0</b>	<b>\$28,619</b>	<b>\$48,734</b>	<b>\$345,062</b>
Facility Use Revenue														\$5,200							\$5,200
Interfund Transfer														\$9,020							\$24,367
Interest	\$0	\$1,500	\$1,200	\$1,400	\$300	\$75	\$650	\$650	\$80	\$1,400	\$700	\$50	\$1,900	\$500	\$40	\$140	\$730	\$0	\$43	\$1,400	\$33,387
Number of Parcels	320	306	350	431	138	32	307	332	165	503	43	79	183	110	110	92	120	53	59	503	4,236
Cost per Parcel	\$63.02	\$54.50	\$36.18	\$36.20	\$45.06	varies	\$22.42	\$37.28	\$47.50	\$48.24	\$190.04	\$31.00	\$223.54	\$165.00	\$14.88	\$324.00	\$106.52	\$0.00	\$484.34	\$45.66	
Lights	112	92	72	70	15	18	33	74	42	103	8	12	8	0	9	10	6	8	0	0	692

Note: Cameron Park CSD will continue to review levels of service for Unit 6, Unit 8, Unit 12, Cameron Valley, View Point, Goldorado, and Bar J15 B to determine whether levels of service should be reduced or possible future funding mechanisms can be put in place to help with increasing costs.

## Assessment

**WHEREAS**, on March 20, 2024 the Board of Directors of the Cameron Park Community Services Landscape and Lighting Assessment District adopted Resolution No. 2024-12 designating Engineer of Work, and Directing Preparation of the Engineer's Report for the Continuation of the Landscaping and Lighting Assessment Districts for the Cameron Park Community Services District, FY 2024-25;

**WHEREAS**, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for each of the Assessment Districts and an assessment of the estimated costs of the improvements upon all assessable parcels within each of the Assessment Districts, to which Resolution and the description of said proposed improvements therein contained, reference is hereby made for further particulars;

**NOW, THEREFORE**, the undersigned, by virtue of the power vested in me under said Act and the order of the Board of the Cameron Park Community Services District, hereby make the following assessment to cover the portion of the estimated cost of said improvements, and the costs and expenses incidental thereto to be paid by the assessment district.

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of each said Landscape and Lighting Assessment District. The distinctive number of each parcel or lot of land in the said Assessment Districts is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of said improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Assessment Districts, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The Cameron Woods 8, Silver Springs and Bar J-15A No. 2 assessments are subject to an annual increase tied to the Consumer Price Index-U for the San Francisco Bay Area as of December of each succeeding year (the "CPI"), with a maximum annual increase not to exceed 3% for Cameron Woods 8 and Bar J-15A No. 2 and Silver Springs with a maximum adjustment not to exceed 4%.

Any change in the CPI in excess of the maximum annual increase shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3% for Cameron Woods 8 and Bar J-15A No. 2 and is less than 4% for Silver Springs.

The change in the CPI from December 2022 to December 2023 was 2.62% and the Unused CPI carried forward from the previous fiscal year is 3.70%. Therefore, the maximum authorized assessment rate for fiscal year 2024-25 is increased by 3.00% which equates to \$147.68 per single family equivalent benefit unit for Cameron Woods 8 and \$62.26 per single family equivalent benefit unit for Bar J-15A No. 2. The estimate of cost and budget in this Report proposes assessments for fiscal year 2024-25 at the rate of \$0.00 for Cameron Woods 8, and \$45.66 for Bar J-15A No. 2, which are less than the maximum authorized assessment rate.

The Unused CPI carried forward from the previous fiscal year is 1.12% for Silver Springs, therefore, the maximum authorized assessment rate for fiscal year 2024-25 is increased by 3.75% (using all banked CPI from prior years) which equates to \$766.22 per single family equivalent benefit unit. The estimate of cost and budget in this Report proposes assessments for fiscal year 2024-25 at the rate of \$484.34, which is less than the maximum authorized assessment rate.

The assessment is made upon the parcels or lots of land within the Assessment Districts in proportion to the special benefits to be received by the parcels or lots of land, from said improvements.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of El Dorado for the fiscal year 2024-25. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2024-25 for each parcel or lot of land within each of the said Assessment District.

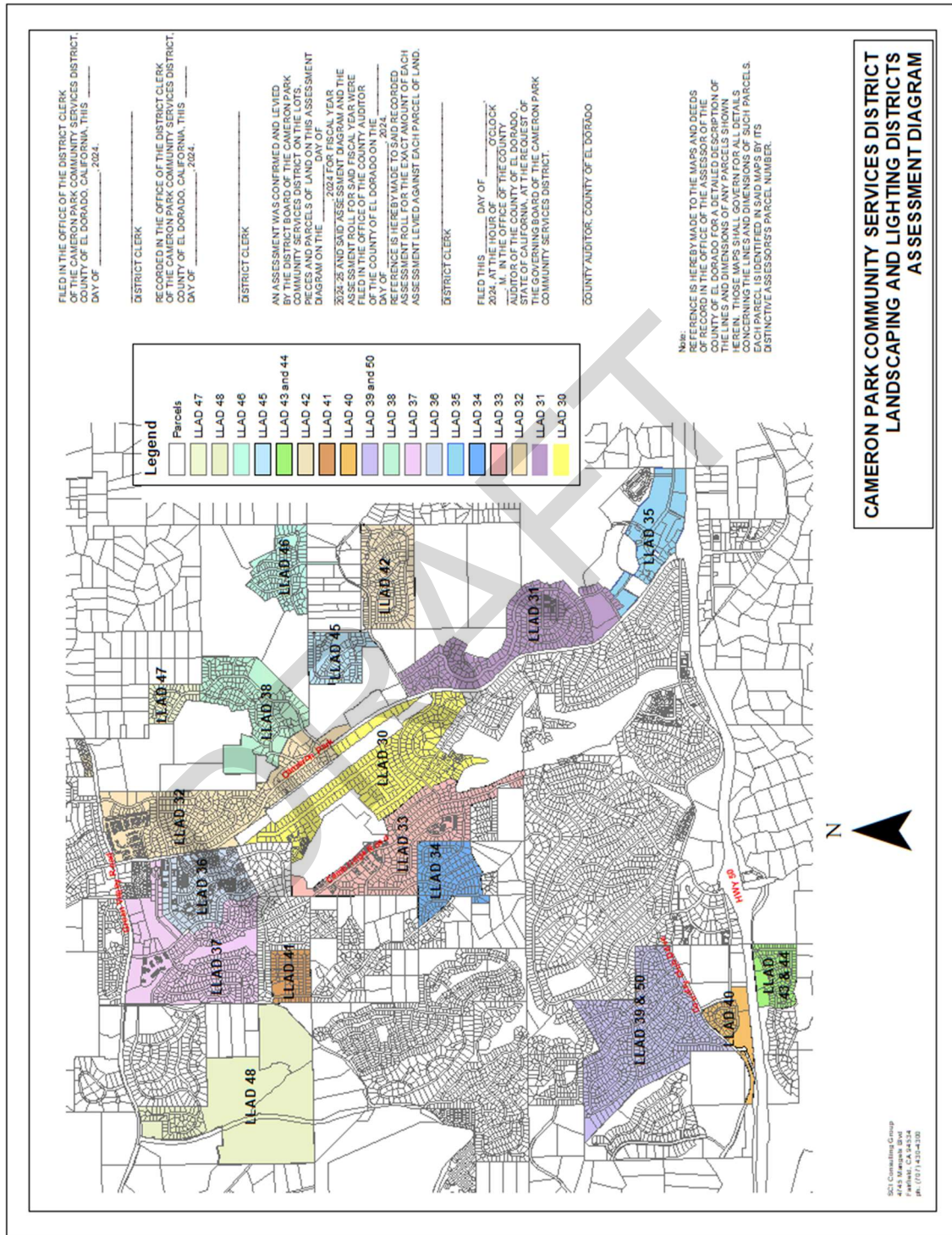
Dated: May 15, 2024

Engineer of Work

\_\_\_\_\_  
Engineer of Work, License No. C052091



# Assessment Diagram





## Assessment Roll

An Assessment Roll (a listing of all parcels assessed within the Assessment Districts and the amount of the assessment) will be filed with the District Clerk and is, by reference, made part of this report and is available for public inspection during normal office hours.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor's records and these records are, by reference made part of this report. These records shall govern for all details concerning the description of the lots or parcels.

Non-assessable lots or parcels include government owned land and public utility owned property.

DRAFT



## Agenda Transmittal

**DATE:** May 22, 2024

**FROM:** Alan Gardner, General Manager

**AGENDA ITEM #8:** Resolution 2024-11 – Declaring an Election Be Held in its Jurisdiction Consolidation with Other Districts Requesting Election Services

**RECOMMENDED ACTION:** APPROVE RESOLUTION NO. 2024-11

### Background

There are necessary forms for the upcoming District election that will be held on Tuesday, November 5, 2024 at the Uniform District Election Law (UDEL) that need to be submitted to the County of El Dorado Elections Department.

Pursuant to Elections Code Sec. 10522, the District shall submit a current map showing the boundaries of the District and the official boundaries of the divisions of the district and a resolution requesting to consolidate the election with any other election conducted on November 5, 2024. By doing so by July 1, 2024, it will enable the publication of "Notice of Election" to take place in a timely manner.

The term on two full four year term seats on the Cameron Park Community Services District Board of Directors will expire in December, 2024. These seats are currently held by Director Bazzett and Director Aiston. The election will be held by the El Dorado County Registrar of Voters on November 5, 2024. The estimated cost to the District is \$15,000.

Per the attached resolution, the Cameron Park Community Services District is requesting the Registrar of Voters to:

- Consolidate said election with the election conducted on November 5, 2024; and
- Provide all necessary services, at District expense, including:

- Publications, issue nomination documents, ballots, sample ballots, election offers, polling places and canvass.

**Discussion**

By adopting Resolution 2024-11, the Board of Directors would allow the District to have open board seats listed on the November 5, 2024 General Election Ballot for the County of El Dorado.

Attachments: 8.A – Resolution 2024-11  
8.B – Election Code 10522  
8.C – District Boundary Map

RESOLUTION NO. 2024-11  
of the Board of Directors  
of the Cameron Park Community Services District  
May 22, 2024

DECLARING AN ELECTION BE HELD IN ITS JURISDICTION  
CONSOLIDATION WITH OTHER DISTRICTS  
REQUESTING ELECTION SERVICES

WHEREAS, it is the determination of the above-named District that an election be held on November 5, 2024, at which election the issue to be presented to the voters shall be:

NOMINATION OF CANDIDATES

No. of Members	
<u>To be Elected</u>	<u>Term</u>
2	Full four-year terms to expire 12/06/2028

NOW, THEREFORE, BE IT RESOLVED, that the Elections Department of El Dorado County is hereby requested to:

1. Consolidate said election with any other election conducted on the same day.
2. Authorize and direct the Registrar of Voters, at District expense, to provide all necessary services, which shall include, **but not be limited to:**  
  
Publications, issue nomination documents, ballots, sample ballots, election officers, polling places and canvass.
3. In the event of a tie vote, the winning candidate shall be decided by lot.

PASSED AND ADOPTED by the Board of Directors of the Cameron Park Community Services District, at a regularly scheduled meeting, held on the 22<sup>th</sup> day of May 2024, by the following vote of said Board:

AYES:

NOES:

ABSENT:

ATTEST:

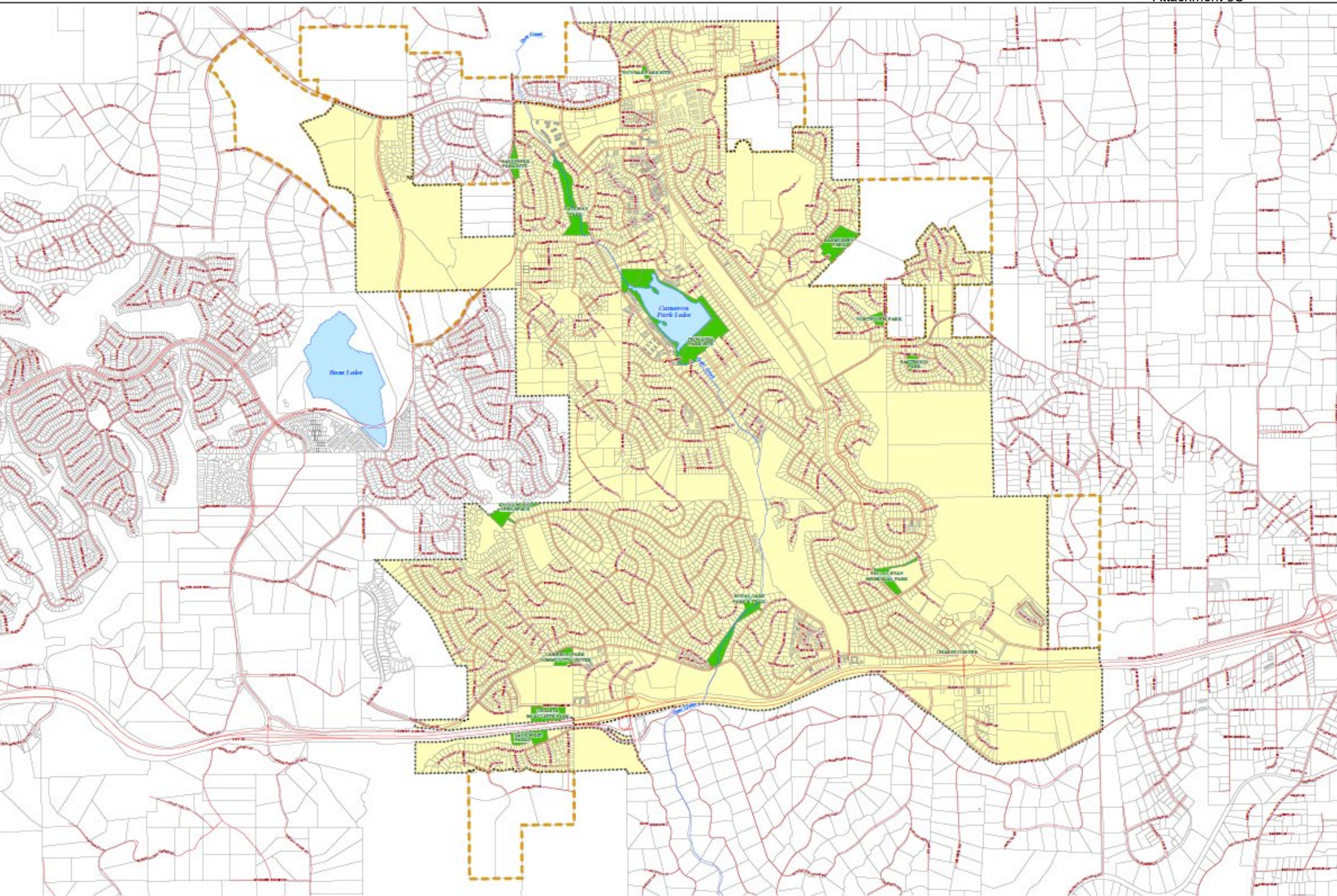
\_\_\_\_\_  
Monique Scobey, President  
Board of Directors

\_\_\_\_\_  
Alan Gardner, General Manager  
Secretary to the Board

## **Election Code Section 10522.**

At least 125 days prior to the day fixed for the general district election, the secretary of a resident voting district shall deliver to the county elections official of each affected county a map showing the boundaries of the district and the boundaries of the divisions of the district, if any, within that county and a statement indicating in which divisions a director is to be elected and whether any elective officer is to be elected at large at the next general district election.





DISCLAIMER:  
 THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS NOT GUARANTEED TO BE ACCURATE. PARCELS, ROADS, AND LAKES ARE NOT NECESSARILY CURRENT. USERS MUST USE AT THEIR OWN RISK.  
 NOTES:  
 LINES APPROXIMATELY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.  
 PREPARED AT THE REQUEST OF Cameron Park CSD, DATE: 06/20/2021  
 MAP PREPARED BY: Jennifer Carter, DATE: 06/20/2021  
 U.S. PROJECT ID: 44687444, RELATED REPORT: N/A  
 EL DORADO COUNTY GIS/SPATIALS DESIGN DIVISION  
 PHONE: (916) 837-1611 FAX: (916) 837-1612



**CAMERON PARK COMMUNITY SERVICES DISTRICT**  
 County of El Dorado  
 State of California

Cameron Park CSD  
 CSD Sphere of Influence  
 Parcel Base  
 CSD Parks & Facilities  
 Lakes  
 Rivers & Creeks  
 Roads  
 \* Includes unimproved/flow line

0 0.25 0.5  
 Map displayed in State Plane Coordinate System  
 (NAD 1983 California Zone 2, SFG)





## Agenda Transmittal

**DATE:** May 22, 2024

**FROM:** Alan Gardner, General Manager

**AGENDA ITEM #9:** Current Agreement between Cameron Park Community Services District and CALFIRE for Fire and Emergency Services at Fire Stations 88 and 89 FY23/24 & 24/25. Negotiate additional 1 year agreement with option to extend for up to 2 additional years.

**RECOMMENDED ACTION:** Review and Discuss continuing current Two-Year Agreement and negotiate additional 1 year agreement with option to extend for up to 2 additional years.

### Introduction

For the past year, Cameron Park Community Services (District) staff, members of the Board of Directors have been discussing and analyzing information for annexation. The process has taken longer than originally estimated so staff have discussed renewing an agreement for fire and emergency services in Cameron Park with CALFIRE. On May 14, 2024, the Fire and Emergency Services Committee discussed the need for a decision to continue with CALFIRE and the possibility of extending the current agreement for an additional amount of time. At this time staff recommends that Fire Station 88 remain open while the District continues to seek opportunities to realize a sustainable alternative for delivery of fire and emergency services. The current terms for a one year agreement with the option to extend for up to two additional years is outlined as follows:

### Summary of Agreement

**Costs:** Maximum for 3 year term \$11,834,988

	FY25/26	FY26/27	FY27/28
2 Engines	\$3,754,225	\$3,941,967	\$4,139,066

Service levels: Maintain service levels at Fire Station 88 and 89

Term: One year, July 1, 2025 to June 30, 2026 with option to extend for 2 additional years

Termination Clauses:

The following clauses in Exhibit B and C protect the District if at any time during the term of the agreement there is a shortfall of revenues that jeopardizes the current service levels outlined in the Agreement.

Exhibit B - Budget Detail and Payment Provisions, Section 3, Budget Contingency Clause:

*If funding for any fiscal year is reduced or deleted by the LOCAL AGENCY for purposes of this program, the LOCAL AGENCY shall promptly notify the STATE, and the STATE shall have the option to either cancel this Agreement with no liability occurring to the STATE, or offer an agreement amendment to LOCAL AGENCY to reflect the reduce amount, pursuant to the notice terms herein.*

Exhibit C – General Terms and Conditions, Section 2. Amendment:

*This agreement may be amended by mutual consent of LOCAL AGENCY and STATE. No amendment or variation of the terms of this Agreement shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or Agreement not incorporated in the Agreement is binding on any of the parties.*

*If during the term of this agreement LOCAL AGENCY shall desire a reduction in STATE civil service employees assigned to the organization provided for in Exhibit D, Schedule A, LOCAL AGENCY shall provide 120 days written notice of the requested reduction.*

**Next Steps**

Staff recognize that Fire Station 88 is part of a greater system of emergency responders on the West Slope and closing Station 88 negatively impacts emergency response services to residents on the West Slope, including Cameron Park. The current District model is not financially sustainable into the future, and it is prudently taking action steps now to evaluate options and determine a solution.

**Recommendation**

Approve to continue a Cooperative Fire Programs Fire Protection Reimbursement Agreement (Agreement) between Cameron Park Community Services District and



CALFIRE for fire and emergency services. The Agreement will continue fire and emergency services at Fire Stations 88 and 89 for a One-year term at a cost of \$3,754,225 with the option to exercise up to two additional years .



## Agenda Transmittal

**DATE:** May 22, 2024

**FROM:** Alan Gardner, General Manager  
Christina Greek, Finance/HR Officer

**AGENDA ITEM #10:** REVIEW AND DISCUSS – 1<sup>st</sup> Draft Fiscal Year 2024-2025 Preliminary Budget, General Fund 01 and Covenants, Conditions and Restrictions (CC&R) Fund 02

**RECOMMENDED ACTION:** Review and Discuss FY 2024-2025 1<sup>st</sup> Draft Budget

### Introduction

Cameron Park Community Services District (District) staff is presenting draft #1 of the Fiscal Year (FY) 2024-2025 Preliminary Budget for the General Fund 01 and Covenants, Conditions and Restrictions (CC&R) Fund 02. The annual deadline for approving a Preliminary Budget is June 30th, with the Final Budget approval due September 1st.

### Discussion

The FY 2024-2025 Preliminary Budget is based loosely on FY 2023-2024 Final Budget with variations based on current actuals (Attachment 10B). Staff is restructuring the organizational chart to fit the current and growing needs of the District while working to keep the addition of full time bodies to a minimum. By continuing last year's final budget as the District's current preliminary budget, service levels through the summer months will remain the same. The current budget takes into account the loss of revenue due to changes made in the previous year of eliminating kiosk staff at Cameron Park Lake which resulted in a loss of entry fees and season pass purchases. While staff has budgeted for these revenues to return with the installation of the automatic gate we have remained conservative to not over realize potential revenue until we have had time to analyze the inflow. As of now fixed costs for liability insurance is a best guess estimate due to not receiving information from SDRMA at the time of this report. The following changes were made for the 1<sup>st</sup> draft FY 2024-2025 Preliminary Budget:

- Acct 4110 Property Taxes - increased by 5%
- Acct 4165 Transfer in has been removed due to vouchering time to appropriate Department/Funds at the time of service

- Account 4155 Instructor Program has an increase of 40k due to an increase of recreational programming being offered by outside instructors
- Acct 4260 JPA Reimbursable has been removed
- Acct 4262 Fire Apparatus Equipment Rental has been removed
- Acct 5236 Contractual Provider (CALFIRE) –Agreement amount of \$3,766,804.00 for Fire services and elimination of Ambulance expenses resulting in an increase of \$104,830
- Account 5010 Salaries-Seasonal has been reduced due to actual costs being reimbursed by user groups and allocated differently than in past years
- Account 5160 CalPers Employer UAL recognized an increase of nearly \$100,000 due to recently retired staff
- Account 5232 Computer Hardware has an increase due to the necessary purchase of servers for the Community Center and Station 89.
- Account 5240 recognized a reduction on expenditures due to a reduction in contract services
- Account 5420 recognized a reduction on expenditures due to one time contracts for services being completed
- Account 5491 recognized a savings due maintenance and slight changes made by staff to reduce overall propane costs including a new HVAC system at station 89.

With these changes, the Draft #1 FY23-24 budget ends with a deficit of \$579,258, approximately 8% compared to the preliminary budget of FY 2023/2024 which had a deficit of \$862,327.

### CC&R Budget

The CC&R FY 2024-2025 Budget is similar to last fiscal year with slight variations within the line items (Attachment 10C).

### Next Steps

A FY 2024-2025 Preliminary Budget is due by June 19, 2024. Staff will continue to work on developing cost saving measures along with possible additional revenue sources to reduce the deficit and will report back to the Budget and Administration Committee and Board of Directors. Staff is hopeful that with creative thinking and new processes we can reduce the impacts on the Fund Balance without reductions to current service levels.

### Attachments:

- 10A. FY 2024-2025 Fund 01 Preliminary Budget
- 10B. FY 2024-2025 CC&R Fund 02 Preliminary Budget

Cameron Park Community Services District  
 Statement of Revenues and Expenditures - Unposted Transactions Included In Report  
 From 7/1/2024 Through 6/30/2025

01 - General Fund

		FY 2022 23 Final		FY 2023 24 Final		Total Budget -	Change from FY 2324	
		Budget	FY 2022 23 Actuals	Budget	FY 2023 24 Actuals	Proposed	to 2425	
<b>Operating Revenue</b>								
	Property Taxes	4110	4,788,564.00	5,035,867.25	5,152,837.00	4,973,956.33	5,410,479.00	257,642.00
	Franchise Fees	4113	220,000.00	244,819.40	250,000.00	213,978.50	280,000.00	30,000.00
	Fire Marshall Plan Review	4132	77,000.00	57,499.55	77,000.00	57,381.15	70,000.00	(7,000.00)
	Tuition Fees/Revenue	4142	0.00	2,981.50	0.00	2,562.50	3,000.00	3,000.00
	Recreation Program	4154	150,000.00	167,478.70	180,000.00	80,146.29	180,000.00	0.00
	Instructor Program Revenue	4155	50,000.00	93,159.05	100,000.00	97,498.18	140,000.00	40,000.00
	Transfer In	4165	73,837.00	29,920.04	63,006.00	0.00	0.00	(63,006.00)
	Special Events	4170	2,000.00	578.00	0.00	(39.05)	0.00	0.00
	Lake Entries - Daily (Kiosk)	4180	40,000.00	40,293.25	50,000.00	3,983.10	60,000.00	10,000.00
	Annual Passes (Lake/Pool	4181	65,500.00	41,110.26	65,000.00	16,273.06	63,000.00	(2,000.00)
Combo)								
	Picnic Site Rentals	4182	6,000.00	1,069.00	2,000.00	500.00	1,000.00	(1,000.00)
	Assembly Hall & Classroom	4185	30,000.00	41,685.91	47,000.00	30,482.41	70,000.00	23,000.00
Rentals								
	Gym Revenue	4186	23,000.00	14,503.06	23,000.00	39,087.63	40,000.00	17,000.00
	Pool Rental Fees	4187	101,500.00	93,553.09	113,000.00	99,780.97	140,000.00	27,000.00
	Sports Field Rentals	4190	21,000.00	18,269.80	31,800.00	439.00	20,000.00	(11,800.00)
	Donations	4250	0.00	9,600.00	7,745.00	12,170.00	5,000.00	(2,745.00)
	Sponsorships	4255	2,500.00	46.00	0.00	0.00	30,000.00	30,000.00
	JPA Reimbursable	4260	1,212,000.00	1,206,845.00	1,353,200.00	585,059.92	0.00	(1,353,200.00)
	Fire Apparatus Equip Rental	4262	15,000.00	25,750.00	260,000.00	12,876.52	0.00	(260,000.00)
	Reimbursement/Refund	4400	47,700.00	51,200.00	0.00	1,315.00	0.00	0.00
	Weed Abatement	4410	14,300.00	23,723.16	50,000.00	1,717.90	0.00	(50,000.00)
	Interest Income	4505	1,000.00	10,151.13	6,000.00	13,104.33	10,000.00	4,000.00
	Other Income/Refunds	4600	2,000.00	1,545.20	2,000.00	1,575.22	2,000.00	0.00
	First Responder Fee	4602	100,000.00	92,579.68	115,000.00	200,265.45	220,000.00	105,000.00
	Grants	4610	0.00	6,228.67	104,450.00	85,148.75	0.00	(104,450.00)
	Gain/Loss of Assets	4615	0.00	0.00	10,000.00	15,225.00	0.00	(10,000.00)
	<b>Total Operating Revenue</b>		<u>7,042,901.00</u>	<u>7,310,456.70</u>	<u>8,063,038.00</u>	<u>6,544,488.16</u>	<u>6,744,479.00</u>	<u>(1,318,559.00)</u>
<b>Expenditures</b>								
	Salaries - Perm.	5000	923,694.00	905,899.79	968,124.00	754,668.72	1,003,000.00	34,876.00
	Salaries - Seasonal	5010	109,068.00	221,551.47	152,600.00	79,434.83	120,000.00	(32,600.00)
	Overtime	5020	11,966.00	18,796.81	7,250.00	8,464.73	8,000.00	750.00
	In Lieu Benefits Stipend	5120	10,000.00	9,250.00	0.00	0.00	0.00	0.00
	Health Benefit	5130	145,861.00	134,622.17	156,923.00	151,799.29	201,480.00	44,557.00
	Retiree Health Benefit	5135	111,317.00	102,745.47	103,204.00	93,716.74	102,000.00	(1,204.00)

Cameron Park Community Services District  
Statement of Revenues and Expenditures - Unposted Transactions Included In Report  
From 7/1/2024 Through 6/30/2025

01 - General Fund

		FY 2022 23 Final		FY 2023 24 Final		Total Budget -	Change from FY 2324
		Budget	FY 2022 23 Actuals	Budget	FY 2023 24 Actuals	Proposed	to 2425
Dental Insurance	5140	13,262.00	12,057.93	15,530.00	11,398.62	13,336.00	(2,194.00)
Vision Insurance	5150	2,003.00	1,947.86	2,510.00	1,709.57	2,130.00	(380.00)
CalPERS Employer	5160	295,567.00	293,071.60	278,753.00	269,183.77	384,648.00	105,895.00
CalPERS 457	5161	0.00	3,725.00	5,500.00	4,150.00	6,000.00	500.00
Worker's Compensation	5170	42,262.00	50,505.05	53,530.00	52,872.16	61,490.00	7,960.00
FICA/Medicare Employer	5180	29,061.00	39,159.24	34,200.00	22,981.25	33,404.00	(796.00)
Contribution							
UI/TT Contribution	5190	10,603.00	8,841.19	13,364.00	5,112.39	10,500.00	(2,864.00)
Advertising/Marketing	5209	16,000.00	8,377.25	2,500.00	103.92	4,000.00	1,500.00
Agency Administration Fee	5210	0.00	(20.00)	0.00	0.00	0.00	0.00
Agriculture	5215	20,400.00	21,147.59	22,900.00	22,071.27	23,000.00	100.00
Audit/Accounting	5220	36,000.00	30,825.55	35,000.00	23,599.25	35,000.00	0.00
Bank Charge	5221	14,400.00	18,382.32	20,600.00	13,300.03	19,200.00	(1,400.00)
Clothing/Uniforms	5230	6,250.00	2,312.00	29,300.00	26,009.70	4,100.00	(25,200.00)
Computer Software	5231	36,622.00	28,987.88	40,580.00	34,540.19	36,580.00	(4,000.00)
Computer Hardware	5232	6,750.00	7,305.52	4,900.00	4,316.32	22,405.00	17,505.00
Contractual Services	5235	5,000.00	15,193.00	10,000.00	25,087.07	40,000.00	30,000.00
Contractual - Provider	5236	4,264,550.00	3,986,731.70	3,661,974.00	1,362,103.94	3,766,804.00	104,830.00
Services - FIRE							
Contract Under Utilization	5237	(250,000.00)	0.00	0.00	0.00	0.00	0.00
Ambulance Exp	5238	0.00	0.00	1,353,200.00	585,059.92	0.00	(1,353,200.00)
Contract Services - Other	5240	111,202.00	127,538.52	176,067.00	102,439.06	93,400.00	(82,667.00)
Director Compensation	5250	16,800.00	16,700.00	17,000.00	14,600.00	17,000.00	0.00
EDC Department Agency	5260	4,500.00	4,798.29	5,000.00	5,158.68	6,000.00	1,000.00
Educational Materials	5265	3,450.00	584.88	400.00	0.00	0.00	(400.00)
Equipment-Minor/Small	5275	15,500.00	15,150.36	14,500.00	5,476.01	10,000.00	(4,500.00)
Fire & Safety Supplies	5285	4,850.00	3,191.15	3,850.00	12,580.03	19,700.00	15,850.00
Fire Prevention & Inspection	5290	1,800.00	4,122.86	2,000.00	2,992.46	2,500.00	500.00
Fire Turnout Gear	5295	30,000.00	22,899.72	28,400.00	2,997.86	15,000.00	(13,400.00)
Fire- Intern paid	5296	11,800.00	7,600.00	10,000.00	640.00	3,000.00	(7,000.00)
Food	5300	2,950.00	3,491.17	3,900.00	2,487.07	3,900.00	0.00
Fuel	5305	53,500.00	58,865.28	62,200.00	41,735.04	65,200.00	3,000.00
Government Fees/Permits	5310	29,900.00	26,820.83	32,200.00	15,131.40	19,100.00	(13,100.00)
Janitorial / HH Supplies	5315	33,200.00	34,566.79	46,979.00	43,268.81	35,700.00	(11,279.00)
Instructors	5316	30,000.00	54,360.17	54,000.00	68,124.28	80,000.00	26,000.00
Insurance	5320	206,710.00	206,047.15	254,433.00	254,563.01	280,000.00	25,567.00
Legal Services	5335	10,000.00	16,074.00	10,000.00	5,850.00	16,000.00	6,000.00
Maint. - Vehicle Supplies	5340	500.00	206.42	600.00	593.69	1,100.00	500.00

Cameron Park Community Services District  
Statement of Revenues and Expenditures - Unposted Transactions Included In Report  
From 7/1/2024 Through 6/30/2025

## 01 - General Fund

		FY 2022 23 Final Budget	FY 2022 23 Actuals	FY 2023 24 Final Budget	FY 2023 24 Actuals	Total Budget - Proposed	Change from FY 2324 to 2425
Maint. - Buildings	5345	24,400.00	30,104.82	26,000.00	40,954.76	30,000.00	4,000.00
Maint. - Equipment	5350	33,800.00	40,417.88	42,350.00	47,394.18	56,000.00	13,650.00
Maint. - Grounds	5355	46,150.00	47,785.55	45,250.00	50,406.16	46,500.00	1,250.00
Maint. - Radio/Phones	5360	2,000.00	3,335.96	2,000.00	2,636.27	2,000.00	0.00
Maint. - Tires & Tubes	5365	12,600.00	16,831.22	13,400.00	9,411.76	14,400.00	1,000.00
Maint. - Vehicle	5370	32,700.00	38,673.62	32,500.00	57,960.04	54,000.00	21,500.00
Medical Supplies	5375	0.00	209.79	30,040.00	13,092.56	20,350.00	(9,690.00)
Memberships/Subscriptions	5380	12,200.00	11,408.05	12,150.00	11,736.57	13,550.00	1,400.00
Mileage Reimbursement	5385	3,900.00	2,756.85	2,900.00	1,407.93	1,000.00	(1,900.00)
Miscellaneous	5395	500.00	6,685.57	500.00	905.33	1,250.00	750.00
Office Supplies/Expense	5400	8,450.00	6,593.54	7,000.00	6,565.38	6,400.00	(600.00)
Pool Chemicals	5405	31,500.00	38,309.31	38,000.00	29,269.81	35,000.00	(3,000.00)
Postage	5410	4,000.00	1,971.30	2,250.00	1,349.40	2,100.00	(150.00)
Printing	5415	550.00	566.66	750.00	585.85	600.00	(150.00)
Professional Services	5420	20,683.00	47,924.75	136,750.00	123,704.59	46,500.00	(90,250.00)
Program Supplies	5421	13,000.00	15,614.70	16,000.00	5,167.25	12,000.00	(4,000.00)
Publications & Legal Notices	5425	450.00	1,347.60	1,180.00	1,546.19	2,450.00	1,270.00
Radios	5430	1,000.00	1,007.90	1,000.00	0.00	0.00	(1,000.00)
Rent/Lease - Equipment	5440	2,100.00	3,609.47	11,900.00	2,949.62	4,240.00	(7,660.00)
Staff Development	5455	25,500.00	20,265.96	22,800.00	21,883.38	23,450.00	650.00
Special Events	5465	0.00	0.00	0.00	305.89	0.00	0.00
Phones/internet	5470	46,900.00	53,169.55	55,000.00	44,963.61	54,250.00	(750.00)
Tuition	5486	0.00	0.00	0.00	151.00	1,000.00	1,000.00
Utilities - Water	5490	50,500.00	56,411.35	41,500.00	40,060.50	53,000.00	11,500.00
Utilities - Gas	5491	93,500.00	143,475.80	150,000.00	83,058.94	106,000.00	(44,000.00)
Utilities - Electric/Solar	5492	136,200.00	152,411.57	157,000.00	130,236.47	153,000.00	(4,000.00)
Cal Fire In Kind Purchases	5501	4,000.00	10,624.91	15,000.00	3,778.15	11,000.00	(4,000.00)
Capital Equipment Expense	5625	0.00	189,004.17	0.00	1,179.75	0.00	0.00
Transfer Out	7000	9,020.00	9,020.00	9,020.00	0.00	9,020.00	0.00
Transfer to Reserve	7001	500,000.00	0.00	0.00	0.00	0.00	0.00
Total Expenditures		<u>7,542,901.00</u>	<u>7,473,971.83</u>	<u>8,566,211.00</u>	<u>4,862,982.42</u>	<u>7,323,737.00</u>	<u>(1,242,474.00)</u>
Net Revenue Over Expenditures		<u>(500,000.00)</u>	<u>(163,515.13)</u>	<u>(503,173.00)</u>	<u>1,681,505.74</u>	<u>(579,258.00)</u>	<u>(76,085.00)</u>

Cameron Park Community Services District  
Statement of Revenues and Expenditures - Unposted Transactions Included In Report  
From 7/1/2024 Through 6/30/2025

02 - CC&amp;R

		FY 2022 23 Final Budget	FY 2022 23 Actuals	FY 2023 24 Preliminary Budget	FY 2023 24 Actuals	Total Budget - Proposed	Change from FY 2324 to 2425
Operating Revenue							
Property Taxes	4110	250.00	351.47	300.00	158.34	300.00	0.00
Special Assessments	4135	81,600.00	79,020.08	78,700.00	76,806.71	80,000.00	1,300.00
Arc Review Fees	4140	30,000.00	28,058.00	30,000.00	22,748.25	30,000.00	0.00
Settlements	4450	0.00	0.00	0.00	13,947.27	0.00	0.00
Interest Income	4505	500.00	2,620.71	2,000.00	4,543.75	5,000.00	3,000.00
<b>Total Operating Revenue</b>		<b>112,350.00</b>	<b>110,050.26</b>	<b>111,000.00</b>	<b>118,204.32</b>	<b>115,300.00</b>	<b>4,300.00</b>
Expenditures							
Salaries - Perm.	5000	75,177.00	73,121.25	80,000.00	58,609.55	89,000.00	9,000.00
Overtime	5020	0.00	21.89	0.00	106.16	0.00	0.00
Health Benefit	5130	10,310.00	10,659.21	11,000.00	10,623.46	12,500.00	1,500.00
Dental Insurance	5140	750.00	750.00	750.00	687.50	750.00	0.00
Vision Insurance	5150	137.00	141.18	150.00	119.46	130.00	(20.00)
CalPERS Employer	5160	4,768.00	4,572.46	4,800.00	4,314.45	4,905.00	105.00
Worker's Compensation	5170	494.00	1,603.05	1,000.00	797.60	1,500.00	500.00
FICA/Medicare Employer	5180	1,847.00	1,615.46	2,000.00	4,148.10	6,000.00	4,000.00
Contribution							
UI/TT Contribution	5190	320.00	311.51	400.00	208.63	400.00	0.00
Advertising/Marketing	5209	300.00	0.00	100.00	0.00	0.00	(100.00)
Agency Administration Fee	5210	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
Bank Charge	5221	5,000.00	1,396.40	2,000.00	955.40	1,500.00	(500.00)
Clothing/Uniforms	5230	200.00	0.00	0.00	0.00	0.00	0.00
Computer Software	5231	5,000.00	4,596.15	5,000.00	4,785.61	5,000.00	0.00
Computer Hardware	5232	0.00	0.00	1,500.00	0.00	0.00	(1,500.00)
Contract Services - Other	5240	6,500.00	5,641.10	6,500.00	5,778.18	6,500.00	0.00
Food	5300	200.00	195.48	0.00	266.81	0.00	0.00
Fuel	5305	1,000.00	98.21	350.00	313.95	600.00	250.00
Government Fees/Permits	5310	0.00	0.00	0.00	15.00	0.00	0.00
Legal Services	5335	10,000.00	9,436.74	5,000.00	115.00	5,000.00	0.00
Maint. - Vehicle Supplies	5340	0.00	40.00	0.00	0.00	0.00	0.00
Maint. - Buildings	5345	0.00	0.00	0.00	165.00	0.00	0.00
Maint. - Equipment	5350	200.00	194.27	200.00	262.80	300.00	100.00
Maint. - Vehicle	5370	450.00	0.00	450.00	0.00	0.00	(450.00)
Memberships/Subscriptions	5380	0.00	0.00	0.00	7.45	0.00	0.00
Office Supplies/Expense	5400	300.00	88.19	150.00	107.26	150.00	0.00
Postage	5410	200.00	204.76	200.00	367.75	400.00	200.00
Printing	5415	250.00	0.00	0.00	0.00	0.00	0.00

Cameron Park Community Services District  
Statement of Revenues and Expenditures - Unposted Transactions Included In Report  
From 7/1/2024 Through 6/30/2025

02 - CC&amp;R

		FY 2022 23 Final Budget	FY 2022 23 Actuals	FY 2023 24 Preliminary Budget	FY 2023 24 Actuals	Total Budget - Proposed	Change from FY 2324 to 2425
Professional Services	5420	98.00	0.00	98.00	0.00	0.00	(98.00)
Publications & Legal Notices	5425	300.00	0.00	0.00	0.00	0.00	0.00
Rent/Lease - Equipment	5440	200.00	199.97	200.00	166.60	200.00	0.00
Staff Development	5455	0.00	0.00	0.00	90.00	200.00	200.00
Phones/internet	5470	5,000.00	5,083.83	5,000.00	4,043.68	6,000.00	1,000.00
Total Expenditures		<u>129,001.00</u>	<u>119,971.11</u>	<u>126,848.00</u>	<u>99,055.40</u>	<u>143,035.00</u>	<u>(16,187.00)</u>
Net Revenue Over Expenditures		<u>(16,651.00)</u>	<u>(9,920.85)</u>	<u>(15,848.00)</u>	<u>19,148.92</u>	<u>(27,735.00)</u>	<u>11,887.00</u>





**Budget and Administration Committee  
Special Meeting  
Tuesday, May 14, 2024  
6:30 p.m.**

**Cameron Park Community Center – Social Room  
2502 Country Club Drive  
Cameron Park, CA 95682**

# Agenda

Members: Director Monique Scobey (MS), Director Dawn Wolfson (DW),  
Alternate Director Tim Israel (TI)

Staff: Alan Gardner, General Manager; Christina Greek, Finance/HR Officer

## **CALL TO ORDER**

## **ROLL CALL**

*Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.*

## **ADOPTION OF AGENDA**

### **1. APPROVAL OF CONFORMED AGENDA**

- a. None



**OPEN FORUM**

*Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.*

**DEPARTMENT MATTERS**

2. Discussion on Budget restructuring for FY 2024/2025 and discussion of procedures. (A. Gardner & C. Greek)
3. Marble Valley – Discussion and request for residents’ support. (A. Gardner)
4. Lime Ridge – Discussion and request for residents’ support. (A. Gardner)
5. Landscape and Lighting Assessment Districts – Discussion of financial viability. (A. Gardner)

**6. ITEMS FOR FUTURE COMMITTEE MEETINGS**

**7. ITEMS TO FORWARD TO THE BOARD OF DIRECTORS**

**8. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

**ADJOURNMENT**

Cameron Park Community Services District  
2502 Country Club Drive  
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee  
Meeting  
Monday, May 6<sup>th</sup>, 2024  
5:30 p.m.**

**Cameron Park Community Center – Social Room**

**2502 Country Club Drive  
Cameron Park, CA 95682**

## **Agenda**

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candice Hill Calvert (CHC),  
Terry Eastwood (TE)  
Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

### **CALL TO ORDER**

### **ROLL CALL**

*Public testimony will be received on each agenda item as it is called. The principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.*

#### **1. APPROVAL OF AGENDA**

#### **2. APPROVAL OF CONFORMED AGENDA**

a. Conformed Agenda – CC&R Meeting – April 1<sup>st</sup>, 2024

### **OPEN FORUM**

*Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.*

## DEPARTMENT MATTERS

### 3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
  - o Total Cases Open = 58
    - Courtesy Notices – 13
    - Initial Notices – 8
    - Final Notices – 7
    - Pre-legal Notices – 5
    - Referred to Legal – 0
    - Outside Agency – 3
  - o Prior Month's Cleared Cases – 8
  - o Prior Month's New Cases – 11
  
- b. Architectural Review Projects – Period –April 2024
  - o Projects Reviewed – 26
  - o Projects Approved – 25

#### Summary of ARC Projects:

- o Roofs – 12
- o Solar – 1
- o Tree Removals – 1
- o Fences – 1
- o New Home Const. – 0
- o ADU/JADU – 4
- o Swimming Pool – 1
- o Exterior House Paint – 1
- o Carport – 0
- o Deck – 0
- o Exterior Renovation – 1
- o Siding Replacement – 1
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed – 1
- o Window Replacement – 1

### 4. Action Item – Staff is seeking approval for the following.

- a. **CCR21 - 1001 – 2431 Mellowdawn Ln. – Deer Trail Estates** – Improperly Stored Vehicles. This case originally went to pre-legal on 2/13/2023 for a boat, and commercial box dump trailer. The same violations have returned. During the Neighborhood Campaign in the area, staff found items in the same place as before.  
**Recommendation:** Typically, the violation status would pick up where it left off. Since the case is opening back up 14 months later, staff would like to reissue a pre-legal notice. The Owner is the same as in 2023.

## **5. Staff Updates – (Not an action item)**

- a. Neighborhood Campaign – Cameron Park N. #3 on Knollwood, Kimberly and Oakwood. Campaign letters were specific to trailers. Clause 11 – Vehicle Storage. This campaign has been completed.
- b. The CC&R/ARC department publicized a new program we are calling “Site Assistance”. This program reminds residents that a ARC staff member can (by appointment) meet with a homeowner at their property to review new projects and guide them through the CC&Rs to ensure that their project meets the required CC&R criteria. We want to help our residents complete their projects without any costly corrections or removals. Since the announcement at the beginning of April, Staff has had 6 site visits assisting residents.
- c. CCR23-1014 2885 Holly Hills Ln. – Owner submitted application for fence correction in February and received approval for the fence correction to be made. Per the approval letter. This must be done by Mid-May. If not completed. The case will move forward with legal.
- d. CCR22-1099 Sheridan Rd., CCR23-1076 3605 Millbrae Rd. are on prelegal hold while neighborhood campaign time periods provide additional results on other properties in that neighborhood. Other residents are making improvements for storage and staff is working with those residents prior to moving into legal on residents.

## **6. Items for Future CC&R Committee Agendas**

## **7. Items to take to the Board of Directors**

## **MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

## **ADJOURNMENT**

Cameron Park Community Services District  
2502 Country Club Drive  
Cameron Park, CA 95682



**Fire & Emergency Services Committee  
Special Meeting  
Tuesday, May 14, 2024  
5:30 p.m.**

**Cameron Park Community Center – Social Room**

**2502 Country Club Drive  
Cameron Park, CA 95682**

# Agenda

Members: Director Eric Aiston (EA) & Director Dawn Wolfson (DW)  
Alternate, Director Sidney Bazett (SB)

Staff: General Manager Alan Gardner, Chief Dusty Martin & Chief Kalan Richards

**CALL TO ORDER**

**ROLL CALL**

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**ADOPTION OF AGENDA**

**APPROVAL OF CONFORMED AGENDA**

**OPEN FORUM**

Cameron Park Community Services District  
2502 Country Club Drive  
Cameron Park, CA 95682



*Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.*

### **DEPARTMENT MATTERS**

- 1. Board discussion on CalFire Contract.**
- 2. Staff Updates – Discussion Only**
  - a. Fire Department Report (K. Richards)**
  - b. Fire Prevention Report (K. Richards)**
- 3. Items for June and Future Committee Agendas**
- 4. Items to take to the Board of Directors**

### **MATTERS TO AND FROM COMMITTEE MEMBERS**

### **ADJOURNMENT**

Cameron Park Community Services District  
2502 Country Club Drive  
Cameron Park, CA 95682



**Parks & Recreation Committee**  
**Monday, May 6, 2024**  
**6:45 p.m.**

**Cameron Park Community Center – Social Room**

**2502 Country Club Drive**  
**Cameron Park, CA 95682**

# **Agenda**

Members: Tim Israel (TI), Eric Aiston (EA), Alternate: Monique Scobey (MS).

Staff: General Manager Alan Gardner and Parks & Facilities Superintendent Mike Grassle

**THIS MEETING HAS  
BEEN CANCELLED**