



**BOARD OF DIRECTORS  
REGULAR MEETING AGENDA  
Wednesday, July 17, 2024  
6:30 pm**

*2502 Country Club Drive  
Cameron Park, CA , 95682-Social Room*

**Board Members**

Monique Scobey, President

Dawn Wolfson, Vice President    Eric Aiston, Director

Sidney Bazett, Director    Tim Isreal, Director

*Mission Statement*

“ Preserve and enhance the quality of life and to safeguard the health, safety and welfare of our community.”

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**1. CALL TO ORDER**

- A. Roll Call
- B. Pledge of Allegiance

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**2. ADOPTION OF THE AGENDA**

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

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**3. 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.*

## 4. OPEN FORUM FOR NON-AGENDA ITEMS

*According to State Law Pursuant to the Government Code Section 54954.3 (the Brown Act), members of the public may speak on any agenda item. The Board President will call for public comment. Those wishing to address the Board on any item not on the agenda that falls within the jurisdiction of the Board of Directors, may do so during Public Forum. The Board of Directors is prohibited from discussing issues not on the agenda brought to them at this time.*

*Please follow the procedures for speaking:*

- *Public members desiring to provide comments, must raise their hand and wait to be recognized by the Board President, speak from the podium, and begin by stating their name.*
- *Comments must be directed only to the Board.*
- *Disruptive conduct shall not be permitted at any Board meeting. Persistence in disruptive conduct shall be grounds for summary termination of the privilege to address the Board of Directors.*
- *There is a three (3)–minute time limit per speaker and/or 10 minutes in total if speaking on behalf of a group.*
- *The Board is not permitted to take action on items addressed under the Public Forum.*
- *The Board President is responsible for maintaining an orderly meeting.*

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## 5. 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.*

### A. CONFORMED AGENDA

- Regular Board of Directors Meeting, June 19, 2024

### B. APPROVE RESOLUTION 2024-15 UPDATING THE 24/25 QUIMBY BUDGET

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## 6. INFORMATIONAL ITEMS

- A. Board Reports
- B. General Manager's Report
- C. Finance Office Report
- D. Parks Report
- E. Recreation and Community Center Report
- F. Fire Report

## 7. COMMITTEES

- A. **Budget & Administration**-July 2, 2024 **(Cancelled)**
    - Dawn Wolfson and Monique Scobey
  - B. **Covenants, Conditions & Restrictions**- July 1, 2024 **(CC&R)**
    - Tim Isreal & Sid Bazett
  - C. **Fire & Emergency Services** July 2, 2024 **(Cancelled)**
    - Eric Aiston & Dawn Wolfson
  - D. **Parks & Recreation**-July 1, 2024 **(Cancelled)**
    - Tim Isreal & Eric Aiston
  - E. **Fire Annexation Ad Hoc Committee**
    - Eric Aiston & Monique Scobey
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## 8. ACTION ITEMS

- A. **Request to begin preliminary negotiations with El Dorado Hills Fire Department.**
  - **Possible Action**- Approve General Manager to begin preliminary negotiations with EDH FD
- B. **Contract for Services with Don Ashton**
  - **Possible Action**- Adopt Resolution 2024-16 Authorizing the General Manager to execute an agreement with Municipal Management Solutions, LLC

## 9. PUBLIC HEARING

- A. **LLAD Final Budget**
  - **Possible Action**- Adopt Resolution 2024-17 Approving Lighting and Landscape Districts' Engineer's Report, Confirming Diagram and Assessments, and Directing Auditor-Controller of El Dorado County to Continue and to Collect Assessments for Fiscal Year 2024-25
- B. **G.O. Bond Taxation Rate**
  - **Possible Action**- Adopt Resolution 2024- 18 Stating the Purposes and Fixing the Amount of Money to be Raised by Taxation to the District to Pay Voter Approved Debt for the Fiscal Year 2024-25 and Setting the Tax Rate

## 10. CLOSED SESSION

- **Conference with Labor Negotiators, General Manager Alan Gardner and Finance/HR Officer Christina Greek, pursuant to Government Code section 54957.6, all units.**
- **Public Employee Annual Performance Evaluation pursuant to Government Code Section 54957. Position: General Manager**
- **Conference with Legal Counsel Litigation Significant exposure to litigation (Gov. Code§ 54956.9(d)(2))**
- **Report out of closed session**

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## 11. General Matters to/from Board Members and Staff

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## 12. ADJOURNMENT

The next regularly scheduled meeting of the Cameron Park Community Services District Board of Directors is Wednesday, August 21, 2024, at 6:30 p.m. in the Social Room located at 2502 Country Club Drive Cameron Park, CA , 95682.

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Please contact the District office at (530) 677-2231 or [CPCSD@cameronpark.org](mailto:CPCSD@cameronpark.org) if you require public documents in alternate formats or accommodation during public meetings. For the public's information, we are taking email requests at [CPCSD@cameronpark.org](mailto:CPCSD@cameronpark.org) for future notification of Cameron Park Community Services District meetings.

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## Agenda Transmittal

**DATE:** July 17<sup>th</sup>, 2024

**FROM:** Mike Grassle, Parks & Facilities Superintendent

**AGENDA ITEM #05B**      **RE-APPROVAL OF QUIMBY FEE'S**

**RECOMMENDED ACTION:** Approve the use of Quimby Fee's for the Teleconference system and the Automatic Gate in fiscal year 2024/25

### Background

The Board of Director's approved Quimby Fee's to be spent to fund the Teleconference System at the Community Center and the Automatic Payment Gate at Cameron Park Lake. There was considerable progress made on these projects, but they were not completed during the fiscal year 2023-24. Per Quimby rules these funds need to be reapproved by the Board of Directors to be spent in fiscal years 2024/25.

### Discussion

During the March 20<sup>th</sup>, 2024, Board of Directors meeting \$75,000 was approved out of Quimby to fund the automatic gate project. During the April 17<sup>th</sup> Board of Directors meeting an additional \$12,000 was approved to fund asphalt improvements required by the Fire Marshal.

During the Fire Marshal plan check review, it was noted on June 3<sup>rd</sup>, 2024, that the district needed to upgrade the original emergency vehicle sensor to an Opticom 3M. Upgrading the sensor added an additional \$5,000 to the equipment cost. Staff are requesting an additional \$5,000 from Quimby to fund the Opticom 3M emergency sensor. See total funding amount below.

Phase one of the Teleconference System project is underway. Phase 2 is scheduled to be installed towards the end of August. The district received a grant from the El Dorado Air Quality Management District to fund 80% of this project. The Board of Directors

approved using \$25,000 out of Quimby during the March 2024 meeting. The district needs to reapprove those funds to be spent in fiscal year 2024/25.

<b>Park/Facilities Improvement Plan Quimby Budget List</b>			
<b>Park/Facilities Projects</b>	<b>Cost</b>	<b>Funding Source</b>	<b>Estimated FY of Completion</b>
Cameron Park Lake automated parking gate	\$ 94,000	Quimby Fee's	24/25
Teleconference AV System	\$25,000	Grant & Quimby Fee's	24/25
<b>TOTAL</b>	<b>\$119,000</b>		

**Recommendation**

Approve moving 23/24 budgeted Quimby Fee’s to fund the automated gate project at Cameron Park Lake and the Teleconference System at the Community Center into Fiscal Year 2024/25

**Attachment:**

- 1. Resolution 2024-15**

**RESOLUTION NO. 2024-15**  
**OF THE BOARD OF DIRECTORS OF THE**  
**CAMERON PARK COMMUNITY SERVICES DISTRICT**  
**July 17, 2024**

**RESOLUTION 2024-15 AUTHORIZING \$119,000 OF QUIMBY FUNDS TO BE  
MOVED FROM THE 2023/24 FY QUIMBY BUDGET TO 2024/25 FISCAL YEAR**

*WHEREAS*, During the March 20th, 2024, Board of Directors meeting \$75,000 was approved out of Quimby to fund the automatic gate project; and

*WHEREAS*, During the April 17th Board of Directors meeting an additional \$12,000 was approved to fund asphalt improvements required by the Fire Marshal; and

*WHEREAS*, the Cameron Park Community Services District approved on March 20, 2024 the use of Quimby fees to fund the installation of the automated gate at Cameron Park Lake; and

*WHEREAS*, During the Fire Marshal plan check review, it was noted on June 3rd, 2024, that the district needed to upgrade the original emergency vehicle sensor to an Opticom 3M. Upgrading the sensor added an additional \$5,000 to the equipment cost; and

*WHEREAS*, The Board of Directors approved using \$25,000 out of Quimby during the March 2024 meeting.

*NOW, THEREFORE, BE IT RESOLVED* that the Board of Directors of the Cameron Park Community Services District does hereby authorize staff to use up to \$119,000 of Quimby Fees for projects approved for the 2023/2024 fiscal year in the current 2024/2025 fiscal year.

*PASSED AND ADOPTED* by the Board of Directors of the Cameron Park Community Services District at a regularly scheduled meeting held on July 17th, 2024, by the following vote of said Board:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

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Alan Gardner, General Manager  
Secretary to the Board

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Director Monique Scobey, President  
Board of Directors





## Agenda Transmittal

**DATE:** July 17, 2024

**FROM:** Alan Gardner, General Manager

**AGENDA ITEM #6B:**

**RECOMMENDED ACTION:** Receive and File

### GENERAL MANAGER'S JULY REPORT TO THE BOARD

This month begins a new reporting process where each department leader will provide a status report to the Board about the prior month or upcoming issues. I will still provide comments on some matters from the departments as well as other items. I would appreciate Board and resident feedback.

1. **New Board Member Workshop.** Tomorrow we are having the workshop for prospective Board members at 630PM in the Senior Room. Anyone interested must be a resident of the CSD. We will present a brief history of the CSD, including when it was established and how the various services were authorized and developed. We will also provide a summary of the general rules governing the Board and estimates of the time commitment.
2. **The Summer Spectacular.** The Recreation team will provide their own summary. What I would like to highlight is **the wonderful air show put on by three residents of the Air Park, Chuck Wahl, Julie Clark, and Mike Brewer.** As one who likes WWII era planes, and even built and flew a model of the Mustang with operating bomb racks, it was a real thrill not just for me, but everyone I talked to about the event. **A very special thank you to the three of you.**

It does seem, despite being one of the hottest days of the year, attendees enjoyed their time. This was especially true of our kids' zone, with almost 6 hours of multiple water features, including a dunk tank, all included in the price of admission. And the concluding fireworks were one of the best shows I've seen in a long time.

My team had to quickly put the program together after the first of the year without any remaining program materials or guidance from prior years. We were very thankful for

the wonderful number of volunteers that really helped in every way to make the experience a happy one. For 2025, we are reviewing the good and the not so good, and plan on starting with preliminary work in September.

3. **Vandalism, Theft and Parking in Fire Lanes.** Over the last several months we have had a regular number of incidents of significant vandalism damaging our facilities, and break-ins stealing District property. There has also been a repeated and significant failure by visitors to obey the parking rules.

The vandalism and theft are now the subject of a posted **\$5000 reward** leading to the arrest and conviction of the persons responsible.

Parking issues usually occur during group activities and sometimes outside of such activities. Vehicles have parked in fire lanes, single lane areas, or placed tents and other materials in those areas. This conduct prevents emergency personnel from having necessary access when responding at the Community Center. **Remember over 90% of the Fire Department's calls are for emergency medical issues.** Therefore, there are now signs posted around the Community Center and other similar areas that **offending vehicles will be towed.** The telephone number to reclaim the vehicle is on the sign.

4. **Marble Valley/Lime Ridge proposed developments.** We have continued our fight for compensation from the 50% increase in homes and population that will directly impact on our facilities. To that end we met with the Assistant Director of Planning and had an hour-long meeting. It was a cordial exchange of information, but we made clear that the environmental impact statements for both projects were legally deficient and did not comply with the California Environmental Quality Act's requirements, because the impacts on CPCSD were not considered and no mitigations were planned. We must have compensation for the use and maintenance of our facilities that the projects will impose over time. We are continuing to meet with other potential allies to achieve fairness for the CPCSD.

**It would help** if residents sent messages to the Board of Supervisors and the El Dorado County Local Area Formation Commission protesting the developments without considering the impacts on CPCSD and providing necessary compensation and mitigations.

5. **Budget.** Staff have continued refining the preliminary budget and determining how to reduce and manage the potential deficit. Please note that among continuing increases we cannot prevent are various insurances and CalPERS.

We also intend to present a capital budget for the first time in a number of years. While there is no current funding for a capital budget, it is important to demonstrate to

residents the repair, upgrade and replacement of facilities that would normally occur on a reasonable schedule if the money was available.

The final proposed budget will be presented at the August Board meeting. The approved final budget must be provided to the County in September.

6. **Union Memorandum of Understanding.** Staff have been working with the Union to develop a new two-year agreement. This will be presented and discussed in tonight's closed session. It is not set for Board action tonight and will be presented for approval at the next Board meeting.
7. **Staffing.** We will be initiating changes to use our staff more efficiently and to provide broader coverage. These will occur over the next couple of months.
8. **FEMA Recovery of expenses from the 2023 flood.** Our Park Superintendent has been managing this. He just reported:

I received an email yesterday [July 10, 2024] stating we have one of the five projects pending review. I would anticipate that FEMA obligates the last project within the next 2 weeks. Once all five projects are obligated FEMA will set up the Recovery Transition Meeting. That is the 1<sup>st</sup> step towards recovering funds from the flood damage that occurred. I will let you both know when the FEMA Recovery Transition Meeting is scheduled.

I have worked with FEMA several times on recovery claims. The delays in final adjustments to a claim and receiving payment and a potential subsequent audit are, unfortunately, normal.

9. **Office of Emergency Services/Red Cross Sheltering Needs.** The week of July 4<sup>th</sup> there were multiple local fires that required evacuation. We are a designated County evacuation center. Since our day camps and other activities were not in session for that week, we made our facilities available.

Since this appears to already be a very active fire season that will probably run to the end of the year, we discussed future availability with OES. Since we have a full camp and a number of rentals for July, we suggested that since the County schools did not resume until August, and the libraries are also available this month, we be the last resort for July. We could be of service beginning in August, but we also advised OES of the issue with advance rentals. We committed to do our best to make everything work.

10. **Fire Service.**

**Cal Fire.** We have met with Cal Fire about a three-year extension to the current agreement when it expires in June of 2025. The agreement will continue to have a one-year notice provision for termination. Since Cal Fire provided estimated not to exceed

numbers which they expect to be very close but will not have final budget numbers until the end of the year, the extension will be finalized at that time.

**Potential Annexation.** Tonight, the public will have an additional comment period on Don Ashton's Report and Recommendation for our long-term fire services.

This investigation has gone on for over a year. Mr. Ashton, who was the County's CAO, was in the meetings, was our consultant throughout, and wrote the final report for \$8800. The report considered all three Fire Department options and recommended the El Dorado Hills Department.

All three Departments are fine organizations with dedicated personnel that risk their lives every day. My job as General Manager is to help the Board determine if the recommendation by a well-respected public servant working as our advisor is viable and in the CPCSD's long term interest.

I suggest that it does not have to be a long process to determine if EDH could be a viable partner. I will not publicly disclose potential deal points since that obviously weakens our negotiating position. To that end I'm requesting the Board to allow preliminary discussions to begin to determine if there is a basis for an agreement with EDH.

Respectfully submitted,

Alan Gardner

*Cameron Park  
Community Services District*



## **Agenda Transmittal**

**DATE:** July 17, 2024

**FROM:** Christina Greek, Finance Officer

**AGENDA ITEM #5D:** FINANCE & ADMINISTRATION REPORT

**RECOMMENDED ACTION:** Receive and File

### Monthly Department Financial Reporting

Tasks the accounting office staff has been working on:

- Bank Interest calculations
- Credit Card reconciliation & fee allocations
- Copier fee allocations
- Payroll changes - rehires, new hires, separations.
- Minimum Wage adjustments to wage scale & employees under min wage.
- Ongoing Audit requests
- Reviewing daily positive pay files in banking to avoid fraud.
- VOID lost checks/invoices & reissues (lost in mail, etc.)
- Ongoing Vendor/W9 updates to Abila, preparing for Vendor 1099 processing & filing.
- Ongoing IT issues, computer inventory, server room review, budget, contract, tickets, on site visits
- Vehicle titles, licenses, department changes, updates, etc. ongoing
- Employment Verifications
- First responder fee account daily reconciliation
- Update Benefits Spreadsheet, SSA1945 Forms, I-9's, etc.
- EOM and EOY reports for Payroll,.
- Cash at the county monthly reconciliation
- Bank reconciliations
- Monthly revenue and expenditure reporting to department heads
- Staff reports and agenda review for BOD and Committees
- Staff reports for BOD meeting.
- Continuing Audit pulls for FY22/23
- Year-end Journal entry preparation FY 23/24

The Finance Officer and General Manager have been working with the Union on labor negotiations and have been working with department managers to review their current FY 24/25 budgets to identify and restructure and/or cost savings measures. The Finance Department has been working with the Recreation Department to provide a cost analysis for the pool and will continue to work together to update swim team MOUs and work on programming along with finding ways to bring more time for our residents to enjoy our pool. Moving forward the Finance office will be providing more monthly reports to the BOD and the Public on where are financials are each month.

**Attachments:**

- June Check Register

**Cameron Park Community Services District**

**Check/Voucher Register - Check Register**

From 6/1/2024 Through 6/30/2024

<u>Vendor Name</u>	<u>Description</u>	<u>Check Amount</u>	<u>Check Date</u>	<u>Check #</u>
	Payroll GL 06/07/24 PP12	45,467.23	6/6/2024	Payroll GL 06/07/24
		45,467.23	6/6/2024	Total Payroll GL 06/07/24
	Payroll GL 06/21/24 PP13	57,193.45	6/20/2024	Payroll GL 06/21/24
		57,193.45	6/20/2024	Total Payroll GL 06/21/24
2 Hot Activewear & Uniforms	Cal Fire Uniforms 6/6/24	3,561.04	6/13/2024	39133
		3,561.04	6/13/2024	Total 39133
49er Communications, Inc.	CalFire Radio/Speaker Mic Repairs 6/6/24	3,746.62	6/13/2024	39134
		3,746.62	6/13/2024	Total 39134
Abila	Accounting Software - July 2024 FY 24/25	920.61	6/13/2024	39136
		920.61	6/13/2024	Total 39136
ADM Screening	Pre-emp Screening Rec/FD 5/28/24	150.00	6/6/2024	39082
		150.00	6/6/2024	Total 39082
ADM Screening	Rec Pre-emp Screening 6/20/24	200.00	6/27/2024	39222
		200.00	6/27/2024	Total 39222
AFSCME District Council 57	Union Due for Payroll PP12 5/19-6/1/24	93.33	6/6/2024	39083
		93.33	6/6/2024	Total 39083
AFSCME District Council 57	Union Dues for Payroll PP13 6/2-6/15/24	97.30	6/20/2024	39186
		97.30	6/20/2024	Total 39186
Airespring Inc.	Internet Broadband Com Cntr/Lake - June 2024	1,002.06	6/6/2024	39084
		1,002.06	6/6/2024	Total 39084

**Cameron Park Community Services District**  
**Check/Voucher Register - Check Register**  
From 6/1/2024 Through 6/30/2024

<b>Vendor Name</b>	<b>Description</b>	<b>Check Amount</b>	<b>Check Date</b>	<b>Check #</b>
Airgas National Carbonation	CO2 Fill, Pool 5/10/24	397.51	6/6/2024	39085
		397.51	6/6/2024	Total 39085
Airgas National Carbonation	CO2 Fill, Pool 5/14/24	307.04	6/6/2024	39086
		307.04	6/6/2024	Total 39086
Airgas National Carbonation	CO2 Fill, Pool 5/21/24	371.84	6/13/2024	39137
		371.84	6/13/2024	Total 39137
Airgas National Carbonation	CO2 Fill, Pool 5/29/24	351.27	6/13/2024	39138
		351.27	6/13/2024	Total 39138
Airgas National Carbonation	CO2 Fill, Pool 5/31/24	106.37	6/20/2024	39187
		106.37	6/20/2024	Total 39187
Airgas National Carbonation	CO2 Fill, Pool 6/13/24	350.98	6/27/2024	39223
		350.98	6/27/2024	Total 39223
Airgas National Carbonation	CO2 Fill, Pool 6/6/24	398.03	6/20/2024	39188
		398.03	6/20/2024	Total 39188
Alan Rosenfeld	Contracted LG for Pool Parties 5/14,5/24/24	144.00	6/6/2024	39122
		144.00	6/6/2024	Total 39122
Alhambra	Water & Cooler rental 05/13/24-05/20/24	114.97	6/6/2024	39087
		114.97	6/6/2024	Total 39087
All Cycles	FD Supplies Fuel Hose/Trimmer Line 6/5/24	1,327.84	6/13/2024	39139
		1,327.84	6/13/2024	Total 39139



**Cameron Park Community Services District**

**Check/Voucher Register - Check Register**

From 6/1/2024 Through 6/30/2024

<u>Vendor Name</u>	<u>Description</u>	<u>Check Amount</u>	<u>Check Date</u>	<u>Check #</u>
Allstar Fire Equipment, Inc.	FD Annual SCBA Flowtest 5/31/24	1,125.00	6/13/2024	39140
		1,125.00	6/13/2024	Total 39140
Alyssa Handling	Cooking w/Kids Refund Cancelled Low Enroll. 5/27/24	130.00	6/6/2024	39114
		130.00	6/6/2024	Total 39114
Amber Guerrero	Inst. Pay Zumba Classes 5/06-5/27/24	126.00	6/6/2024	39113
		126.00	6/6/2024	Total 39113
Andrea Meyer	All Sorts of Sports Refund (CSD Cancellation) 5/31/24	179.00	6/27/2024	39242
		179.00	6/27/2024	Total 39242
Andrew Stoddard	Camp Refund Due to Error (Non Full Time) 5/12/24	460.00	6/20/2024	39216
		460.00	6/20/2024	Total 39216
Annah Rulon	All Sorts of Sports Refund (CSD Cancellation) 5/4/24	179.00	6/27/2024	39248
		179.00	6/27/2024	Total 39248
Arnolds for Awards, Inc.	GM Meeting name plate, A Gardner 06/25/24	18.60	6/27/2024	39225
		18.60	6/27/2024	Total 39225
AT&T Calnet 3	CSD Phone lines 04/24-05/23/24 BAN 9391035823	476.29	6/6/2024	39088
		476.29	6/6/2024	Total 39088
AT&T Calnet 3	CSD Phone Lines BAN#9391035823 5/24-6/23/24 FY 23/24	476.29	6/27/2024	39226
		476.29	6/27/2024	Total 39226
AT&T Calnet 3	FD89 Fax Line BAN#9391035819 5/10-6/9/24	29.12	6/20/2024	39189

**Cameron Park Community Services District**

**Check/Voucher Register - Check Register**

From 6/1/2024 Through 6/30/2024

<u>Vendor Name</u>	<u>Description</u>	<u>Check Amount</u>	<u>Check Date</u>	<u>Check #</u>
		29.12	6/20/2024	Total 39189
AT&T Calnet 3	FD89 Phone Lines BAN9391035822 4/24-5/23/24	183.63	6/6/2024	39089
		183.63	6/6/2024	Total 39089
Brighton Energy	CC Solar 5/1-5/31/24	6,364.51	6/13/2024	39141
		6,364.51	6/13/2024	Total 39141
Brighton Energy	FD89 Solar 5/1-5/31/24	2,285.44	6/13/2024	39142
		2,285.44	6/13/2024	Total 39142
Bryan Wild	Inst. Pay Artsy Squirrel Camp 6/10-6/28/24	3,870.00	6/27/2024	39260
		3,870.00	6/27/2024	Total 39260
California Public Employee's Retirement System	CalPERS 457 for Payroll 06/07/24 PP12	425.00	6/7/2024	1002654322
		425.00	6/7/2024	Total 1002654322
California Public Employee's Retirement System	CalPERS 457 for Payroll 06/21/24 PP13	425.00	6/21/2024	1002664108
		425.00	6/21/2024	Total 1002664108
California Public Employee's Retirement System	CalPERS Health - June 2024 (CC)	2,563.33	6/5/2024	1002649758
California Public Employee's Retirement System	CalPERS Health - June 2024 (EE w/h)	2,604.83	6/5/2024	
California Public Employee's Retirement System	CalPERS Health - June 2024 (Ret. Admin 1000)	1,714.27	6/5/2024	
California Public Employee's Retirement System	CalPERS Health - June 2024 (Ret. Rec 5000)	2,311.80	6/5/2024	
California Public Employee's Retirement System	CalPERS Health - June 2024 (CC&R)	1,024.68	6/5/2024	

**Cameron Park Community Services District**

**Check/Voucher Register - Check Register**

From 6/1/2024 Through 6/30/2024

<u>Vendor Name</u>	<u>Description</u>	<u>Check Amount</u>	<u>Check Date</u>	<u>Check #</u>
California Public Employee's Retirement System	CalPERS Health - June 2024 (Admin)	5,435.97	6/5/2024	
California Public Employee's Retirement System	CalPERS Health - June 2024 (Parks)	5,311.17	6/5/2024	
California Public Employee's Retirement System	CalPERS Health - June 2024 (Rec)	2,049.36	6/5/2024	
California Public Employee's Retirement System	CalPERS Health - June 2024 (Ret. Fire 3000)	1,841.56	6/5/2024	
California Public Employee's Retirement System	CalPERS Health - June 2024 (Ret. Parks 4000)	1,989.60	6/5/2024	
		<hr/>		
		26,846.57	6/5/2024	Total 1002649758
California Public Employee's Retirement System	CalPERS Retirement - Classic PP12 06-7-24	645.41	6/7/2024	1002654324
		<hr/>		
		645.41	6/7/2024	Total 1002654324
California Public Employee's Retirement System	CalPERS Retirement - Classic PP13 06-21-24	645.41	6/21/2024	1002664110
		<hr/>		
		645.41	6/21/2024	Total 1002664110
California Public Employee's Retirement System	CalPERS Retirement - Pepra PP12 06-07-24	5,511.60	6/7/2024	1002654326
		<hr/>		
		5,511.60	6/7/2024	Total 1002654326
California Public Employee's Retirement System	CalPERS Retirement - Pepra PP13 06-21-24	5,573.44	6/21/2024	1002664114
		<hr/>		
		5,573.44	6/21/2024	Total 1002664114
Carbon Copy, Inc.	Copier Count CCR, REC, Admin % May 2024	54.09	6/6/2024	39093
Carbon Copy, Inc.	FD89 Copier Count CS2553ci 5/1-5/31/24	18.98	6/6/2024	
		<hr/>		

**Cameron Park Community Services District**

**Check/Voucher Register - Check Register**

From 6/1/2024 Through 6/30/2024

<u>Vendor Name</u>	<u>Description</u>	<u>Check Amount</u>	<u>Check Date</u>	<u>Check #</u>
		73.07	6/6/2024	Total 39093
Carbon Copy, Inc.	Toner Delivery CS4053ci 6/11/24	5.00	6/20/2024	39190
		5.00	6/20/2024	Total 39190
Carbon Copy, Inc.	Waste Tank CS4053ci 5/13/24	5.00	6/6/2024	39093
		5.00	6/6/2024	Total 39093
CardConnect	Front Desk CC Devices Rental Mthly 05/01-05/31/24	50.00	6/6/2024	39094
		50.00	6/6/2024	Total 39094
Christina Greek	Cell Allowance - June 2024	100.00	6/6/2024	39112
Christina Greek	Home Printer/Supplies Allowance - June 2024	50.00	6/6/2024	
		150.00	6/6/2024	Total 39112
Christy Bergin	Cooking w/Kids Class Refund Low Enroll. Cancelled 6/2/24	130.00	6/6/2024	39091
		130.00	6/6/2024	Total 39091
Churchill's Hardware, Inc.	FD 88 & 89 Hardware Supplies	88.38	6/6/2024	39096
		88.38	6/6/2024	Total 39096
Churchill's Hardware, Inc.	Parks/CC Hardware Supplies	545.90	6/6/2024	39097
		545.90	6/6/2024	Total 39097
Cintas Corporation #622	CC Janitorial Supplies 5/21/24	262.92	6/6/2024	39098
Cintas Corporation #622	CC Janitorial Supplies 5/29/24	480.12	6/6/2024	
		743.04	6/6/2024	Total 39098
Cintas Corporation #622	CC Janitorial Supplies 6/4/24	265.34	6/13/2024	39145
		265.34	6/13/2024	Total 39145

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From 6/1/2024 Through 6/30/2024

<u>Vendor Name</u>	<u>Description</u>	<u>Check Amount</u>	<u>Check Date</u>	<u>Check #</u>
Clarissa Lowe	Lifeguard Training/Title 22 Reimb 6/1/24	185.00	6/20/2024	39210
		185.00	6/20/2024	Total 39210
Cody Faubert	Men's Basketball Officiating 5/7,5/14,5/21/24	715.00	6/6/2024	39110
		715.00	6/6/2024	Total 39110
Comcast	FD88 Internet 6/14-7/13/24	119.00	6/20/2024	39192
		119.00	6/20/2024	Total 39192
Comcast	FD89 Internet 6/11-7/10/24	210.29	6/20/2024	39191
		210.29	6/20/2024	Total 39191
Conforti Plumbing, Inc	CP Lake Emergency After Hour Call Main Line Stoppage 5/31/24	405.00	6/13/2024	39146
		405.00	6/13/2024	Total 39146
Dawn Avalon	Inst. Pay Tai Chi for Health Classes 5/3-5/31/24	132.60	6/6/2024	39090
		132.60	6/6/2024	Total 39090
Dawn Elizabeth Wolfson	DIR Comp Meetings 5/6,5/14,5/14,5/22/24	400.00	6/20/2024	39220
Dawn Elizabeth Wolfson	DIR Comp Meetings 6/12,6/19/24	200.00	6/20/2024	
		600.00	6/20/2024	Total 39220
De Lage Landen Financial Services, Inc.	CSD Copier Lease 5/15-6/14/24	235.95	6/27/2024	39230
		235.95	6/27/2024	Total 39230
De Lage Landen Financial Services, Inc.	CSD Copier Lease Pymt Splits 6/15-7/14/24	235.95	6/27/2024	39228
		235.95	6/27/2024	Total 39228

**Cameron Park Community Services District**

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<u>Vendor Name</u>	<u>Description</u>	<u>Check Amount</u>	<u>Check Date</u>	<u>Check #</u>
De Lage Landen Financial Services, Inc.	FD88 Copier Lease FY 23/24 & 24/25	64.35	6/27/2024	39229
		64.35	6/27/2024	Total 39229
De Lage Landen Financial Services, Inc.	FD89 Copier Lease FY Splits 23/24 & 24/25	196.82	6/27/2024	39227
		196.82	6/27/2024	Total 39227
Delta Dental of California	Dental - July 2024	1,389.38	6/27/2024	39231
		1,389.38	6/27/2024	Total 39231
Department of Justice	Rec/FD Pre-emp Fingerprinting May 2024	320.00	6/20/2024	39193
		320.00	6/20/2024	Total 39193
Department of Water Resources	Annual Dam Fee Cust#1021 FY 24/25	8,195.00	6/6/2024	39099
		8,195.00	6/6/2024	Total 39099
Dept. of Forestry & Fire Protection	FD Fstep Training RRAO FY 23/24 4/22-4/26/24	900.00	6/27/2024	39232
		900.00	6/27/2024	Total 39232
El Dorado County Air Quality Mgmt Dist.	FD Permits 02-1537 & 13-1615 ID:FA0005416	1,098.24	6/27/2024	39233
		1,098.24	6/27/2024	Total 39233
El Dorado County Environmental Mgmt.	CSD Event Coordinator/Occasional Event 6/17/24 SS 2024	171.00	6/20/2024	39195
		171.00	6/20/2024	Total 39195
El Dorado County Environmental Mgmt.	Permits for Summer Spectacular Vendor Fees 6/6/24	0.00	6/6/2024	39100
		0.00	6/6/2024	Total 39100

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<b>Vendor Name</b>	<b>Description</b>	<b>Check Amount</b>	<b>Check Date</b>	<b>Check #</b>
El Dorado County Environmental Mgmt.	SS Food Permits Bubble Hive 6/17/24	171.00	6/20/2024	39197
		171.00	6/20/2024	Total 39197
El Dorado County Environmental Mgmt.	SS Food Permits La Bangin Tacos 6/17/24	171.00	6/20/2024	39196
		171.00	6/20/2024	Total 39196
El Dorado Irrigation District	Bar J 15A Water/Landscape 3/22-5/22/24	416.75	6/13/2024	39153
		416.75	6/13/2024	Total 39153
El Dorado Irrigation District	Bar J B Water 3/23-5/23/24	699.25	6/13/2024	39154
		699.25	6/13/2024	Total 39154
El Dorado Irrigation District	Cam Valley Water/Landscape 3/19-5/16/24	104.20	6/6/2024	39101
		104.20	6/6/2024	Total 39101
El Dorado Irrigation District	CC Pool & Grounds Water/Sewer/Recycle 3/29-5/21/24	645.19	6/13/2024	39159
		645.19	6/13/2024	Total 39159
El Dorado Irrigation District	Chardi/CP Entry Water/Landscape 3/22-5/20/24	139.17	6/13/2024	39157
		139.17	6/13/2024	Total 39157
El Dorado Irrigation District	Christa McAuliffe Park Water 3/23-5/23/24	1,820.13	6/13/2024	39152
		1,820.13	6/13/2024	Total 39152
El Dorado Irrigation District	CM Merrchase - RR Water/Sewer 3/29-5/23/24	199.34	6/13/2024	39148
		199.34	6/13/2024	Total 39148

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<b>Vendor Name</b>	<b>Description</b>	<b>Check Amount</b>	<b>Check Date</b>	<b>Check #</b>
El Dorado Irrigation District	Com ctr Bldg Water/Sewer 3/29-5/21/24	2,258.16	6/13/2024	39158
		2,258.16	6/13/2024	Total 39158
El Dorado Irrigation District	CP Lake Water/Sewer 3/29-5/24/24	960.11	6/13/2024	39156
		960.11	6/13/2024	Total 39156
El Dorado Irrigation District	David West Water 3/23-5/21/24	733.86	6/13/2024	39155
		733.86	6/13/2024	Total 39155
El Dorado Irrigation District	Dog Park Water 3/22-5/21/24	225.54	6/13/2024	39150
		225.54	6/13/2024	Total 39150
El Dorado Irrigation District	Eastwood Water 3/16-5/16/24	121.20	6/6/2024	39102
		121.20	6/6/2024	Total 39102
El Dorado Irrigation District	Eastwood Water 3/19-5/16/24	186.72	6/6/2024	39103
		186.72	6/6/2024	Total 39103
El Dorado Irrigation District	Eastwood Water/Landscape 3/19-5/16/24	84.40	6/6/2024	39104
		84.40	6/6/2024	Total 39104
El Dorado Irrigation District	FD88 Water/Sewer 3/29-5/21/24	423.31	6/13/2024	39149
		423.31	6/13/2024	Total 39149
El Dorado Irrigation District	FD89 Water/Sewer 3/29-5/23/24	3,150.48	6/13/2024	39147
		3,150.48	6/13/2024	Total 39147
El Dorado Irrigation District	Northview Park Water 3/19-5/16/24	157.20	6/6/2024	39105
		157.20	6/6/2024	Total 39105



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<b>Vendor Name</b>	<b>Description</b>	<b>Check Amount</b>	<b>Check Date</b>	<b>Check #</b>
El Dorado Irrigation District	Rasmussen Park Water/Sewer 3/29-5/21/24	311.32	6/13/2024	39151
		311.32	6/13/2024	Total 39151
El Dorado National Forest	CC Full Hall Deposit Refund 6/5/24	700.00	6/13/2024	39160
		700.00	6/13/2024	Total 39160
El Dorado Weed Control	Parks & Lake Chemical Weed Control 5/18/24	608.34	6/20/2024	39198
El Dorado Weed Control	Parks Chemical Weed Control 2/23-4/20/24	15,136.81	6/20/2024	
		15,745.15	6/20/2024	Total 39198
Epperson Law Group, PC	Legal, Srvs, Calls, Emails, Mtgs 5/1-5/31/24	1,458.00	6/6/2024	39106
		1,458.00	6/6/2024	Total 39106
Ewing Irrigation Products, Inc.	Cam Valley Irrigation Supplies 5/21/24	161.28	6/6/2024	39107
Ewing Irrigation Products, Inc.	Christa Irrigation Supplies 5/21/24	114.37	6/6/2024	
Ewing Irrigation Products, Inc.	CP Lake PVC Pipe 5/21/24	28.28	6/6/2024	
		303.93	6/6/2024	Total 39107
Ewing Irrigation Products, Inc.	D. West Irrigation Supplies (w/Credit) 6/11/24	62.84	6/27/2024	39234
		62.84	6/27/2024	Total 39234
Ewing Irrigation Products, Inc.	Silver Springs Irrigation/ Bubbler 5/20/24	180.14	6/6/2024	39107
		180.14	6/6/2024	Total 39107
Executech	MSA, IT Srvc, June 2024	3,158.56	6/6/2024	39108
		3,158.56	6/6/2024	Total 39108
Failsafe Testing LLC	FD CPF D Maint. Annual Ladder 5/13/24	1,848.98	6/6/2024	39109
Failsafe Testing LLC	FD E89 Ladder Repair 5/28/24	180.00	6/6/2024	

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<u>Vendor Name</u>	<u>Description</u>	<u>Check Amount</u>	<u>Check Date</u>	<u>Check #</u>
		2,028.98	6/6/2024	Total 39109
Fireworks & Stage FX America, LLC	SS 2024 Fireworks (50% deposit) 6/20/24	10,000.00	6/20/2024	39200
		10,000.00	6/20/2024	Total 39200
Fireworks & Stage FX America, LLC	SS 2024 Fireworks Balance Due 6/22/24	10,000.00	6/27/2024	39235
		10,000.00	6/27/2024	Total 39235
Gina Helm	Camp Refund Moving 6/12/24	460.00	6/20/2024	39204
		460.00	6/20/2024	Total 39204
Golden State Equipment Repair	CC Labor/Parts Commercial Kitchen Dishwasher 6/12/24	951.03	6/20/2024	39202
		951.03	6/20/2024	Total 39202
Golden State Equipment Repair	CC Parts dishwahser repair 4/12/24	270.00	6/13/2024	39162
		270.00	6/13/2024	Total 39162
Hailey Marshall	Cell Allowance - June 2024	50.00	6/6/2024	39118
		50.00	6/6/2024	Total 39118
Hannah Alexander	Replacement Payroll Live Check DD was Invalid PP13	549.74	6/27/2024	39224
		549.74	6/27/2024	Total 39224
Hayley Sadecki	Mileage Reimb May 2024	13.40	6/6/2024	39124
		13.40	6/6/2024	Total 39124
Heartwood Professional Tree Management Inc.	CP Lake - Stump Grind 5/9/24	450.00	6/20/2024	39203
		450.00	6/20/2024	Total 39203
Hi - Tech E V S, Inc.	FD E-289 Parts 5/30/24	1,603.00	6/6/2024	39115
		1,603.00	6/6/2024	Total 39115

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<b>Vendor Name</b>	<b>Description</b>	<b>Check Amount</b>	<b>Check Date</b>	<b>Check #</b>
Highlander Termite & Pest Control	CC Pest Control 6/19/24	75.00	6/20/2024	39207
		75.00	6/20/2024	Total 39207
Highlander Termite & Pest Control	CC Pest Control 6/20/24	85.00	6/27/2024	39237
		85.00	6/27/2024	Total 39237
Highlander Termite & Pest Control	FD88 Pest Control 6/13/24	65.00	6/20/2024	39205
		65.00	6/20/2024	Total 39205
Highlander Termite & Pest Control	FD89 Pest Control 6/15/24	75.00	6/20/2024	39206
		75.00	6/20/2024	Total 39206
Home Depot Credit Services	Parks Misc Hardware Supplies 5/1/24 & 5/22/24	114.00	6/13/2024	39163
		114.00	6/13/2024	Total 39163
Hunt & Sons	Bulk Fuel 6/7/24	2,161.76	6/13/2024	39164
		2,161.76	6/13/2024	Total 39164
Hunt & Sons	FD Bulk Fuel 6/21/24	1,426.04	6/27/2024	39238
		1,426.04	6/27/2024	Total 39238
Interwest Consulting Group, Inc.	Fire Inpsect. Srvc Verne Sanders 6/7/24	199.83	6/20/2024	39208
Interwest Consulting Group, Inc.	Fire Inspect Srvc 13D FS 6/07/24	199.83	6/20/2024	
Interwest Consulting Group, Inc.	Fire Inspect Srvc Cedar & Twine 6/7/24	199.83	6/20/2024	

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<b>Vendor Name</b>	<b>Description</b>	<b>Check Amount</b>	<b>Check Date</b>	<b>Check #</b>
Interwest Consulting Group, Inc.	Fire Inspect. Forest Ridge Dental 6/7/24	199.83	6/20/2024	
		799.32	6/20/2024	Total 39208
Interwest Consulting Group, Inc.	Fire Inspect. Srvcs China House New Business 5/28/24	270.25	6/13/2024	39165
Interwest Consulting Group, Inc.	Fire Inspect. Srvcs FPD Clearance 5/1-6/4/24	372.50	6/13/2024	
Interwest Consulting Group, Inc.	Fire Inspect. Srvcs Grading Plans Twin Oaks 5/1-6/3/24`	301.25	6/13/2024	
Interwest Consulting Group, Inc.	Fire Plan Review Install Gal Diesel Tank/Generator 6/4/24	341.25	6/13/2024	
		1,285.25	6/13/2024	Total 39165
Jacquelyn Rupp	CC 1/2 Hall Deposit Refund 6/2/24	300.00	6/13/2024	39181
		300.00	6/13/2024	Total 39181
James Mog	Pre-Legal Postage for CC&R Violations Reimb 6/13/24	35.61	6/20/2024	39211
		35.61	6/20/2024	Total 39211
Jamin Scheider	C. McAuliffe Park Refund 6/17/24	300.00	6/20/2024	39213
		300.00	6/20/2024	Total 39213
Jeffrey Robert Fales	Pe-emp Fingerprinting (Mermaid for Kids Camp) 6/18/24	21.00	6/27/2024	39221
		21.00	6/27/2024	Total 39221
Jeffrey Robert Fales	Rec Pre-emp Fingerprinting 6/7/24	21.00	6/13/2024	39135
		21.00	6/13/2024	Total 39135

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<b>Vendor Name</b>	<b>Description</b>	<b>Check Amount</b>	<b>Check Date</b>	<b>Check #</b>
Jeffrey Robert Fales	Rec Pre-emp Fingerprinting Yoga Inst. 6/26/24	21.00	6/27/2024	39221
		21.00	6/27/2024	Total 39221
Jeffrey Robert Fales	Rec. Pre-emp Fingerprinting 6/3/24	42.00	6/6/2024	39081
Jeffrey Robert Fales	Rec. Pre-emp Fingerprinting 5/31/24	21.00	6/6/2024	
Jeffrey Robert Fales	Rec. Pre-emp Fingerprinting 6/4/24	21.00	6/6/2024	
		84.00	6/6/2024	Total 39081
Jena Larsen	CC Pool Deposit Refund 6/2/24	250.00	6/13/2024	39170
		250.00	6/13/2024	Total 39170
John Florence	SS 2024 Bounce House rental	1,075.35	6/20/2024	39201
		1,075.35	6/20/2024	Total 39201
Johnson Controls	CC HVAC Service Call 5/16/24	655.88	6/20/2024	39209
		655.88	6/20/2024	Total 39209
JS West Propane Gas	FD89 Propane Fill 5/31/24	571.32	6/27/2024	39239
		571.32	6/27/2024	Total 39239
JS West Propane Gas	Propane Fill Pool 5/2-5/24/24	4,459.87	6/13/2024	39168
		4,459.87	6/13/2024	Total 39168
Julie Brumfield	Full Refund Due to No Manit./another Fam took Locat. 6/1/24	540.00	6/6/2024	39092
		540.00	6/6/2024	Total 39092
Kelli Sathe	All Sorts of Sports Refund (CSD Cancelled) 5/17/24	179.00	6/27/2024	39249
		179.00	6/27/2024	Total 39249
Kelsey Fajardo	Pre-Ballet Refund Teacher Left 5/6/24	122.00	6/20/2024	39199

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<u>Vendor Name</u>	<u>Description</u>	<u>Check Amount</u>	<u>Check Date</u>	<u>Check #</u>
		122.00	6/20/2024	Total 39199
Kylie Iacovetta	In House Check (net pay) Incorrect DD#	239.44	6/13/2024	<b>39169</b>
		239.44	6/13/2024	Total 39169
Larry McBride	In Lieu Medical Benefits - Retired - June 2024	600.00	6/6/2024	<b>39119</b>
		600.00	6/6/2024	Total 39119
Laura Sanders-Ito	Cell Allowance - June 2024	50.00	6/6/2024	<b>39125</b>
		50.00	6/6/2024	Total 39125
Lauren Girard	All Sorts of Sports Refund (CSD Cancellation) 5/18/24	358.00	6/27/2024	<b>39236</b>
		358.00	6/27/2024	Total 39236
Lewis E. Johnson	Inst. Pay Intro to Guitar 6/11/24	82.80	6/13/2024	<b>39167</b>
		82.80	6/13/2024	Total 39167
Life-Assist, Inc.	FD Medical Supplies 5/30/24	276.00	6/6/2024	<b>39116</b>
Life-Assist, Inc.	FD Medical Supplies 6/4/24	19.95	6/6/2024	
Life-Assist, Inc.	FD Medical Supply Restock 6/3/24	911.09	6/6/2024	
		1,207.04	6/6/2024	Total 39116
Life-Assist, Inc.	FD89 Medical Supplies 6/18/24	15.92	6/27/2024	<b>39240</b>
		15.92	6/27/2024	Total 39240
Lincoln Aquatics (SCP Distributors LLC)	Chlorine Fill, Pool 5/28/24	5.23	6/13/2024	<b>39171</b>
		5.23	6/13/2024	Total 39171
Lincoln Aquatics (SCP Distributors LLC)	Chlorine Fill, Pool 5/28/24	55.34	6/13/2024	<b>39172</b>
		55.34	6/13/2024	Total 39172

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Lincoln Aquatics (SCP Distributors LLC)	Muriatic Acid Pool/Drum 5/29/24	1,162.69	6/13/2024	39173
		1,162.69	6/13/2024	Total 39173
Lincoln Aquatics (SCP Distributors LLC)	Spinal Board Runners/Bumpers (w/Credit #SM104205) 5/15/24	256.32	6/6/2024	39117
		256.32	6/6/2024	Total 39117
Marquee Fire Protection	CC Backflow Repair 6/19/24	280.00	6/27/2024	39241
		280.00	6/27/2024	Total 39241
Melissa O'Meara Simpkin	Lifeguard t-shirts 6/4/24	261.69	6/27/2024	39252
Melissa O'Meara Simpkin	SS 2024 Staff Shirts 6/20/24	271.34	6/27/2024	
Melissa O'Meara Simpkin	Summer Camp Staff Shirts 6/20/24	430.07	6/27/2024	
		963.10	6/27/2024	Total 39252
Michael Grassle	Cell Allowance - June 2024	100.00	6/6/2024	39111
		100.00	6/6/2024	Total 39111
Michelle Erb	CC Classroom B Refund 6/1/24	75.00	6/13/2024	39161
		75.00	6/13/2024	Total 39161
Michelle Prine	All Sorts of Sports Refund (CSD Cancellation) 6/20/24	179.00	6/27/2024	39246
		179.00	6/27/2024	Total 39246
Mountain Democrat	MD Public Notice - Appropriation Limits 6/7/24	38.75	6/13/2024	39174
Mountain Democrat	MD Public Notice - Preliminary Budget 6/7/24	34.88	6/13/2024	
		73.63	6/13/2024	Total 39174
Municipal Resource Group LLC	CP CSD Wage & Compenstion Study Final 4/1-4/30/24	8,437.50	6/13/2024	39175

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		8,437.50	6/13/2024	Total 39175
Myung Chong	Inst. Pay Modified Zumba Classes 5/2-5/30/24	106.50	6/6/2024	39095
		106.50	6/6/2024	Total 39095
National Aquatic Services, Inc	Heater Service Annual Maint. Repairs 6/11/24	2,217.12	6/13/2024	39176
		2,217.12	6/13/2024	Total 39176
Nicole White	Swim Class Refund Lives in different State 6/7/24	42.00	6/13/2024	39185
		42.00	6/13/2024	Total 39185
On Air	Summer Spectacular 2024 Band #2 6pm-9:15pm	1,500.00	6/20/2024	39212
		1,500.00	6/20/2024	Total 39212
Oona Jennings	Cheer & Dance Camp Refund 5/20/24	348.00	6/13/2024	39166
		348.00	6/13/2024	Total 39166
Original Watermen, Inc.	Aquatics Staff Uniforms 6/20/24	947.18	6/27/2024	39243
		947.18	6/27/2024	Total 39243
Pathian Administrators	Vision Benefits - July 2024 FY 24/25	194.11	6/13/2024	39177
		194.11	6/13/2024	Total 39177
Paychex	Paychex Flex/Mobile fees for May 2024	279.30	6/21/2024	5555623
		279.30	6/21/2024	Total 5555623
Paychex	Paychex Payroll Fees for 06-07-24 PP12	318.12	6/7/2024	2024060301
		318.12	6/7/2024	Total 2024060301
Paychex	Paychex Payroll Fees for 06-21-24 PP13	364.56	6/21/2024	2024061701



**Cameron Park Community Services District**

**Check/Voucher Register - Check Register**

From 6/1/2024 Through 6/30/2024

<u>Vendor Name</u>	<u>Description</u>	<u>Check Amount</u>	<u>Check Date</u>	<u>Check #</u>
		364.56	6/21/2024	Total 2024061701
PG&E	CC Elec. 4/19-5/19/24 + LP #43	2,481.27	6/6/2024	39120
		2,481.27	6/6/2024	Total 39120
PG&E	Elec. 04/25-05/23/24 LLADs	15,224.01	6/13/2024	39178
		15,224.01	6/13/2024	Total 39178
PG&E	Elec. 11 Lamps 5/16-6/13/24 FY 23/24	211.56	6/27/2024	39245
		211.56	6/27/2024	Total 39245
PG&E	Elec. 8 Lamps 5/16-6/13/24 FY 23/24	153.87	6/27/2024	39244
		153.87	6/27/2024	Total 39244
PG&E	Elec. CP Lake/New Crn 4/25-5/23/24	2,059.05	6/13/2024	39179
		2,059.05	6/13/2024	Total 39179
PG&E	Elec. FD's 88 & 89 Tower/Carousel Ln 4/25-5/23/24	1,457.65	6/13/2024	39180
		1,457.65	6/13/2024	Total 39180
Pitney Bowes Bank Inc. - Purchase Power	Mailstation Rental 4/24-5/26/24	201.00	6/27/2024	39247
		201.00	6/27/2024	Total 39247
Priscilla Ramos	Cooking w/Kids Class Refund Low Enrollment Cancelled 5/29/24	130.00	6/6/2024	39121
		130.00	6/6/2024	Total 39121
RSR Affiliate LLC.	FD E88 Ipad Repair for EPCR 6/3/24	109.95	6/6/2024	39123
		109.95	6/6/2024	Total 39123

**Cameron Park Community Services District**

**Check/Voucher Register - Check Register**

From 6/1/2024 Through 6/30/2024

<b>Vendor Name</b>	<b>Description</b>	<b>Check Amount</b>	<b>Check Date</b>	<b>Check #</b>
Rupert Duncan	Summer Spectacular 2024 Band #1 4pm-6pm	1,500.00	6/20/2024	39194
		1,500.00	6/20/2024	Total 39194
SDRMA	Property/Liability Insurance FY 24/25	318,109.02	6/27/2024	39250
		318,109.02	6/27/2024	Total 39250
SDRMA	Worker's Compensation Insurance FY 24/25	73,722.66	6/27/2024	39251
		73,722.66	6/27/2024	Total 39251
Shirley Surber	Deposit refund(-\$24 owed) field rental July 2023	76.00	6/27/2024	39253
		76.00	6/27/2024	Total 39253
Sierra Office Systems and Products	FD88 Office Supplies 6/11/24	39.20	6/20/2024	39214
		39.20	6/20/2024	Total 39214
SiteOne Landscape Supply	Bar J A - Irrigation 6/4/24	65.71	6/20/2024	39215
		65.71	6/20/2024	Total 39215
SiteOne Landscape Supply	Bar J A - Irrigation Supplies (w/Disc) 5/28/24	168.87	6/6/2024	39126
		168.87	6/6/2024	Total 39126
Ski Air Incorporated	CC Classroom B HVAC Package Unit Repairs/Labor 5/22/24	344.36	6/6/2024	39127
Ski Air Incorporated	CC I.T. Room Air Conditioner Repairs 5/15/24	603.25	6/6/2024	
		947.61	6/6/2024	Total 39127
Stacey Burkett	Household Credit Refunded for Baby Ballett 6/6/24	24.00	6/13/2024	39144
		24.00	6/13/2024	Total 39144

**Cameron Park Community Services District**

**Check/Voucher Register - Check Register**

From 6/1/2024 Through 6/30/2024

<b>Vendor Name</b>	<b>Description</b>	<b>Check Amount</b>	<b>Check Date</b>	<b>Check #</b>
Stephen A. Twitchell	Inst. Pay Modified Zumba Classes 5/2-5/30/24	106.50	6/6/2024	39130
		106.50	6/6/2024	Total 39130
Tanya Brillisour	CC 1/2 Hall Deposit Refund 6/1/24	500.00	6/13/2024	39143
		500.00	6/13/2024	Total 39143
Target Specialty Products	CP Lake Herbicide 6/19/24	1,050.43	6/27/2024	39254
		1,050.43	6/27/2024	Total 39254
The Paint Spot, Inc.	CC 4 1 Gallon Cans of Paint 6/7/24	113.13	6/13/2024	39182
		113.13	6/13/2024	Total 39182
The Paint Spot, Inc.	CC Paint & Supplies for Classroom A Renovation 5/28/24	208.13	6/6/2024	39128
		208.13	6/6/2024	Total 39128
The Paint Spot, Inc.	CC Pait/Tape, Ect. (w/Refund) 6/5/24	285.77	6/13/2024	39182
		285.77	6/13/2024	Total 39182
Todd Upton	CC Social Room Deposit Refund 6/16/24	300.00	6/20/2024	39217
		300.00	6/20/2024	Total 39217
Tom Vinci	Sound, & Stage for Summer Spectacular 2024	5,500.00	6/20/2024	39219
		5,500.00	6/20/2024	Total 39219
TPX Communications	Com Center Phones/Internet June 2024	1,055.76	6/13/2024	39183
		1,055.76	6/13/2024	Total 39183
Tuff Shed Inc	CC Shed Vandalism Repairs/Parts 5/23/24	803.31	6/6/2024	39129
		803.31	6/6/2024	Total 39129

**Cameron Park Community Services District**

**Check/Voucher Register - Check Register**

From 6/1/2024 Through 6/30/2024

<b>Vendor Name</b>	<b>Description</b>	<b>Check Amount</b>	<b>Check Date</b>	<b>Check #</b>
Umpqua Bank	Credit Card Merch Fees - IQ/Umpqua May 2024 (SS Event 0.60%)	17.57	6/11/2024	Merch Fees
Umpqua Bank	Credit Card Merch Fees-Vantiv/Ump May 2024 (ARC 4.4%)	128.80	6/11/2024	
Umpqua Bank	Credit Card Merch Fees-Vantiv/Ump May 2024 (FD IN 3.3%)	96.60	6/11/2024	
Umpqua Bank	Credit Card Merch Fees-Vantiv/Ump May 2024 (Parks 2.9%)	84.89	6/11/2024	
Umpqua Bank	Credit Card Merch Fees-Vantiv/Ump May 2024 (Rec 74.5%)	2,180.87	6/11/2024	
Umpqua Bank	Credit Card Merch Fees-Vantiv/Ump May 2024 (CC 14.3%)	418.61	6/11/2024	
		<hr/> 2,927.34	6/11/2024	Total Merch Fees
Umpqua Bank	First Responder Fee - NSF check & bank fee	230.00	6/7/2024	FRF account NSF
		<hr/> 230.00	6/7/2024	Total FRF account NSF
Umpqua Bank Commercial Card OPS	Umpqua CC's - May 2024	4,638.67	6/6/2024	39131
		<hr/> 4,638.67	6/6/2024	Total 39131
Verizon Business	FD Business Lines 6/10/24	5.50	6/20/2024	39218
		5.50	6/20/2024	Total 39218
Verizon Wireless	FD Wireless 5/16-6/15/24	38.01	6/27/2024	39258
		38.01	6/27/2024	Total 39258
Verizon Wireless	FD Wireless FY 23/24 5/16-6/15/24	437.27	6/27/2024	39257
		<hr/> 437.27	6/27/2024	Total 39257
Verizon Wireless	Parks Wireless Ipads/Hotspots 05/11-06/10/24	320.89	6/27/2024	39256

**Cameron Park Community Services District**  
**Check/Voucher Register - Check Register**  
From 6/1/2024 Through 6/30/2024

Vendor Name	Description	Check Amount	Check Date	Check #
		320.89	6/27/2024	Total 39256
Verizon Wireless	Wireless Phones CC, Rec, Parks, CCR 05/11-06/10/24	671.19	6/27/2024	39255
		671.19	6/27/2024	Total 39255
Vermont Systems LLC	RecTrac Annual MA 5% Increase FY24/25 7/1/24-6/30/25	5,813.58	6/13/2024	39184
		5,813.58	6/13/2024	Total 39184
West Coast Dance Arts	Inst. Pay Ballet 5/3-5/24/24	409.46	6/27/2024	39259
		409.46	6/27/2024	Total 39259
Wilkinson Portables, Inc.	D. West Porta Potty ID:28615 5/27-6/23/24	184.33	6/27/2024	39261
		184.33	6/27/2024	Total 39261
Wittman Enterprises, LLC	First Responder Billing Fee 4/29-5/29/24	2,490.00	6/6/2024	39132
		2,490.00	6/6/2024	Total 39132
Report Total		730,420.21		

*Cameron Park  
Community Services District*



## **Agenda Transmittal**

**DATE:** July 17th, 2024

**FROM:** Michael Grassle, Parks, and Facilities Superintendent

**AGENDA ITEM #6D:** **PARKS & FACILITIES DEPARTMENT REPORT**

**RECOMMENDED ACTION:** **RECEIVE AND FILE**

### **General Information**

- Staff have been busy working through the record heat wave we have all been experiencing. Lawns continue to grow, sprinklers continue to break, and the pool is in full operation. The goal is to get most of the work done by lunch time as staff follow a Heat Prevention Plan in the afternoon.
- The Superintendent has been working with staff on breaking down the Browning Reserve Study into a 5-year Capital Improvement Plan. The plan will cover the Parks, Community Center, and Capital Equipment.
- The district continues to make improvements to our weed abatement program. We will be spending the summer working with Growlersberg at Royal Oaks Park. Growlersberg has not be available as of late due to wildfires in the area.
- The district is experiencing a rise in vandalism as of late. The Skate Park and Community Center Pool are the two hardest hit areas. Staff are working to implement security protocols and ways to address vandalism.

### **Cameron Park Lake**

- The Automated Gate System project broke ground on 7-8-24. The Asphalt has been expanded on both sides of the equipment. The next phase will be to demolish the old kiosk and prep for the electrical installation.
- California Department of Fish and Wildlife have set their traps and are working to relocate the Beavers. The temporary fencing and relocation attempt will end on Friday July 19<sup>th</sup>.

- Staff treated Cameron Park Lake with Diquat Herbicide to control the aquatic weeds. This is a yearly application that occurs.
- The district stocked Cameron Park Lake with 1000 4-8" Sunfish and Blue Gill. Fish were planted just before their spawning season.

## **Parks and LLAD'S**

- The hedges along Meder Road will be pruned at the end of July. This is part of Eastwood LLAD. A third-party contractor performs the work.
- Staff have repaired several irrigation water main lines at Dave West, Christa McAuliffe, and Cameron Park Lake.
- Facility staff repainted Classroom A and refurbished the floors right before kid's camp started for the Summer.

## **Community Center**

- Phase One of the Teleconference System will be installed the week of July 15<sup>th</sup>. Phase One will include the Main Hall and Social Room. Phase Two is scheduled for installation in late August 2024. Phase Two includes the breakout rooms in the Main Hall.
- The district placed an order for a new ADA Handicap pool lift chair. The old ADA chair was broken beyond repair.
- The Community Center Main Hall turned into a 48-hour Red Cross Shelter during the Moccasin Fire.
- Staff were able to repaint Classroom A and refurbish the floor prior to Kids Camp starting up for the summer.

## **Cal Fire / Growlersberg**

- Growlersberg spent the majority of June helping the district prepare and clean up after the Summer Spectacular. Growlersberg has been unavailable these past few weeks due to fires around the state.



## Agenda Transmittal

**DATE:** July 17, 2024

**FROM:** Hayley Sadecki and Clarissa Lowe, Recreation Coordinators

**AGENDA ITEM #6E:** RECREATION REPORT

**RECOMMENDED ACTION: RECEIVE AND FILE**

The Recreation Department had a busy June, offering a diverse variety of programs for all ages in our community. Activities included lap swim, rec swim, and swim lessons to keep everyone active in the water. The Artsy Squirrel Camp and National Academy of Athletics Camp provided creative and athletic opportunities for youth. Our internal Cameron Park Summer Camp kept kids engaged with various activities and engaging with local organizations, while indoor pickleball offered fun for adults and seniors. The month culminated in the exciting Summer Spectacular event, making June a month to remember.

Recreation Programming:

Below is a quick summary on everything that has been happening:

- *Camps:*
  - Summer Camp
    - **Session 1 (6/10/2024-6/14/2024): Wild Wild West** – 43 participants
    - **Session 2 (6/17/2024-6/21/2024): Superheroes and Villains** – 42 participants
    - **Session 3 (6/24/2024-6/28/2024): Color Week** – 33 participants
    - **Session 4 (7/08/2024-7/12/2024): Mermaids and Pirates** – 42 participants
    - **Session 5 (7/15/2024-7/19/2024): Around the World** – 44 enrolled so far
    - **Session 6 (7/22/2024-7/26/2024): Carnival** – 32 enrolled so far
    - **Session 7 (7/29/2024-8/02/2024): Movie Week** – 30 enrolled so far
  - Artsy Squirrel Camp
    - **Session 1 (6/10/2024-6/14/2024): Wild Wild West** – 9 participants



- **Session 2** (6/17/2024-6/21/2024): **Superheroes and Villains** – 16 participants
  - **Session 3** (6/24/2024-6/28/2024): **Color Week** – 18 participants
  - **Session 4** (7/08/2024-7/12/2024): **Mermaids and Pirates** – 13 participants
  - **Session 5** (7/15/2024-7/19/2024): **Around the World** – 23 enrolled so far
  - **Session 6** (7/22/2024-7/26/2024): **Carnival** – 9 enrolled so far
  - **Session 7** (7/29/2024-8/02/2024): **Movie Week** – 7 enrolled so far
- National Academy of Athletics
    - Jr. Academy 4-6 y/o (6/10/2024-6/14/2024): 7 enrolled
    - All Sorts of Sports 7-12 y/o Full Day (6/10/2024-6/14/2024): 5 enrolled
    - All Sorts of Sports 7-12 y/o Half Day (6/10/2024-6/14/2024): 5 enrolled
    - Grass Volleyball 7-12 y/o Full Day (6/17/2024-6/21/2024): 6 enrolled
    - Grass Volleyball 7-12 y/o Half Day (6/17/2024-6/21/2024): 2 enrolled
    - Basketball Camp 7-12 y/o Full Day (7/08/2024-7/12/2024): 8 enrolled
    - Basketball Camp 7-12 y/o Half Day (7/08/2024-7/12/2024): 9 enrolled
- *Aquatics:*
    - Lap swim continues 6 days a week – we have also been able to offer evening lap swim on Tuesdays and Thursdays during the summer season.
    - AquaSol Swim Team 6 days a week – swim meet will be hosted 7/19-7/20
    - Sierra Sharks Swim Team 5 days a week – hosted swim meets on 6/15, 6/22, and 7/13.
    - Recreational Swim 6 days a week – able to offer afternoon and evening Rec Swim on Mondays and Wednesdays.
    - Swim Lessons – 8 one-week sessions
      - **Week 1:** 136 participants
      - **Week 2:** 135 participants
      - **Week 3:** 103 participants
      - **Week 4:** 86 participants
      - **Week 5:** 72 participants
    - **Upcoming:** We will be hosting two weeks of a water polo clinic called Splash Ball. It is intended for younger participants who would like water polo experience from a younger age.
      - **Week 1:** 6/22/2024-6/26/2024
      - **Week 2:** 6/29/2024-8/02/2024

- *Sports:*
  - Indoor Pickleball continues M-F:
    - November
      - Non Resident: \$165 Gross Revenue
      - Resident: \$96 Revenue
  - Soccer shots is running their Summer program.
  - Taekwondo Cameron Park continues.
  - National Academy of Athletics continues.
  - New Program:
    - Summer Basketball Camp with Clark Woods in July.
  
- *Community Center Programs:*
  - Senior Social Hour continues.
  - Modified Zumba continues.
  - Gold Nugget Quilters continues in the Dance Room now.
  - County Elderly Nutrition meals for pick-up continue in-person five days a week; CSD provides tables and chairs for congregate dining in Social Room now.
  - Tai Chi continues.
  - Cooking With Kids did not receive enough registrants for June, but received 15 registrants in July.
  - Intro Guitar & Let's Uke did not receive enough registrants this month.
    - The Instructor is looking to build into Senior activities.
  - New Programs:
    - Zumba
    - Kaiut Yoga
    - Blyss Yoga:
      - Flow Yoga
      - Yin Yoga
    - Possibly 2 water aerobics classes to start in the Fall
  
- *Events:*
  - Summer Spectacular
    - 1,021 tickets sold at \$20 per ticket.
    - Feedback questionnaire sent out to staff to bring to debrief meeting scheduled for early July.
    - Reviewing amount of hours spent for all CSD staff to plan this event.
    - Only 1 more invoice is outstanding.
    - 60 volunteers across local organizations:
      - Cameron Park Rotary
      - Miss El Dorado Competition

- CP Family Taekwondo
  - Boy Scout Troop 700
  - 4H
  - Past Volunteers/CSD Staff
- Will have more information on Summer Spectacular for July's agenda after our staff debrief meeting.
- *Upcoming Events*
  - SmashBros Tournament July 26<sup>th</sup> and July 28th

Communications:

- Active engagement on Facebook and Instagram
- Multiple registrants for programs have come through direct messages from Facebook and Instagram.

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



**Covenants, Conditions & Restrictions (CC&R) Committee  
Meeting  
Monday, July 1<sup>st</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 – June 3<sup>rd</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 = 57
    - Courtesy Notices – 13
    - Initial Notices – 10
    - Final Notices – 5
    - Pre-legal Notices – 6
    - Referred to Legal – 0
  - o Prior Month's Cleared Cases – 9
  - o Prior Month's New Cases – 8
  
- b. Architectural Review Projects – Period –April 2024
  - o Projects Reviewed – 16
  - o Projects Approved – 16

#### Summary of ARC Projects:

- o Roofs – 8
- o Solar – 1
- o Tree Removals – 1
- o Fences – 1
- o New Home Const. – 0
- o ADU/JADU – 0
- o Swimming Pool – 1
- o Exterior House Paint – 3
- o Carport – 0
- o Deck – 0
- o Exterior Renovation – 0
- o Siding Replacement – 1
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0
- o Storage Shed – 0
- o Window Replacement – 0

### 4. Staff Updates – (Not Action Items).

- a. **CCR23 - 1064 – 4108 Plateau Cir. – Twin Canyon Estates** – Renters have left the property. Home is vacant. Home is up for sale or rent.
  
- b. **CCR19 – 1086 – 3559 Kimberly Rd. – Cameron Park N. #3** – Refrigerator/Freezer has been removed from the frontage. Improperly stored materials are still along the non-op car, along the walkway to door and in front of garage.

- c. **CCR21 - 1054 – 3350 Sage Dr. – Cameron Park N. #1** – Improperly stored trailered items. The homeowner has two trailers regularly parked on the street and in the driveway. Most items are blocked from visibility by vehicles.
  
- d. **CCR23 – 1042 – 2614 Julie Ct. – Creekside Estates Unit 5.** – Vehicle Restrictions. Homeowner has not complied after pre-legal notice. Staff will be turning the case over to legal for legal notice.
  
- e. **CCR22 – 1005 – 6103 Connery Dr. – Cameron Valley Estates #3** – Article II Use Restrictions – 2.9.1 – Prohibited Parking. The homeowner has complied after Final notice was resent. The committee approved pre-legal if the trailer comes back for longer than staging period allows.

**5. Items for Future CC&R Committee Agendas**

**6. Items to take to the Board of Directors**

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

**ADJOURNMENT**



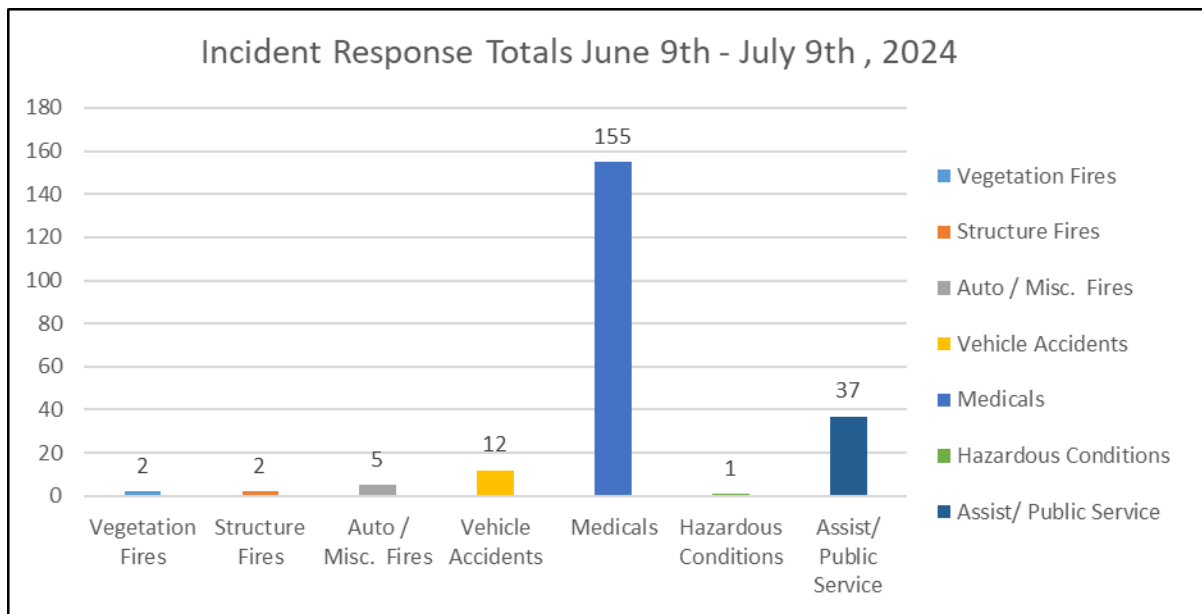
Cameron Park  
Community Services District



## Agenda Transmittal

**Date:** July 17<sup>th</sup>, 2024  
**From:** Kalan Richards, Battalion Chief  
**Agenda Item #6F:** Fire Department Report  
**Recommended Action:** Receive and File

### Cameron Park Fire Department Incident Totals



### Total Incident Count Comparatives:

<b>Monthly</b>	May 2024	June 2024	Decrease
	248	214	13.8
<b>Yearly</b>	June 2023	June 2024	Increase
	201	214	6.5%
<b>YTD</b>	YTD 2023	YTD 2024	Decrease
	1336	1255	6%

**FY 23/24 Batt 5 Vehicle Maint. Per Apparatus**

<u>E89</u>	\$4,641.89
<u>E88</u>	\$2,750.64
<u>E289</u>	\$11,818.50
<u>E288</u>	\$17,016.76
<u>E389</u>	\$8,486.69
<u>E388</u>	\$12,836.92
<u>B2705</u>	\$4,787.87
<u>B2715</u>	\$865.78
<u>U89</u> <i>Moved to Parks Dept</i>	
<u>U88</u>	
<u>U289</u>	\$1,766.00
<u>Mech. Time</u>	\$3,370.97
<u>Misc</u>	\$1,532.06
<u>Total</u>	<b>\$69,874.08</b>

**Fire Apparatus Rental Income**

**FY 23/24**

<b>E89</b>	<b>E88</b>	<b>E288</b>	<b>E289</b>	<b>E388</b>	<b>U289/88</b>	<b>B2715</b>	<b>OES T/F</b>	<b>Total</b>
				\$8,097.92	\$2,514.60	\$2,264.00	\$65,015.23	
							\$14,194.53	
				\$8,097.92	\$2,514.60	\$2,264.00	\$79,209.76	\$92,086.28



## **Cameron Park Fire Department Operations and Administration Report**

- On May 23rd, 2024, B2715, E89, E88, E28, E86, E85, and M28 responded to a residential structure fire on Wentworth Road within station 89's first-due area. Upon arrival, B2715 reported a single-story house with a garage fire with advanced fire conditions in the attic. Shortly after, E89 arrived at the scene and deployed fire attack lines, while E88 captured a water supply from a nearby fire hydrant. Fire personnel on the scene executed an aggressive fire attack and successfully contained the fire to the garage and attic. No injuries were reported, and the cause of the fire was unintentional.
- On June 29th, 2024, B2715, B2717, E89, E288, E28, E87, T85, and M28 responded to a commercial structure fire on Coach Lane within Station 89's first-due area. Upon arrival, B2715 reported a single-story commercial building with a working fire in the rear of the structure. Simultaneously, E89 arrived at the scene and deployed fire attack lines, while E288 captured a water supply from a nearby fire hydrant. Fire personnel on the scene executed a fire attack and successfully contained the fire to exterior patio area. No injuries were reported, and the cause of the fire was determined to be unintentional.
- On June 3rd, 2024, B2715, E89, E28, and M28 responded to a motorcyclist down on Hwy 50 between Cambridge and Cameron Park Dr. The single rider sustained major injuries. E89 paramedics performed advanced life support interventions immediately, but the rider was pronounced deceased at the scene.
- On June 18th, B2715, E89, E288, E28, and a full response from CAL FIRE AEU responded to a vegetation fire on Durock Road / Cameron Park Dr. E89 arrived on the scene and reported a 1/4 acre of grass and brush involved with a slow rate of spread. E89, with the assistance of the responding resources, contained the fire to 1/4 acre. No structures were damaged, and no injuries were reported.
- During the first week of July, B2715, E89, and E88 responded to several extended attack vegetation fires throughout El Dorado County, including the Creek Fire in Garden Valley, which burned 15 acres, the Moccasin Fire in Oak Hill, which burned 51 acres, and the Pay Fire in Placerville, which burned 71 acres. Cameron Park fire personnel filled critical overhead positions and engaged in essential firefighting and evacuation activities.



Cameron Park  
Community Services District



## Agenda Transmittal

**Date:** July 17<sup>th</sup>, 2024  
**From:** Kalan Richards, Fire Marshal  
**Agenda Item #6F:** Fire Prevention Report  
**Recommended Action:** Receive and File

### Cameron Park Fire Prevention Inspections

<i>Monthly Totals – June 2024</i>		
<i>Inspection Hours</i>	<i>Total Violations</i>	<i>Corrected Violations</i>
<b>160</b>	<b>187</b>	<b>82</b>

### Cameron Park Fire Department Prevention Report

- During the month of June, our defensible space inspector inspected 321 improved parcels. Of these, 180 were found to be out of compliance and 132 were in compliance. The total number of inspections between April 25th and June 30th was 541.
- CSG Consulting is no longer performing plan review or inspection services for the Fire Department. Interwest Consulting has submitted a proposal and draft contract that is currently under review by CSD staff.
- First Due inspection software data integration has started. Fire Department staff have been meeting with software technicians from First Due to begin building out the data and occupancy information. The process is tedious, but we plan to have the platform integrated into inspections by fall of 2024.

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



**Budget and Administration Committee**  
**Tuesday, July 2, 2024**  
**6:45 p.m.**

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

**Special Notation:**

# **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

**THIS MEETING HAS BEEN  
CANCELLED**

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



**Fire & Emergency Services Committee**  
**Tuesday, July 2, 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

**THIS MEETING HAS BEEN  
CANCELLED**

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



**Parks & Recreation Committee**  
**Monday, July 1, 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**



*Cameron Park  
Community Services District*

*Cameron Park  
Community Services District*

## **Agenda Transmittal**

**DATE:** July 17<sup>th</sup>, 2024

**FROM:** Alan Gardner, General Manager

**AGENDA ITEM #8A:**

**RECOMMENDED ACTION: Approve Request to begin preliminary negotiations with El Dorado Hills Fire Department.**

### **Discussion**

**Potential Annexation.** Tonight, the public will have an additional comment period on Don Ashton's Report and Recommendation for our long-term fire services.

This investigation has gone on for over a year. Mr. Ashton, who was the County's CAO, was in the meetings, was our consultant throughout, and wrote the final report for \$8800. The report considered all three Fire Department options and recommended the El Dorado Hills Department.

All three Departments are fine organizations with dedicated personnel that risk their lives every day. My job as General Manager is to help the Board determine if the recommendation by a well-respected public servant working as our advisor is viable and in the CPCSD's long term interest.

I suggest that it does not have to be a long process to determine if EDHFD could be a viable partner. I will not publicly disclose potential deal points since that obviously weakens our negotiating position.

To that end I'm requesting the Board to allow preliminary discussions to begin to determine if there is a basis for an agreement with EDHFD.



## Agenda Transmittal

**DATE:** July 19, 2024

**FROM:** Alan Gardner, General Manager

**AGENDA ITEM #8B:** Agreement between Cameron Park Community Services District and Municipal Management Solutions, LLC to provide technical support and guidance to the General Manager and Board of Directors.

**RECOMMENDED ACTION:** Approve Resolution 2024-16 Authorizing the General Manager to execute an agreement with Municipal Management Solutions, LLC

### Introduction

Since May of 2023 the District has retained Don Ashton through Municipal Resource Group (MRG). The services provided extended over the year concluding June 12, 2024, with the Workshop presenting Mr. Ashton's Final Report discussing the three alternative fire services and recommending El Dorado Hills Fire Department as the annexation partner because of its better potential for long term financial stability.

At this time staffing resources in the District are limited and in order to accomplish the necessary tasks as efficiently as possible, someone with knowledge of El Dorado County's fire and ambulance system and who can adequately represent the interests of the District, is needed. Mr. Ashton has that background and is well respected by fire service providers in El Dorado County, including CalFire, El Dorado County Fire and El Dorado Hills Fire. Mr. Ashton also has a strong working relationship with the Executive Director of LAFCO which could help facilitate annexation discussions.

In the event additional hours are needed within the term of the agreement, or the term needs to be longer, the District has the option of extending the contract for 12 months. If the extension is needed, Staff will return to the Board of Directors for approval.

## **Summary of Agreement**

Costs: Not to Exceed \$41,000

Service levels: Provide technical support and guidance to the District identifying the viability of alternative long-term, sustainable fire and ambulance services as well as executive level assistance to the General Manager.

Term: July 17, 2024, through June 30, 2025, with option for a 12-month extension.

Termination Clauses: The District is under no obligation to utilize the services of Mr. Ashton and can terminate the services whenever desired for convenience.

Upon approval, Mr. Ashton will immediately begin helping the General Manager by providing guidance and support relative to the annexation, process and property assessment discussions, including any negotiating sessions likely beginning in August 2024.

### **Recommendation**

Authorize the General Manager to execute an agreement between the Cameron Park Community Services District and Municipal Management Solutions, LLC to provide technical support, coaching and guidance concerning the annexation of Fire services to the General Manager and the Board of Directors at a total cost of \$41,000 at a rate of \$225 per hour through June 30, 2025. This is a not-to-exceed agreement.

### **Attachments:**

- A. Municipal Management Solutions, LLC Contract
- B. Resolution 2024-16





June 30, 2024

Alan Gardner, General Manager  
Cameron Park Community Services District  
2502 Country Club Dr.  
Cameron Park, CA 95682

*Via email*

**Re: Alternative Proposal to assist with Fire Services Annexation**

Dear Mr. Gardner:

Municipal Management Solutions, LLC (“MMS”) is pleased to submit this alternative proposal to assist the Cameron Park Community Services District (“District”) with your annexation efforts of fire protection services to a local fire district. The difference between this alternative proposal and the initial proposal submitted on May 27, 2024, is as follows:

- The May 27, 2024, proposal assumes that MMS would conduct all staff work associated with the annexation efforts, including writing Board of Director staff reports and resolutions and coordinating and scheduling meetings with appropriate agencies.
- The June 29, 2024, alternative proposal assumes that MMS will serve in an advisory capacity and staff work such as preparing written reports, resolutions, etc. will be conducted by CSD staff. MMS will assist CSD staff in reviewing and editing draft documents before finalization.

MMS is uniquely qualified to assist the District with this effort. As one of the managing partners for MMS, I have more than 30 years of local government experience, seven of which included serving as Chief Administrative Office for El Dorado County. I served an additional three years as Director of Health & Human Services, which included executive level oversight of the ambulance services JPA in El Dorado County. This experience provides me with a unique understanding and expertise of fire protection services and local government processes in El Dorado County.



Thank you for your consideration. If you have any questions or need clarification, please contact me to discuss further.

Sincerely,

Don Ashton, MPA  
Managing Partner  
Municipal Management Solutions, LLC  
[don.ashton@municipalmgmtsolutions.com](mailto:don.ashton@municipalmgmtsolutions.com)



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## A. MUNICIPAL MANAGEMENT SOLUTIONS FIRM INFORMATION

Municipal Management Solutions, LLC is a small, Northern Nevada-based consulting firm providing comprehensive consultation, guidance, analysis and strategic planning support to public sector organizations in California and Nevada. While specific services may vary, all services come with our commitment to deliver timely, clear and, most importantly, **effective** support and solutions to our clients.

Firm Name:	Municipal Management Solutions, LLC (“MMS”)
Physical Address:	9152 Mosquito Rd., Placerville, CA 95614
Mailing Address	770 Mays Blvd., #5030, Incline Village, NV 89451
Website:	<a href="http://www.municipalmgmtsolutions.com">www.municipalmgmtsolutions.com</a>
Business Phone:	530-368-1034
Contact Person, Title:	Don Ashton, Project Manager
E-Mail:	<a href="mailto:don.ashton@municipalmgmtsolutions.com">don.ashton@municipalmgmtsolutions.com</a>
Telephone Number:	530-718-4152



## B. FIRM PROFILE

MMS was founded in 2023 by two recently retired public sector professionals. Our management team has a combined forty years' experience in numerous and diverse areas of public sector management, including Organizational Assessment & Development, Board Governance, Strategic Planning, Human Resources, Finance and Executive Level Coaching & Evaluations. Our founding partner also has extensive experience working with elected officials. MMS has access to a host of qualified professionals with subject matter expertise and experience in additional public and private sector arenas. Finally, MMS recognizes the importance of community in the complicated work of local governance. For each completed contract, MMS will donate 10% of net profits to a non-profit organization in the client's community.

Nearest Office Address:	9152 Mosquito Rd., Placerville, CA 95667
Resources:	To complete the project successfully, MMS expects that District staff will respond to all reasonable requests for information. To achieve the scope of work, the District will, within reason, make project stakeholders available for interviews and other necessary project activities.
Litigation:	None
Contract Terminations:	None



## C. QUALIFICATIONS & PROJECT TEAM

Don Ashton, MMS founding and managing partner, is an experienced and effective public sector manager with a Master's Degree in Public Administration and more than two decades of broad, *executive-level* experience. Having worked in Los Angeles County for seventeen years and, most recently, in El Dorado County for twelve years, Don has been successful in both urban and rural settings. While working for Los Angeles County, Don held a variety of leadership positions in human resources, finance and budget, internal audits and investigations. He also served as Deputy Executive Officer for the Los Angeles County Board of Supervisors. During his tenure in El Dorado County, Don served as the Director of Health & Human Services for three years and as the Chief Administrative Officer for seven years. Throughout Don's career, he has been recognized for his ability to create effective collaboration and trust among competing stakeholders, his effective implementation of strategic plans, his emphasis on strong governance principals and his ability to affect and improve organizational culture.

During Don's many years with El Dorado County, he worked closely with El Dorado County fire chiefs on issues including emergency medical response and emergency preparedness and prevention. Additionally, Don was actively involved in the establishment of El Dorado County's Office of Wildfire Preparedness and Prevention. These efforts, among others, allowed Don to develop strong relationships with El Dorado LAFCO.

## D. SCOPE OF WORK

For this project, Don Ashton will serve as lead/executive consultant for the Cameron Park Community Services District. In this role, Don will serve in an advisory capacity to CSD staff, assisting CSD staff with negotiation efforts, attending meetings with elected officials and staff from other agencies as requested by CSD staff, and ensuring compliance with annexation processes as required by the Cortese-Knox-Hertzberg Local Government Reorganization Act.



## **E. COST PROPOSAL**

The Not-to-Exceed amount of this contract is \$41,000 (\$40,500 in billable hours plus \$500 for anticipated expenses). MMS will invoice monthly, and only for actual hours and expenses incurred on the project during the prior month. MMS's billing rate is \$225/hour for work performed and travel time. While difficult to estimate the actual number of hours needed, the Not-to-Exceed amount is based on approximately 15 hours of work each month from July 2024 through June 30, 2025. It is unlikely the annexation process will be completed before June 30, 2025. In the event the District wishes to continue utilizing the services of MMS, the District and MMS will have the option to extend the agreement for an additional 12-month period. The maximum number of hours will be estimated at that time.

It is anticipated most of the work will be completed remotely. However, MMS will incur costs and expenses in performing these consulting services (e.g. mileage). In addition to hourly fees, monthly invoices will include all expenses incurred. Reimbursable expenses include mileage to/from Placerville at the current IRS rate (\$.67/mile) and document production costs, if any. All costs and expenses will be charged at MMS' cost. Other than mileage reimbursement, MMS does not anticipate any other travel costs (e.g., lodging) for this project.

This estimate is valid for 60 days from the date of proposal submission.

## **F. PROJECT TIMEFRAME**

Based on discussions with the El Dorado LAFCO Executive Officer, upon submission of the necessary paperwork to LAFCO, the annexation process will take approximately 18-months to complete.

By the 15<sup>th</sup> of each month, MMS will invoice the District for all services provided the prior month.



## Agenda Transmittal

**DATE:** July 17, 2024

**FROM:** Christina Greek, Finance/HR Officer

**AGENDA ITEM #09A:** **PUBLIC HEARING** - Approving Engineer's Report, Confirming Diagram and Assessment, and Directing Auditor of El Dorado County to Continue and to Collect Assessment for Fiscal Year 2024-25 for the following Landscaping and Lightings Districts: Airpark, Unit 6, Unit 7, Unit 8, Viewpointe, Goldorado, Unit 11, Unit 12, Cameron Woods 1-4, Bar J15-A, Bar J 15-B, Creekside, Eastwood, David West, Cambridge Oaks, Nothview, Cameron Valley, Cameron Woods 8, Silver Springs and Bar J15-A No. 2.

**RECOMMENDED ACTION:** APPROVE RESOLUTION NO. 2024-17

### RECOMMENDATION

Staff recommends the Board of Directors hold a Public Hearing, consider all public comments, and approve Resolution 2024-xx approving the Engineer's Report, confirming the diagram and assessment, and ordering the levy of continued of assessment for Fiscal Year 2024-25 for the Cameron Park Community Services District Landscaping and Lighting Districts as the final step in levying the continued assessments.

### RESULT OF RECOMMENDED ACTION

The Board of Directors will order the levy of the continued assessments for Fiscal Year 2024-25 and will cause those levies to be submitted by SCI Consulting Group to the County Auditor to be included on the 2024-25 property tax bills.



## **BACKGROUND**

In order to continue to levy the assessments each year, the Board of Directors (Board) first adopts a Resolution initiating the assessment proceedings for the year and directing the engineer of work, SCI Consulting Group, to prepare the annual Engineer's Report for the District. The Board approved Resolution 2024-03 on March 20, 2024.

SCI Consulting Group prepared the Engineer's Report that includes the special and general benefits from the assessments, the proposed budget for the continued assessments for Fiscal Year 2024-25, the updated proposed assessments for each parcel in the District, and the proposed assessments per single family equivalent benefit unit for the fiscal year. At the June 19, 2024, Board meeting, the Board reviewed the Engineer's Report and adopted Resolution 2024-10 to declare its intention to continue the assessments, preliminarily approve the Engineer's Report, and provide for notice of the annual public hearing.

Each year, to continue to levy the assessments for the coming fiscal year, the Board conducts a noticed Public Hearing and receives public input on the proposed assessments and the services that they would fund. After hearing the public testimony, the Board may take final action on setting the assessment rates, establishing the services and improvements to be funded and ordering the levy of the continued assessments for Fiscal Year 2024-25.

**FISCAL YEAR 2024-25 ASSESSMENT RATES & ESTIMATED REVENUES**

<b>Unit</b>	<b>LLAD</b>	<b>2023-24 Rate</b>	<b>Estimated Revenue</b>
#30	AIRPARK LLAD	\$63.02	\$20,166
#31	UNIT 6 LLAD	\$54.50	\$16,677
#32	UNIT 7 LLAD	\$36.18	\$12,663
#33	UNIT 8 LLAD	\$36.20	\$15,602
#34	VIEWPOINTE LLAD	\$45.06	\$6,218
#35	GOLDORADO LLAD	varies by size of parcel	\$3,100
#36	UNIT 11 LLAD	\$22.42	\$6,883
#37	UNIT 12 LLAD	\$37.28	\$12,377
#38	CAMERON WOODS 1-4 LLAD	\$47.50	\$7,838
#39	BAR J 15A COUNTRY CLUB LLAD	\$48.24	\$24,265
#40	BAR J 15B MERRYCHASE LLAD	\$190.04	\$10,652
#41	CREEKSIDE LLAD	\$31.00	\$2,449
#42	EASTWOOD LLAD	\$223.54	\$40,908
#43	DAVID WEST LLAD	\$165.00	\$18,150
#44	CAMBRIDGE OAKS LLAD	\$14.88	\$1,637
#45	NORTHVIEW LLAD	\$324.00	\$29,808
#46	CAMERON VALLEY LLAD	\$106.52	\$12,782
#47	CAMERON WOODS 8 LLAD	\$0.00	\$0
#48	SILVER SPRINGS	\$504.34	\$29,756
#50	BAR J 15A No. 2	\$45.66	\$22,967

Attachments:

- 1 - Resolution No. 2024-17
- 2 - Final Engineer's Report – July 2024

FY 2024-25

# ENGINEER'S REPORT

## Cameron Park Community Services District

Landscaping and Lighting Assessment Districts

July 2024

Final Engineer's Report

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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# Cameron Park Community Services District

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## **Name of Governing Board**

Monique Scobey, President

Dawn Wolfson, Vice President

Sidney Bazett, Director

Eric Aiston, Director

Tim Israel, Director

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## **Cameron Park CSD Staff**

Alan Gardner, General Manager

Mike Grassle, Parks & Facilities Superintendent

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## **Engineer of Work**

SCI Consulting Group

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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 XIIB, 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 July 17, 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) 27WLED Salem	
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) 27WLED Salem	Landscaping, etc.
40. Bar J 15B Merrychase	Street Lights (8) 27WLED Salem	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) 27WLED Salem	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:

- PG&E plans to replace the existing 70-watt HPS with 27W LED Salem fixtures.

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	

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### 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

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### Viewpointe (LLAD #34)

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

Improvements:

New:

- No Planned Projects.

Existing:

- 15 27W LED Salem 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

**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

**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:

- PG&E will change the current light fixtures to LED 27W Salem.

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:

- PG&E plans to replace the existing 70-watt HPS with 27W LED Salem fixtures.

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 27W LED Salem 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 27W LED Salem 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
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- 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
- 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

**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. Since then, Cameron Park CSD has started sharing field rental revenues with the LLAD’s and provided funding from the general fund.

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

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**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 27W LED Salem 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

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

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

Improvements:

New:



- PG&E plans to replace the existing 70-watt HPS with 27W LED Salem fixtures.

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**

FY 2024-25 Total							
District Designation	District Name	Assessment Levy	Assessable Parcels	Lights	Levy Per Unit		
					Rate	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	Viewpointe	\$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	\$29,756	59	0	\$504.34	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>		<b>\$294,898</b>					

## 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 a 6 month period.

**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	Viewpointe	Goldorado	Unit 11	Unit 12	Cameron Woods 1-4	Bar J 15A Country Club	Bar J 15B Merrychase	Creekside	Eastwood	David West	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
Credit to Property Tax Bills																				\$1,180	\$1,180
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	\$17,180	\$0	\$115,976
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
<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>\$23,175</b>	<b>\$26,755</b>	<b>\$337,828</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>\$50,032</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>\$29,799</b>	<b>\$24,367</b>	<b>\$346,242</b>
Facility Use Revenue														\$5,200							\$5,200
Interfund Transfer										\$24,367				\$9,020							\$33,387
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	\$12,758
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	\$504.34	\$45.66	
Lights	112	92	72	70	15	18	33	74	42	103	8	12	8	0	9	10	6	8	0	0	692
Estimated Fund Balance June 30, 2024	\$35,552	\$20,942	\$31,097	\$31,832	(\$17,064)	(\$8,316)	\$20,466	\$22,520	\$13,926	\$4,646	(\$3,110)	\$5,889	\$40,399	(\$6,972)	\$10,371	\$34,552	\$60,263	\$46,941	\$44,775	\$18,865	\$407,574

**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.

Due to an incorrect amount stated on the resolution for July 2022 differing from the notice, a \$20 credit was issued in 2024 to property owners of Silver Springs for fiscal year 2022-23.

## 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 \$504.34, 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.

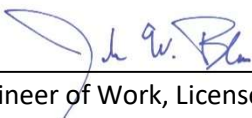
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of El Dorado for the fiscal year 2024-25. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record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

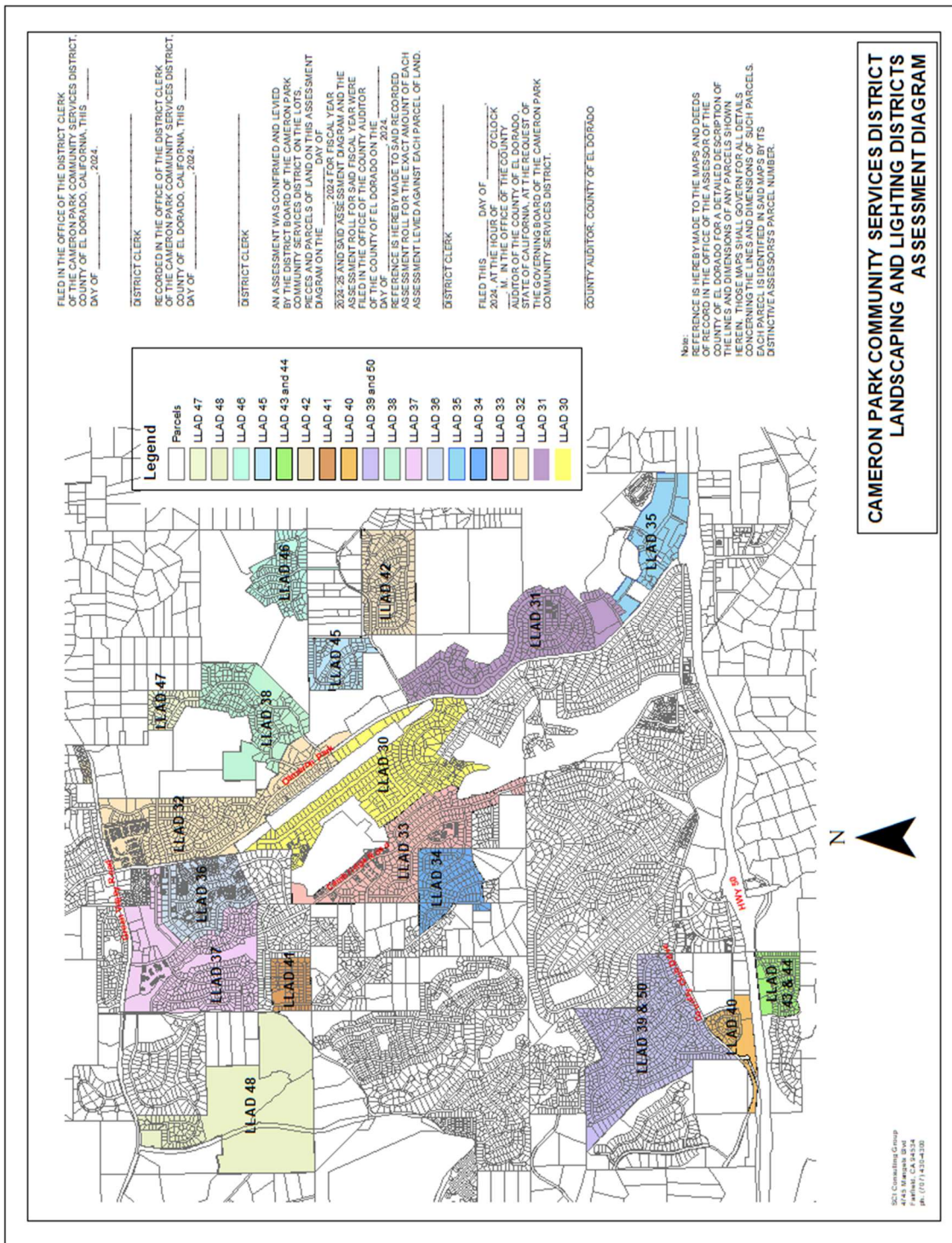
Dated: July 17, 2024

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.

RESOLUTION NO. 2024-17  
OF THE BOARD OF DIRECTORS  
OF THE CAMERON PARK COMMUNITY SERVICES DISTRICT  
July 17, 2024

**APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENTS, AND DIRECTING THE AUDITOR-CONTROLLER OF EL DORADO COUNTY TO CONTINUE AND TO COLLECT ASSESSMENTS FOR FISCAL YEAR 2024-25 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 LLAD #47, SILVER SPRINGS LLAD #48 and BAR J 15A No. 2 LLAD #50**

*WHEREAS*, after receiving unanimous property owner written consent in support of the proposed assessments in each of the Assessment Districts specified above, this Board ordered the formation of and continuation of the first assessments within the Cameron Park Community Services District Landscaping and Lighting Districts (the "Assessment Districts") pursuant to the provisions of Article XIIIID of the California Constitution, and the Landscaping and Lighting Act of 1972 (the "Act"), Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof); and

*WHEREAS*, the purpose of the Assessment District is for the installation, maintenance and servicing of improvements within the Assessment Districts, as described in the annual Engineer's Report; and

*WHEREAS*, by Resolution No. 2024-03, the Board ordered the preparation of an Engineer's Report for the Landscaping and Lighting Districts for fiscal year 2024-25; and

*WHEREAS*, pursuant to said Resolution, the Engineer's Report was prepared by SCI Consulting Group, Engineer of Work, in accordance with Section 22565, et. seq., of the Streets and Highways Code (the "Report") and Article XIIIID of the California Constitution; and

*WHEREAS*, by Resolution No. 2024-10, the Board preliminarily approved the Engineer's Report for said Assessment Districts and set a date for a Public Hearing; and

*WHEREAS*, said report was duly made and filed with the General Manager and duly

considered by this Board and found to be sufficient in every particular, whereupon it was determined that the report should stand as the Engineer's Report for each of the Assessment Districts for all subsequent proceedings under and pursuant to the aforesaid resolution, and that July 17, 2024, at the hour of 6:30 p.m., at the Cameron Park Community Services District Office located at 2502 Country Club Dr., Cameron Park, CA 95682, was appointed as the time and place for a hearing by this Board on the question of the continuation of the proposed assessments in each of the Assessment District, a notice of which hearing has been given as required by law; and

**WHEREAS**, on July 17, 2024, at 6:30 pm the hearing was duly and regularly held, and all persons interested and desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to the continuation were fully heard and considered by the Board, and all oral statements and all written protests or communications were duly heard and considered, and this Board thereby acquired jurisdiction to order the continuation of the assessments and the confirmation of the diagram and assessment for each of the Assessment Districts prepared by and made a part of the Engineer's Report to pay the costs and expenses thereof.

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

1. The public interest, convenience and necessity require that the continuation of the existing assessments in each of the Assessment Districts be ordered
2. The Assessment Districts benefited by the improvements and maintenance and assessed to pay the costs and expenses thereof, and the exterior boundaries thereof, are as shown by a map thereof filed in the office of the General Manager, which map is incorporated herein by this reference.
3. The assessment is levied without regard to property valuation
4. The Engineer's Report is hereby approved as follows:
  - (a) the Engineer's estimate of the itemized and total costs and expenses of constructing, repairing and maintaining the improvements in each of the Assessment Districts and of the incidental expenses in connection therewith.
  - (b) the diagram showing the assessment districts, plans and specifications for the improvements to be constructed, repaired and maintained and the boundaries and dimensions of the respective lots and parcels of land within each of the Assessment Districts; and
  - (c) the assessment of the total amount of the costs and expenses of the proposed construction, repair and maintenance of the improvements upon the lots and parcels of

land in each of the Assessment Districts in proportion to the estimated special benefits to be received by such lots and parcels, respectively, from such construction, repair and maintenance, and of the expenses incidental thereto;

5. Final adoption and approval of the Engineer's Report as a whole, and of the plans and specifications for the improvements and maintenance in each of the Assessment Districts, the estimate of the costs and expenses of such improvements and maintenance, and the diagram of the assessable parcels in each of the Assessment Districts, as specified in this Engineer's Report is hereby approved and ordered

6. The existing assessments in each of the Assessment Districts for fiscal year 2024-25 is hereby confirmed and continued at the rates levied in past fiscal years since the date of formation of each Assessment District as set forth in the following table:

Unit	LLAD	2023-24 Rate	Estimated Revenue
#30	AIRPARK LLAD	\$63.02	\$20,166
#31	UNIT 6 LLAD	\$54.50	\$16,677
#32	UNIT 7 LLAD	\$36.18	\$12,663
#33	UNIT 8 LLAD	\$36.20	\$15,602
#34	VIEWPOINTE LLAD	\$45.06	\$6,218
#35	GOLDORADO LLAD	varies by size of parcel	\$3,100
#36	UNIT 11 LLAD	\$22.42	\$6,883
#37	UNIT 12 LLAD	\$37.28	\$12,377
#38	CAMERON WOODS 1-4 LLAD	\$47.50	\$7,838
#39	BAR J 15A COUNTRY CLUB LLAD	\$48.24	\$24,265
#40	BAR J 15B MERRYCHASE LLAD	\$190.04	\$10,652
#41	CREEKSIDE LLAD	\$31.00	\$2,449
#42	EASTWOOD LLAD	\$223.54	\$40,908
#43	DAVID WEST LLAD	\$165.00	\$18,150
#44	CAMBRIDGE OAKS LLAD	\$14.88	\$1,637
#45	NORTHVIEW LLAD	\$324.00	\$29,808
#46	CAMERON VALLEY LLAD	\$106.52	\$12,782
#47	CAMERON WOODS 8 LLAD	\$0.00	\$0
#48	SILVER SPRINGS	\$504.34	\$29,756
#50	BAR J 15A No. 2	\$45.66	\$22,967

7. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the hearing, this Board expressly finds and determines (a) that each of the several lots and parcels of land in each of the Assessment Districts will be specially benefited by the construction, repair and maintenance of the improvements in the amount of the assessments apportioned against the lots and parcels of land within each Assessment District respectively, and (b) that there is substantial evidence to support the finding and determination as to special benefits to the parcels in each of the Assessment Districts

8. Immediately upon the adoption of this resolution, but in no event later than August 10 following such adoption, the General Manager shall file a certified copy of the diagram and

assessment for each Assessment District and a certified copy of this resolution with the Auditor-Controller of the County of El Dorado. Upon such filing, the County Auditor-Controller shall enter on the County assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment roll attached hereto for each Assessment District. The assessments shall be collected at the same time and in the same manner as County taxes are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments, After collection by the County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to the various Cameron Park Community Services District Landscaping and Lighting Districts as detailed in the Engineer's Report

9. Upon receipt of the moneys representing assessments collected by the County, the County shall deposit the moneys in the Cameron Park Community Services District Treasury account to the credit of the improvement funds previously established under the distinctive designation of each of the Assessment Districts. Moneys in the improvement funds shall be expended only for the maintenance, servicing, construction or installation of the improvements as detailed in the Engineer's report

PASSED AND ADOPTED this 17<sup>th</sup> day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

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Director Monique Scobey  
Board of Directors

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Alan Gardner  
General Manager



## **Agenda Transmittal**

**DATE:** July 17, 2024

**FROM:** Christina Greek, Finance/Human Resources Officer

**AGENDA ITEM #9B:** **PUBLIC HEARING - STATING THE PURPOSES AND FIXING THE AMOUNT OF MONEY TO BE RAISED BY TAXATION TO THE DISTRICT TO PAY VOTER APPROVED DEBT FOR THE FISCAL YEAR 2024-25 AND SETTING THE TAX RATE**

**RECOMMENDED ACTION: APPROVE RESOLUTION 2024-18**

### **BACKGROUND**

Each year the District is required to adopt a Resolution levying a tax on all taxable property within the District to pay the debt service costs on the voter approved bonds used for the construction of the Community Center.

The adopted Resolution must be attested by the Clerk of the Board and submitted to the El Dorado County Auditor-Controller's office.

### **DISCUSSION**

Resolution 2024-18 (Attachment 1) sets the Fiscal Year 2024-25 tax rate at \$0.019191 per \$100 of secured assessed valuation of property on all taxable property within the District to pay the debt service costs on bonds used for the construction of the Community Center. Last year's rate was \$0.020149 per \$100 of secured assessed valuation.

### Attachments:

1. Resolution 2024-18



**RESOLUTION No. 2024-18**  
**of the Board of Directors of the**  
**Cameron Park Community Services District**  
**July 17, 2024**

**RESOLUTION STATING THE PURPOSES AND FIXING THE AMOUNT OF  
MONEY TO BE RAISED BY TAXATION IN THE DISTRICT TO PAY VOTER  
APPROVED DEBT FOR FISCAL YEAR 2024-25 AND SETTING THE TAX RATE**

*WHEREAS*, a duly called municipal election (the "Election") was held in the Cameron Park Community Services District, El Dorado County, State of California (hereinafter referred to as the "District"), on March 8, 2005, at which the following measure (the "Bond Measure") was submitted to the qualified electors of the District:

"To construct and equip a Cameron Park recreational community center, including meeting/classrooms, a youth activity area, facilities for senior citizen meals and programs, recreational and competition pools, gym, exercise/dance room, assembly hall with a theatre and stage for community productions, shall Cameron Park Community Services District issue \$8,500,000 of bonds at legal rates and appoint a Citizens' Oversight Committee to maintain financial accountability, prevent waste and ensure that no bond money is used for operating expenses"

*WHEREAS*, at such election, the Bond Measure received the affirmative vote of more than two thirds of the voters of the District voting on the proposition as certified by the Registrar of Voters of the County of El Dorado in the official canvassing of votes;

*WHEREAS*, on August 24, 2005, the District issued \$8,499,457.70 of such voter approved bonds (the "Bonds")

*WHEREAS*, on July 9, 2014, the District refunded \$7,436,000.00 of bonds to refinance the remaining balance of the 2005 bonds.

*WHEREAS*, the District is in receipt of the statement of assessed values and the assessment roll for the fiscal year 2024-25 and the total assessed value of the land within the District is \$3,204,366,166;

*WHEREAS*, the estimated minimum amount of money required to pay debt service on the Bonds for the current roll year is \$680,310;

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

SECTION 1. For the purpose of paying debt service on the Bonds, the District hereby levies a tax of \$.019191 for each \$100 of secured assessed valuation of property on all taxable property within District for fiscal year 2024-25.

SECTION 2. The District does hereby levy and affix the aforesaid taxes and tax rate on all taxable property within the District as described in Section 1 hereof and the District shall transmit a copy of this Resolution to the Auditor/Controller of the County of El Dorado.

SECTION 3. This Resolution shall take effect immediately upon its passage.

*PASSED AND ADOPTED* this 17<sup>h</sup> day of July 2024, by the following vote of said Board:

AYES:

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

ATTEST: NONE

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Director Monique Scobey, President  
Board of Directors

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Alan Gardner, General Manager  
Secretary to the Board