

Budget and Administration Committee

Monday, July 6, 2026
6:30pm



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

Agenda

Members: Chair Director Katie Gilchrest (KG), Vice Chair Director Dawn Wolfson (DW)
Alternate: Director Tim Israel (TI)

Staff: Mark Hornstra, General Manager; Laura Sanders-Ito, Acting Administrative Services Analyst

CALL TO ORDER

ROLL CALL

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

ADOPTION OF AGENDA

APPROVAL OF MINUTES

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

1. LLAD Final Engineer's Report (M. Hornstra)
2. Stating the Purposes and Fixing the Amount of Money to be Raised by Taxation to the District to Pay Voter Approved Debt for the FY 2026-27 and Setting the Tax Rate (M. Hornstra)

3. **PG&E Permanent Easement Acquisition Offer** (M. Hornstra)
4. **Fire Development /Fire Impact Fees for New Fire Engine** (M. Johnson)
5. **El Dorado Disposal Revised Agreement** (M. Hornstra)
6. **SB 1383 Ordinance** (M. Hornstra)
7. **Draft of Capital Improvement Plan** (M. Hornstra)
8. **Staff Updates**
 - a. June Check Register (L. Sanders-Ito)
9. **Items for Future Committee Meetings**
 - Cost Recovery Policy (bounced check, etc.)
 - Bylaws Review
10. **Items to Take to the Board of Directors**

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT

Budget and Administration Committee

Monday, June 8, 2026
5:30pm



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

Minutes

Members: Chair Director Katie Gilchrest (KG), Vice Chair Director Dawn Wolfson (DW)
Alternate: Director Tim Israel (TI)

Staff: Mark Hornstra, General Manager; Laura Sanders-Ito, Acting Finance/Human Resources Officer

CALL TO ORDER – 5:56pm

ROLL CALL – KG/DW

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

ADOPTION OF AGENDA - Approved

APPROVAL OF MINUTES - Approved

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

1. Appropriations Limitation (M. Hornstra)

- Discussed Appropriations Limitation. Move to the Board with support.

2. LLAD Preliminary Engineer's Report (M. Hornstra)

- *Discussed LLAD Preliminary Engineer's Report. Move to the Board with support.*

3. El Dorado Disposal Rate Adjustment (M. Hornstra)

- *Discussed El Dorado Disposal Rate Adjustment. Move to the Board with support.*

4. FY 2026-27 Preliminary Budget (M. Hornstra)

- *Discussed FY 2026-27 Preliminary Budget. Move to the Board with support.*

5. Criminal Offender Record Information Management and Use Policy (M. Hornstra)

- *Discussed Criminal Offender Information Management and Use Policy. Move to the Board with support.*

6. Staff Updates

- a. May Check Register (L. Sanders-Ito)

7. Items for Future Committee Meetings

- Cost Recovery Policy (bounced check, etc.)
- Bylaws Review
- *Board Member Trainings*

8. Items to Take to the Board of Directors

- *Appropriations Limitation*
- *LLAD Preliminary Engineer's Report*
- *El Dorado Disposal Rate Adjustment*
- *FY 2026-27 Preliminary Budget*
- *Criminal Offender Record Information Management and Use Policy*

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT – 7:04pm

Cameron Park Community Services District



Staff Report

DATE: July 6, 2026

FROM: Mark Hornstra, General Manager

AGENDA ITEM #1: **LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS FINAL ENGINEER'S REPORT**

RECOMMENDED ACTION: **REVIEW AND MOVE TO THE BOARD WITH SUPPORT**

BACKGROUND

On March 18, 2026, the Board adopted Resolution No. 2026-08 directing SCI Consulting Group, the District's assessment engineer and assessment administration firm, to prepare an Engineer's Report for the continuation of the District's twenty LLAD assessments for FY 2026-27. SCI Consulting Group prepared the preliminary Engineer's Report for fiscal year 2026-27. The preliminary Engineer's Report, as well as Resolution No. 2026-12, and Notice of Public Hearing was presented to the Board at the June 17, 2026 meeting.

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 assessment rates, establishing the services and improvements to be funded and ordering the levy of the continued assessments for Fiscal Year 2024-25.

DISCUSSION

SCI Consulting Group has prepared the Final Engineer's Report that includes the special and general benefits from the assessments, the proposed budget for the continued assessments for Fiscal Year 2026-27, the updated proposed assessments for each parcel in the District, and the proposed assessments per single family equivalent benefit unit for the fiscal year.

The assessments in each of the Assessment Districts for Fiscal Year 2026-27 are the same as the rates levied in past fiscal years since the date of formation of each Assessment District, except for Cameron Valley LLAD #46, and Silver Springs LLAD #48, which shall be levied at the same rate as Fiscal Year 2026-27. The authorized maximum assessment rate change for Cameron Woods 8 and Bar J15-A No. 2 is not to exceed 3.0% per year with no maximum, and for Silver Springs is not to exceed 4% per year with no maximum. The maximum authorized increase that may be levied for Cameron Woods 8 and Bar J15-A No. 2 in fiscal year 2026-27 is 3.0%. The Maximum authorized increase that may be levied for Silver Springs in fiscal year 2026-27 is 2.38%.

Therefore, the maximum authorized assessment rate for Cameron Woods 8 is \$152.10, and for Bar J15A No. 2 is \$64.12. Considering the current fund balances and lack of future capital improvement plans or other anticipated costs for these LLADs, the assessment rate proposed for fiscal year 2026-27 for Cameron Woods 8 is \$0.00, and for Bar J15A No. 2 is \$45.66, which are less than the maximum authorized rates. For Silver Springs the proposed rate will remain at \$504.34.

Unit	LLAD	2026-27 Rate
30	Airpark LLAD	\$63.02
31	Unit 6 LLAD	\$54.50
32	Unit 7 LLAD	\$36.18
33	Unit 8 LLAD	\$36.20
34	Viewpointe LLAD	\$45.06
35	Goldorado LLAD	Varies by size of parcel
36	Unit 11 LLAD	\$22.42
37	Unit 12 LLAD	\$37.28
38	Cameron Woods 1-4 LLAD	\$47.50
39	BAR J 15A Country Club LLAD	\$48.24
40	BAR J 15B Merrychase LLAD	\$190.04
41	Creekside LLAD	\$31.00
42	Eastwood LLAD	\$0.00
43	David West LLAD	\$165.00
44	Cambridge Oaks LLAD	\$14.88
45	Northview LLAD	\$324.00
46	Cameron Valley LLAD	\$106.52
47	Cameron Woods 8 LLAD	\$0.00
48	Silver Springs	\$504.34
50	BAR J 15A No.2	\$45.66

The proposed assessment rates for Fiscal Year 2026-27 for the above-identified Landscaping and Lighting Assessment Districts as well as information on each assessment district are identified in the Engineer's Report.

Attachments:

1A – Cameron Park CSD Final Engineer's Report 2026-27

1B – Resolution 2026-16

FY 2026-27

ENGINEER'S REPORT

Cameron Park Community Services District Landscaping and Lighting Assessment Districts

June 2026
Final Engineer's Report

Engineer of Work:



4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

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Cameron Park Community Services District

Name of Governing Board

Dawn Wolfson, President

Katie Gilchrest, Vice President

Sidney Bazett, Director

Tim Israel, Director

J.R. Hichborn, Director

Cameron Park CSD Staff

Mark Hornstra, General Manager

Danny Garrison, Operations Manager

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.

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.

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 A 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 2026-27 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 2026-27. 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 18, 2026.

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 15, 2026.

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 2026-27 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 2026-27.

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

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.

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

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.

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.

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.4th 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.

Compliance with Current Law

This Engineer's Report and the process used to establish these proposed assessments for 2026-27 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) 27W LED 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) 27W LED Salem	Landscaping, etc.
40. Bar J 15B Merrychase	Street Lights (8) 27W LED 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) 27W LED 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	

Unit 8 (LLAD #33)

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

Improvements:

New:

- No Planned Projects.

Existing:

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

TABLE 5 – UNIT 8 STREET LIGHTS

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

Viewpointe (LLAD #34)

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

Improvements:

New:

- No Planned Projects.

Existing:

- 15 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 2026-27

- 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
------	------	------	------	------	------	------	------

- 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
-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------

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
-------	-------	-------	-------	-------	-------	-------	-------	-------

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:

- Playground maintenance, including the replacement of playground fiber

Existing:

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

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

TABLE 16 – NORTHVIEW STREET LIGHTS

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

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

Cameron Valley Estates (LLAD #46)

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

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

Improvements:

New:

- No Planned Projects.

Existing:

- 6 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	1345	1346	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)
- Landscape and irrigation repairs and replacements, as needed.
- 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 bark
- Energy costs for 9 LS1-D 70W and 1 spotlight

Cameron Woods 8 (LLAD #47)

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

Improvements:

New:

- 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
------	------	------	------	------	------	------	------

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

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 2026-27 ASSESSMENT REVENUES

DISTRICT LEVY SUMMARY							
FY 2026-27 Total							
District Designation	District Name	Assessment Levy	Assessable Parcels	Lights	Rate	Levy Per Unit Method	Eligible for Increase
30	Airpark	\$20,166	320	112	\$63.02	Per Parcel	No
31	Unit 6	\$16,677	306	92	\$54.50	Per Parcel	No
32	Unit 7	\$12,663	350	72	\$36.18	Per Parcel	No
33	Unit 8	\$15,602	431	70	\$36.20	Per Parcel	No
34	Viewpointe	\$6,218	138	15	\$45.06	Per Parcel	No
35	Goldorado	\$3,095	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	\$0	183	8	\$0.00	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
Total:		\$253,985					

Note:

David West (LLAD 43) has reached the cap set in the original formation documents; the assessment rate for FY 2026-27 will be \$165.00.

Cameron Woods 8 will not be levied for fiscal year 2026-27. Silver Springs and Bar J 15A No. 2 will be levied at a rate which is less than the approved Maximum Authorized Rate.

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:

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.

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.

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.

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.

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.

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.

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.

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%.

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)

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 2026-27 Estimate of Cost and Levy Summary

The table on the following page summarizes the 2026-27 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 2026-27 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	9	Unit 7	Unit 8	Viewpoint	Goldorado	Unit 11	Unit 12	Cameron Woods 1-4	Bar J 15A Country Club	Bar J 15B Merrychase	Creekside	Eastwood	David West	Cambridge Oaks	Northview	Cameron Valley	Cameron Woods 8	Silver Springs	Bar J15-A No. 2	Totals
EXPENDITURES																					
Salaries										\$4,286	\$2,968		\$2,894	\$2,952		\$3,737	\$5,077		\$5,967	\$0	\$27,881
Health, Dental, Vision										\$1,814	\$904		\$956	\$1,158		\$1,807	\$1,054		\$1,958		\$9,651
Other (WC, Ret, UI/TT)										\$68	\$42		\$42	\$43		\$59	\$85		\$90		\$429
Total Salaries and Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,168	\$3,914	\$0	\$3,892	\$4,153	\$0	\$5,602	\$6,216	\$0	\$8,015	\$0	\$37,961
Agriculture (Fertilizer, Lawn Care)										\$0	\$0		\$250	\$250		\$0	\$0		\$0		\$500
Maintenance (Equipment, Irrigation)										\$100	\$0		\$200	\$250		\$250	\$500		\$200	\$0	\$1,500
Contract Services (Landscaping)										\$0	\$0		\$16,520	\$9,408		\$1,500					\$27,428
Maintenance (Park grounds, playgrounds)													\$5,019			\$0	\$4,000				
Equipment Rental														\$2,500							\$2,500
Material/Supplies																				\$0	\$0
Telephone													\$1,000	\$800							\$1,800
Agency Administration Fee	\$1,584	\$1,506	\$1,720	\$2,120	\$682	\$158	\$1,517	\$1,637	\$812	\$2,485	\$212	\$390	\$904	\$544	\$544	\$455	\$593	\$262	\$288	\$2,485	\$20,899
Postage																					\$0
Electricity	\$25,057	\$23,834	\$16,179	\$20,199	\$9,371	\$4,486	\$7,852	\$15,367	\$7,647	\$23,018	\$1,449	\$878	\$2,313	\$339	\$1,010		\$1,288	\$1,656	\$0	\$0	\$161,943
Water										\$3,214	\$2,747		\$5,542	\$7,799		\$2,096	\$1,400	\$1,400	\$0	\$0	\$22,798
Capital Improvement Fund 1																		\$0	\$0	\$0	\$0
Subtotal	\$26,641	\$25,340	\$17,899	\$22,319	\$10,053	\$4,644	\$9,369	\$17,004	\$8,459	\$34,986	\$8,322	\$1,268	\$35,641	\$26,043	\$1,554	\$9,903	\$13,997	\$1,918	\$8,503	\$2,485	\$277,330
REVENUES																					
Donations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessments Collected/Other	\$22,284	\$18,212	\$14,651	\$17,887	\$6,316	\$3,223	\$8,029	\$14,096	\$8,801	\$46,563	\$11,488	\$2,912	\$6,239	\$23,084	\$2,119	\$33,703	\$16,355	\$1,771	\$34,064	\$9,427	\$301,223
Facility Use Revenue														\$4,500							\$4,500
Interfund Transfer										\$21,880										(\$21,880)	\$0
Interest	\$2,118	\$1,535	\$1,988	\$2,285	\$98	\$128	\$1,147	\$1,719	\$964	\$419	\$836	\$463	\$6,239	\$434	\$483	\$3,895	\$3,572	\$1,771	\$4,307	\$8,340	\$42,738
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	\$0.00	\$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, 2027	\$20,046	\$659	\$28,143	\$29,723	(\$14,632)	(\$4,111)	\$18,133	\$25,978	\$16,833	(\$9,573)	\$16,419	\$14,031	\$79,411	(\$29,164)	\$12,263	\$134,063	\$84,938	\$46,580	\$133,437	\$239,241	\$842,420

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

Assessment

WHEREAS, on March 18, 2026 the Board of Directors of the Cameron Park Community Services Landscape and Lighting Assessment District adopted a Resolution 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 2026-27;

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 2024 to December 2025 was 3.04% and the Unused CPI carried forward from the previous fiscal year is 2.74%. Therefore, the maximum authorized assessment rate for fiscal year 2026-27 is increased by 3.00% which equates to \$152.66 per single family equivalent benefit unit for Cameron Woods 8 and \$66.04 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 2026-27 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 0% for Silver Springs, therefore, the maximum authorized assessment rate for fiscal year 2026-27 is increased by 3.04% which equates to \$808.26 per single family equivalent benefit unit. The estimate of cost and budget in this Report proposes assessments for fiscal year 2026-27 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.

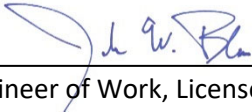
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of El Dorado for the fiscal year 2026-27. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record 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 2026-27 for each parcel or lot of land within each of the said Assessment District.

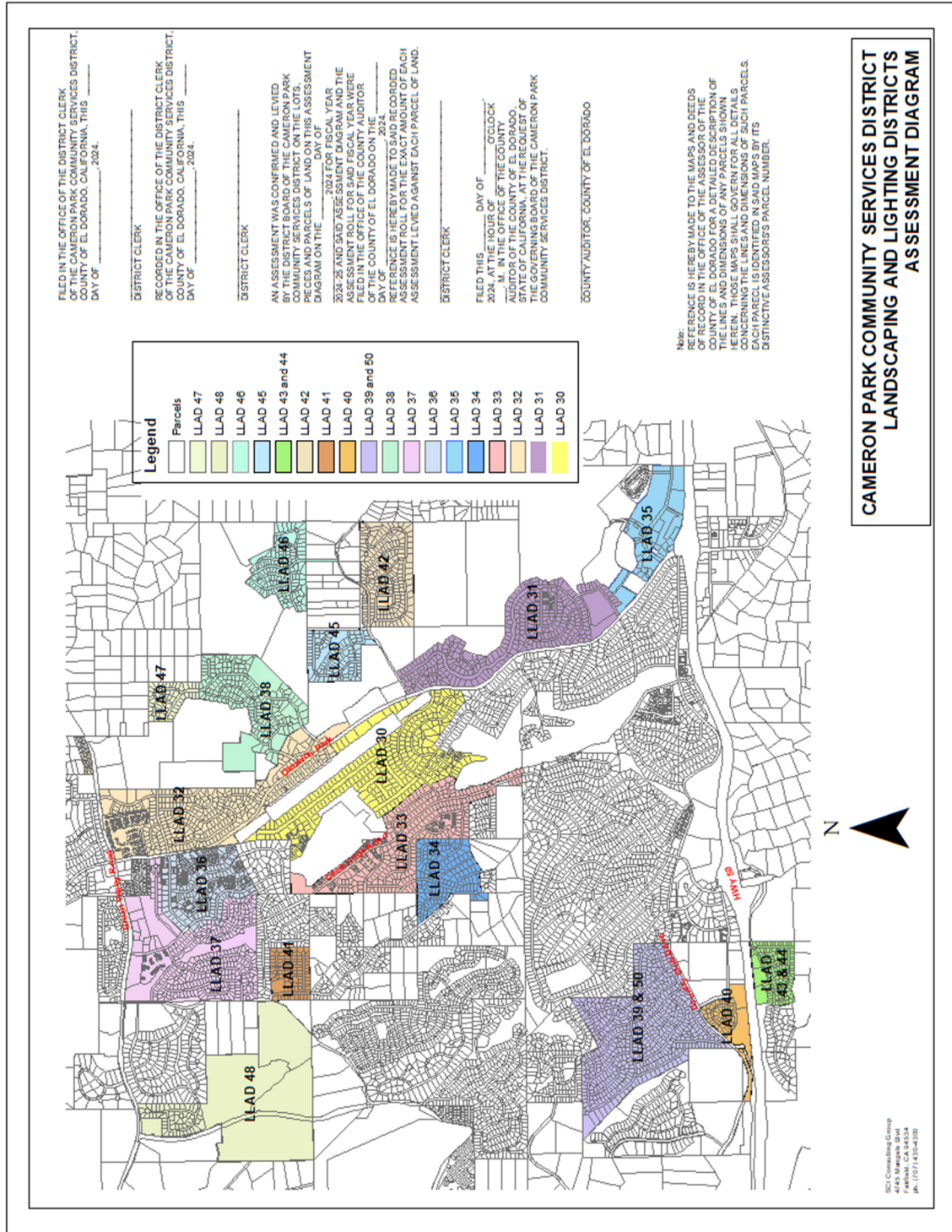
Dated: July 15, 2026

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. 2026-16
of the Board of Directors of the
Cameron Park Community Services District
July 15, 2026**

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 2026-27IN:

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

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 XIID 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. 2026-08, the Board ordered the preparation of an Engineer's Report for the Landscaping and Lighting Districts for fiscal year 2026-27; 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 XIID of the California Constitution; and

WHEREAS, by Resolution No. 2026-12, 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 15, 2026, at

the hour of 6:30pm, 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 15, 2026, at 6:30pm 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 2026-27 are hereby confirmed and continued at the rates levied in past fiscal years since the date of formation of each Assessment District, except for Cameron Valley LLAD #46 and Silver Springs #48, as set forth in the following table:

Unit	LLAD	2026-27 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	\$3,095
#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	\$0.00	\$0
#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 15th day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Dawn Wolfson, President
Board of Directors

Mark Hornstra, General Manager
Secretary to the Board

Cameron Park Community Services District



Staff Report

DATE: July 6, 2026

FROM: Mark Hornstra, General Manager

AGENDA ITEM #3: PG&E Permanent Easement Acquisition Offer

RECOMMENDED ACTION: Staff recommends that the Budget and Admin Committee:

- 1) Review the easement proposal from PG&E and provide comments to staff
- 2) Place the item on the July 15, 2026 Board of Directors agenda for consideration

Background

Pacific Gas and Electric Company (PG&E) has requested a permanent easement across a portion of District-owned property identified as Assessor Parcel Number (APN) 082-184-001 as part of PG&E's Royal Drive infrastructure project. PG&E has offered the District compensation in the amount of \$1,000 for a 375-square-foot permanent easement.

The proposed easement area is located along an existing utility corridor within the Royal Park Open Space and encompasses approximately 375 square feet of District property. The easement area is depicted in the attached exhibit provided by PG&E and is highlighted on the aerial map accompanying this staff report. Based upon staff's review, the easement is not anticipated to materially impact existing District operations, public access, or future planned improvements.

Discussion

PG&E is seeking a permanent easement to support utility infrastructure improvements associated with its Royal Drive project. Utility easements of this nature are common and generally allow the utility provider to install, operate, maintain, repair, replace, and access electrical facilities within the defined easement area.

The proposed easement area is relatively small, totaling approximately 375 square feet, and is located in a portion of the property where the walking path follows Deer Creek. Staff has reviewed the proposed location and believes the easement will have negligible impact on existing District operations and future use of the property. The easement area is relatively small, located near existing utility infrastructure, and as the additional infrastructure is overhead, it does not interfere with current recreational or operational uses of the site.

Acceptance of the easement would provide the District with compensation of \$1,000 while facilitating utility infrastructure improvements serving the surrounding community. Prior to final execution, District Counsel should review the Easement Deed to ensure that the easement rights granted are limited to the intended purpose and do not unnecessarily restrict future District use of the property.

Fiscal Impact

According to PG&E, the compensation amount is based upon an internal valuation estimate prepared for the acquisition. Income from the easement will be a one-time payment of \$1,000. There are no anticipated expenditures other than routine administrative and initial legal review costs.

Attachments:

3A – PG&E Easement Offer Letter

3B – Picture of easement area

3C – Easement Deed



Jeff Phipps
Right of Way Agent
Pacific Gas and Electric Company
850 Stillwater Road
West Sacramento, CA 95605
Cell: (925) 787-0172
Email: Jeff.Phipps@pge.com

June 3, 2026

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

RE: PG&E's 35707404-ROYAL DRCAMERO Project
APN: 082-184-001 El Dorado County

To Whom It May Concern:

Pacific Gas and Electric Company (PG&E) is proposing the 35707404-ROYAL DRCAMERO Project. Your property located in Cameron Park, CA is within the project area, and is also identified by El Dorado County assessor as APN Number 082-184-001.

PG&E hereby offers to pay you a total of **\$1,000.00** as compensation for the **375 sq. ft. Permanent Easement** to be acquired at this time. This sum is based on a valuation estimate completed by PG&E.

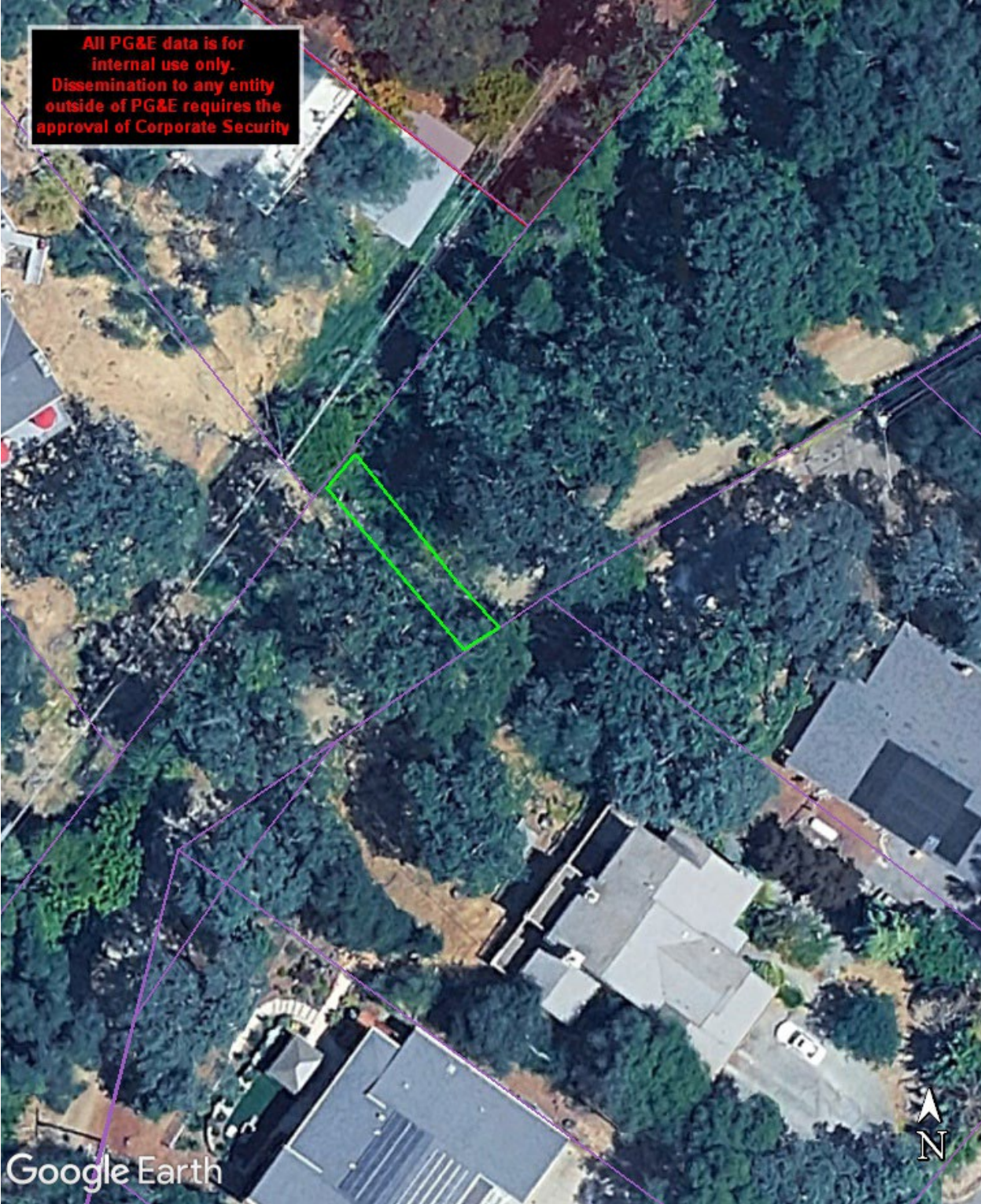
If you find the offer acceptable, please sign and return the Easement Deed marked "PG&E's copy" Your signatures on the Easement Deed must be acknowledged by a notary public and must match exactly what is printed on the signature block. The document, marked 'Grantor Copy' is enclosed for your file; I will forward to you a copy of the recorded Easement Deed. A W-9 has also been included and will need to be completed and returned in order to process the settlement payment. Payment processing can take several weeks after PG&E has received both the signed W-9 form and the notarized easement deed. Please ensure that the W-9 form that you provide to me is signed and dated within the last 6 months.

You may be assured PG&E will make every effort to accommodate and address your concerns about this project. If you have any further questions about the project or PG&E's offer please feel free to contact me at (925)787-0172 or by email at jeff.phipps@pge.com. Thank you for your cooperation and consideration.

Sincerely,

Jeff B. Phipps
Right of Way Agent

Enclosures: Easement Deed, LD #2109-09-11501
W-9



Distribution Electric and Gas Easement Version 1.1 (Rev.09/25)
RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, CA 94612
Attn: Land Rights Library

Location: City/Uninc _____
Recording Fee \$ _____
Document Transfer Tax \$ _____

- This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).
- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2109-09-11501

EASEMENT DEED

CAMERON PARK COMMUNITY SERVICES DISTRICT,

("Grantor"), hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation ("Grantee"), the right from time to time to excavate for, construct, reconstruct, install, replace (of initial or any other size), remove, maintain, inspect and use facilities of the type hereinafter specified, together with a right of way therefor, within the easement area set forth below, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in an unincorporated area of the County of El Dorado, State of California, described as follows:

(APN 082-184-001)

Lot 1073 as shown on the map entitled "Cameron Park North Unit No. 2" filed for record January 7, 1963 in Book D of Maps at page 1, El Dorado County Records.

The facilities and easement area are described as follows:

Anchors, stub poles, guy wires and cables, and appurtenances, as Grantee deems necessary, for supporting Grantee's pole line facilities, to be located within the strip of land described as follows:

A strip of land of the uniform width of 5 feet, lying 2.5 feet on each side of the alignment of the facilities as initially installed hereunder. The approximate location of said facilities are shown upon Grantee's Drawing No. 132585470-B attached hereto and made a part hereof.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees and brush now or hereafter within said easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to

the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor also grants to Grantee the right to use such portion of said lands contiguous to said easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.

Grantor hereby covenants and agrees not to place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within said easement area, or diminish or substantially add to the ground level within said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

Grantor further grants to Grantee the right to apportion to another public utility (as defined in Section 216 of the California Public Utilities Code) the right to construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated: _____, _____.

CAMERON PARK COMMUNITY SERVICES DISTRICT

By _____
Name
Title

By _____
Name
Title

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____, before me, _____ Notary Public,
personally appeared _____

Insert name

_____ ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

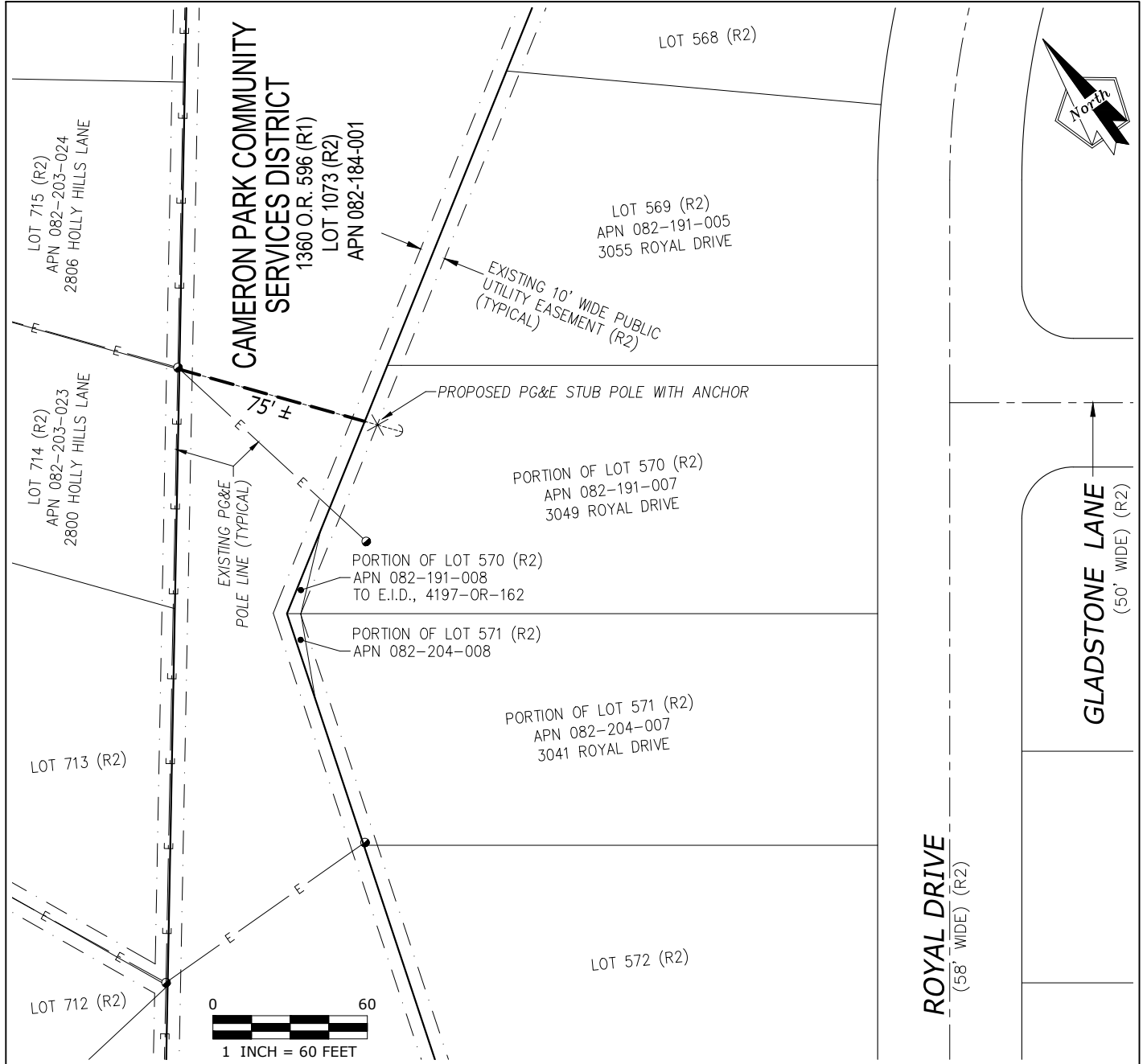
Signature of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

T.09 N., R.09 E., M.D.M.
SECTION 4, NE 1/4 OF SE 1/4



LEGEND:

- C/L APPROXIMATE LOCATION OF 5' WIDE PG&E EASEMENT: 375 sq ft ±
- (R1) CORPORATION GRANT DEED DATED 9/17/1975, 1360 O.R. 596, E.D.C.R.
- (R2) CAMERON PARK NORTH UNIT No. 2 FILED FOR RECORD 1/7/1963 IN BOOK D OF MAPS AT PAGE 1, E.D.C.R.
- E.D.C.R. EL DORADO COUNTY RECORDS

UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG BOUNDARIES OR LINES



APPLICANT:				SCALE	DATE
PACIFIC GAS & ELECTRIC COMPANY				1' = 60'	5-29-2026
SECTION	TOWNSHIP	RANGE	MERIDIAN	COUNTY OF: EL DORADO	CITY OF: UNINCORPORATED
4	09 N	09 E	M.D.M.	F.B.:	CH. BY:
ADDRESS: 3049 ROYAL DRIVE (BEHIND)				PG&E	SIERRA DIVISION
REFERENCES: D-MAPS-1				35707404 AUTHORIZ.	132585470-B DRAWING No.

Administrative Block

Attach to LD: 2109-09-11501

Area, Region or Location: 6

Land Service Office: Sacramento

Line of Business: Electric Distribution (43)

Business Doc Type: Easements

MTRSQ: 21.09.09.04.21

FERC License Number: N/A

PG&E Drawing Number: 132585470-B

Plat No.: J3711

LD of Affected Documents: N/A

LD of Cross Referenced Documents: N/A

Type of Interest: Electric Pole Line Easements (3)

SBE Parcel: N/A

% Being Quitclaimed: N/A

Order or PM: 35707404 OPS: 1110

JCN: N/A

County: El Dorado

Utility Notice Number: N/A

851 Approval Application No: N/A; Decision: N/A

Prepared By: Toma & Associates

Checked By: MTST / LEPH

Checked By: ____ / ____

Cameron Park Community Services District



Staff Report

DATE: July 6, 2026

FROM: Mark Hornstra, General Manager
Maurice Johnson, SPSS Consulting

AGENDA ITEM #4: FIRE IMPACT FEE FUNDING ALLOCATION FOR REPLACEMENT
TYPE III WILDLAND FIRE ENGINE

RECOMMENDED ACTION: ADOPT RESOLUTION 2026-17 AUTHORIZING THE USE OF FIRE
IMPACT FEE FUNDS IN THE AMOUNT OF \$89,399 TO PARTIALLY
FUND THE REPLACEMENT OF A TYPE III WILDLAND FIRE ENGINE,
AND AUTHORIZE THE REMAINING \$304,429 TO BE FUNDED FROM
THE FIRE DEPARTMENT RESERVE FUND

BACKGROUND

The Cameron Park Community Services District previously authorized the purchase of a replacement Type III Wildland Fire Engine to maintain the District's fire apparatus fleet and support wildland fire response capabilities within the District.

The total purchase cost of the replacement Type III Wildland Fire Engine is \$393,828. The District has evaluated whether Fire Impact Fee funds may be used to support this acquisition.

The District's Fire Impact Fee Nexus Study, prepared by SCI Consulting Group in September 2015, establishes the fire facilities standard and identifies fire protection facilities, apparatus, vehicles, and equipment as eligible categories for Fire Impact Fee funding. However, the Nexus Study does not specifically identify the exact replacement share of apparatus costs attributable to new development.

To address this issue, the District requested additional nexus guidance from SCI. The consultant determined that Fire Impact Fee proceeds may be used to fund only the portion of the replacement apparatus cost attributable to new development.

DISCUSSION

The District may maintain its apparatus and vehicle level of service through a combination of adding apparatus to expand the fleet or replacing existing apparatus and vehicles more frequently as increased service demand and accelerated wear occur. Fire Impact Fee proceeds may be used for the growth-related share of these costs.

For apparatus added to expand the fleet, Fire Impact Fee proceeds may fund up to 100 percent of the eligible cost if the apparatus is fully attributable to new development. For replacement of existing apparatus, Fire Impact Fee proceeds may fund only the portion attributable to new development.

Using the methodology now standard in SCI Consulting Group nexus studies, new development's share is calculated by comparing projected demand EDU growth to total demand EDUs at buildout.

The adopted Nexus Study identifies the following:

Projected Demand EDU Growth through 2035:	2,438
Total Demand EDUs at Buildout:	10,740
Growth Share:	= 22.7% (2,438 ÷ 10,740)

Based on this allocation, Fire Impact Fee proceeds may fund 22.7 percent of the replacement Type III Wildland Fire Engine cost.

Calculation

Replacement Type III Wildland Fire Engine Cost:	\$393,828
Growth Share Eligible for Fire Impact Fee Funding:	22.7%
Eligible Fire Impact Fee Funding Amount:	\$89,399
Existing Development Share:	\$304,429

The consultant concluded that up to \$89,399 of the apparatus cost may be funded from the District's Fire Impact Fee Program. The remaining \$304,429 represents the existing development share and must be funded from other District sources.

This approach ensures that new development contributes its fair share toward maintaining the District's adopted level of fire protection service while avoiding the use of Fire Impact Fee proceeds to fund existing deficiencies or costs attributable to existing residents and businesses.

FISCAL IMPACT

The total cost of the replacement Type III Wildland Fire Engine is \$393,828, therefore the proposed funding allocation:

Fire Impact Fee Fund:	\$89,399
Other District Funds:	<u>\$304,429</u>
Total:	\$393,828

The Fire Impact Fee Fund currently has an approximate balance of \$1,341,479. Following the proposed Fire Impact Fee allocation, the remaining Fire Impact Fee Fund balance would be approximately \$1,252,080.

Recommended Board Action

Staff recommends that the Board of Directors adopt Resolution 2026-17 authorizing the use of \$89,399 in Fire Impact Fee funds toward the replacement Type III Wildland Fire Engine and directing that the remaining \$304,429 be funded from other District sources.

Attachments

4A – Resolution 2026-17

4B – Cameron Park Fire Department Fire Impact Fee Nexus Study, September 2015

**Resolution No. 2026-17
of the Board of Directors
of the Cameron Park Community Services District
July 15, 2026**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CAMERON PARK
COMMUNITY SERVICES DISTRICT AUTHORIZING THE EXPENDITURE OF FIRE
IMPACT FEE FUNDS FOR A PORTION OF THE REPLACEMENT TYPE III
WILDLAND FIRE ENGINE**

WHEREAS, the Cameron Park Community Services District ("District") provides fire protection and emergency response services within its service area through the Cameron Park Fire Department; and

WHEREAS, the District maintains a Fire Impact Fee Program pursuant to Government Code Sections 66000 et seq. (Mitigation Fee Act/AB 1600) and the Cameron Park Fire Department Fire Impact Fee Nexus Study prepared by SCI Consulting Group and adopted in September 2015 ("Nexus Study"); and

WHEREAS, the Nexus Study establishes the legal basis for the collection and expenditure of Fire Impact Fees to fund the growth-related share of fire protection facilities, apparatus, vehicles, and equipment necessary to maintain the District's adopted level of fire protection service; and

WHEREAS, the District previously authorized the procurement of a replacement Type III Wildland Fire Engine to replace an aging apparatus that had exceeded its useful service life; and

WHEREAS, the replacement Type III Wildland Fire Engine has been acquired at a total purchase cost of Three Hundred Ninety-Three Thousand Eight Hundred Twenty-Eight Dollars (\$393,828.00); and

WHEREAS, the District requested additional analysis from SCI Consulting Group regarding the appropriate allocation of Fire Impact Fee funding for the replacement apparatus; and

WHEREAS, SCI Consulting Group concluded that, consistent with the methodology utilized in the District's Fire Impact Fee Nexus Study, Fire Impact Fee proceeds may fund the proportionate share of apparatus replacement attributable to new development, calculated as 22.7 percent of the total replacement cost; and

WHEREAS, the consultant determined that the growth-related share of the replacement Type III Wildland Fire Engine equals Eighty-Nine Thousand Three Hundred Ninety-Nine Dollars (\$89,399.00) and that the remaining Three Hundred Four

Thousand Four Hundred Twenty-Nine Dollars (\$304,429.00) represents the existing development share to be funded from other District sources; and

WHEREAS, the Board of Directors finds that this allocation is consistent with the Mitigation Fee Act, the District's adopted Fire Impact Fee Nexus Study, and the consultant's technical memorandum.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Cameron Park Community Services District hereby finds as follows:

Findings

The Board finds that:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The District's Fire Impact Fee Program was established pursuant to Government Code Sections 66000 through 66025 and the Cameron Park Fire Department Fire Impact Fee Nexus Study adopted in September 2015.
3. The Fire Impact Fee Nexus Study identifies fire protection facilities, apparatus, vehicles, and equipment as eligible capital improvements funded by Fire Impact Fees.
4. The replacement Type III Wildland Fire Engine is a capital asset necessary to maintain the District's adopted level of fire protection service.
5. Based upon the consultant's analysis, new development represents 22.7 percent of total demand EDUs at buildout, and therefore the growth-related share of the replacement apparatus cost is \$89,399.
6. Funding \$89,399 from the Fire Impact Fee Fund represents only the proportionate share attributable to new development and does not fund existing deficiencies or the existing development share of the apparatus replacement.
7. The remaining \$304,429 represents the existing development share and shall be funded from the District's Fire Department Reserve Fund.
8. The expenditure of Fire Impact Fee proceeds authorized herein is reasonably related to the purposes for which the fees were collected and complies with Government Code Sections 66001 and 66006.

Authorization

The Board of Directors hereby authorizes the General Manager to prepare and execute all documents necessary to implement this Resolution, including the preparation and submission of a formal request to the El Dorado County Board of Supervisors for the release and distribution of **\$89,399** in Fire Impact Fee funds for the replacement Type III Wildland Fire Engine, together with any supporting findings, certifications, or documentation required by El Dorado County.

Remaining Funding

The Board further authorizes the remaining \$304,429 purchase cost to be funded from the Fire Department Reserve Fund.

Accounting

The General Manager is authorized and directed to make all necessary accounting entries and fund transfers necessary to implement this Resolution and to ensure that all Fire Impact Fee expenditures are accounted for in accordance with Government Code Section 66006 and the District's Fire Impact Fee Program.

Effective Date

This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the Cameron Park Community Services District at a regular meeting held on the 15th day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dawn Wolfson, President
Board of Directors

Mark Hornstra, General Manager
Secretary to the Board



CAMERON PARK FIRE DEPARTMENT

FIRE IMPACT FEE NEXUS STUDY

SEPTEMBER 2015
FINAL REPORT

PREPARED FOR:

**BOARD OF DIRECTORS
CAMERON PARK COMMUNITY SERVICES DISTRICT**

PREPARED BY:

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CAMERON PARK COMMUNITY SERVICES DISTRICT

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ACKNOWLEDGEMENTS

This Fire Impact Fee Nexus Study was prepared by SCI Consulting Group ("SCI") under contract with the Cameron Park Community Services District ("District"). The work was accomplished under the general direction of Mary Cahill, General Manager of the District.

We would like to acknowledge special efforts made by the following individuals and organizations to this project:

Bob Counts, Cameron Park Fire Department / CAL FIRE

Mike Smith, Cameron Park Fire Department / CAL FIRE

Robert Olson, Mintier Harnish Planning Consultants

Bill Weisgerber, Mintier Harnish Planning Consultants

Kelly Webb, County of El Dorado

Michael Ciccozzi, County of El Dorado

Roger Trout, County of El Dorado

El Dorado County Local Agency Formation Commission

El Dorado County Assessor's Office

Sacramento Area Council of Governments

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EXECUTIVE SUMMARY

INTRODUCTION

The Cameron Park Fire Department (“Department”) provides first-responder fire protection services via a contract with CALFIRE to the community of Cameron Park and some surrounding unincorporated areas of El Dorado County (“County”). Specifically, the Department’s services include fire prevention and suppression; emergency medical response and transport and rescue and hazardous materials response.

This Fire Impact Fee Nexus Study (“Nexus Study”) was prepared pursuant to the “Mitigation Fee Act” as found in Government Code § 66000 et seq. The purpose of this Nexus Study is to establish the legal and policy basis for the collection of new fire impact fees (“fees” or “fire impact fees”) on new residential and nonresidential development within the Department’s service area. As growth occurs, fire impact fee revenue will be used to expand the Department’s fire protection facilities, apparatus and equipment in order to maintain its existing level of service. Currently, the County imposes a fire impact fee on all new development within the Department’s service area in the amount of \$1.01 per square foot.

In order to impose such fees, this Nexus Study will demonstrate that a reasonable relationship or “nexus” exists between new development that occurs within the Department’s service area and the need for fire protection facilities, apparatus and equipment as a result of new development. More specifically, this Nexus Study will present findings in order to meet the procedural requirements of the Mitigation Fee Act, also known as AB 1600, which are as follows:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed (“benefit relationship”).
4. Determine how there is a reasonable relationship between the need for the fire facilities and the type of development project on which the fee is imposed (“impact relationship”).
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (“proportional relationship”).

To determine the Department's fire impact fees consistent with these procedural requirements, this Nexus Study utilizes an existing facility standard methodology. Under this method, the Department's ratio existing fire protection facilities, apparatus and equipment to existing development establishes the standard for determining new development's fair share of the cost to expand the Department's fire system as growth occurs. Existing development is determined based on the assumption that 50 percent of the need and demand for fire service (and associated facilities, apparatus and equipment) is related to the persons (residents or employees) and the other 50 percent of the need is related to the structural area (i.e. living area or nonresidential building area) in which they live or work. The value of the Department's existing fire system is determined using the replacement value of the Department's existing inventory of fire protection facilities, apparatus and equipment. These costs are then applied to eight land use categories in proportion to the need they create for fire protection and emergency response services.

SUMMARY OF GENERAL FINDINGS

The following general findings from the Nexus Study are presented:

1. The County of El Dorado ("County"), on behalf of the Department, currently imposes "development impact fees" in the amount of \$1.01 per square foot of residential or nonresidential building area. These fire impact fees were established in 1998 and last updated in 2006.
2. Impact fees are necessary to ensure that the Department can adequately expand its fire protection facilities, apparatus and equipment needed for the resident and employee growth and new structural area created by new development.
3. A reasonable relationship or "nexus" exists between new development in the Department's service area and the need for additional fire protection facilities, apparatus and equipment as a result of new development.
4. The proposed fire impact fee is consistent with the policies of the El Dorado County General Plan.

SUMMARY OF GENERAL RECOMMENDATIONS

Based on the findings presented in the Nexus Study, the following general recommendations are presented:

1. The Department should establish updated fire impact fees to fairly allocate the costs of providing fire protection facilities, apparatus and equipment to new development. The following fire impact fees for the Department are proposed:

FIGURE 1 – SUMMARY OF PROPOSED FIRE IMPACT FEES

Land Use	Proposed Fire Impact Fees
	Per Living Area
	<u>Sq. Ft.</u>
Residential Development	
Single Family Housing	\$0.54
Multi-Family Housing	\$0.91
Mobile Home	\$0.80
	Per Building
	<u>Sq. Ft.</u>
Nonresidential Development	
Retail / Commercial	\$0.78
Office	\$0.96
Industrial	\$0.72
Agriculture	\$0.33
Warehouse / Distribution	\$0.52

2. The Department's new fire impact fees should be adopted and implemented in accordance with the applicable provisions of the Mitigation Fee Act (Government Code § 66000 et al.).
3. Since only Cities and Counties have authority to impose fees as a condition of project approval, the Department's proposed fire impact fees must be adopted by the El Dorado County Board of Supervisors on behalf of the Department.
4. The Department's fire impact fee program should be administered in accordance with Government Code § 66006 and other applicable provisions of the Mitigation Fee Act and El Dorado County Code Chapter 13, Section 20.

5. The cost estimates presented in this Nexus Study are in 2015 dollars. The ordinance and/or resolution establishing the new fire impact fees should include a provision for annual inflationary adjustments based on a Department review of an appropriate construction cost index.

DETERMINATION OF EXISTING DEVELOPMENT

The Department serves both residences and businesses throughout their service area. As such, the demand for the Department's fire protection services and associated fire protection facilities, apparatus and equipment is measured by its service population and the structures it protects. This section will first determine the service population and structural area within the Department's service area. This data will be used to establish a fire facilities demand factor for the various residential and nonresidential land uses within the Department's service area, which in turn will be used to determine existing development's total fire facilities demand.

SERVICE POPULATION AND STRUCTURAL AREA

The Department provides fire protection and emergency response services to the unincorporated community of Cameron Park under contract with CAL FIRE. The Department currently serves an estimated resident population of 15,992. The Department's resident population estimate was determined using figures from the 2010 Census for the Department's service area and El Dorado County Assessor's data as of February 2015.

The Department also protects approximately 7,224 occupied and 203 vacant housing units and approximately 1.5 million square feet of nonresidential building area. Estimated total housing units and nonresidential building are based on figures from the El Dorado County Assessor as of February 2015 for the Department's service area.

FIRE FACILITIES DEMAND FACTOR

To determine the relative demand for fire facilities for various land uses, this Nexus Study relies on equivalent dwelling unit ("EDU") factors to compare fire facilities demand across various residential and nonresidential land uses. For purposes of this Nexus Study, it is assumed that 50 percent of the demand for fire protection and emergency response services is related to the persons (residents or employees) and the other 50 percent of the need is to protect the structural area (living area or nonresidential building area) in which the persons live or work. The equivalent dwelling unit ("EDU") is also used to convert the nonresidential building area to a residential dwelling unit value. This approach allows for the cost of fire protection facilities, apparatus and equipment to be fairly apportioned among residential and nonresidential land uses.

Figure 2 on the following page shows the calculation of the fire facilities demand factor for eight land use categories. The residential land use categories are expressed per square foot of living area and the nonresidential land use categories are expressed per square foot of building area. By this measure, for example, one single-family home creates the demand for Department fire facilities, equipment and apparatus equal to 720 square feet of retail / commercial building area.

FIGURE 2 – FIRE FACILITIES DEMAND FACTOR

Land Use Category	Residents per Unit / Employees per 1,000 Sq. Ft. ¹			Persons Demand Factor ²	Structural Area per Unit (sq.ft.) ²	Structural Area per Unit EDU	Structural Area Demand Factor	Fire Facilities Demand Factor
	Calc	a	b = a / 2.74					
Single-Family Housing		2.74	1.00	0.50	1,974	1.00	0.50	1.00
Multi-Family Housing		2.38	0.87	0.43	737	0.37	0.19	0.62
Mobile Home		2.02	0.74	0.37	757	0.38	0.19	0.56
Residential		2.64	0.96	0.48	1,785	0.90	0.45	0.93
Retail / Commercial		2.56	0.93	0.47	1,000	0.51	0.25	0.72
Office		3.47	1.27	0.63	1,000	0.51	0.25	0.89
Industrial		2.28	0.83	0.42	1,000	0.51	0.25	0.67
Agriculture		0.33	0.12	0.06	1,000	0.51	0.25	0.31
Warehouse / Distribution		1.23	0.45	0.22	1,000	0.51	0.25	0.48
Nonresidential		2.73	1.00	0.50	1,000	0.51	0.25	0.75

Notes:

¹ Residents per unit is based on census data from the 2010 U.S. Census for the Cameron Park Census-Designated Place. All nonresidential density figures (except Agriculture) are from 2001 "Employment Density Study" prepared by The Natelson Company, Inc. for the Southern California Association of Governments expressed in terms of the number of employees per 1,000 square feet of building area. The density figure for Agriculture is from the 2004 "Employment Density in the Puget Sound Region" report prepared by E.K. Pflum for the University of Washington.

² Structural area per unit is based on El Dorado County Assessor's data as of February 2015 for the Department's service area. Nonresidential density is based on a "per 1,000 square feet of building area" basis.

EXISTING FIRE FACILITIES DEMAND EDUS

Figure 3 below calculates the Department's existing demand EDUs based on the total number of dwelling units and estimated nonresidential building area within the Department's service area. As shown, total existing demand EDUs for the Department is 7,794. Existing demand EDUs represents the level of existing development served by the Department's existing facilities.

FIGURE 3 – EXISTING DEMAND EDUS

Land Use	Dwelling Units / Nonresidential Building Area 1,000 Sq. Ft. Units ¹		Fire Facilities Demand Factor	Total Existing Demand EDUs
	Calc	a		
Single Family Housing		5,839	1.00	5,839
Multi-Family Housing		1,308	0.62	811
Mobile Home		77	0.56	43
Nonresidential		1,469	0.75	1,101
Total Existing Development				7,794

Source: El Dorado County Assessor's Office; SCI Consulting Group

Notes:

¹ Dwelling units and nonresidential building area (express in terms of 1,000 square foot units) are from El Dorado County Assessor's data as of February 2015 for the Department's service area.

DETERMINATION OF EXISTING FIRE PROTECTION FACILITIES

The next step in determining the Department's existing fire facilities standard is to calculate the replacement value of the Department's fire protection facilities, apparatus and equipment. Figure 4 below presents a summary of replacement cost (in 2015 dollars) for the Department's existing fire facilities (land and fire stations), apparatus (engines and special vehicles) and equipment. The detailed inventory and estimated replacement value for each is provided in Appendix B

The estimated replacement value of the Department's inventory is based on unit cost assumptions provided by the Department. Estimated land value was based on market research conducted by SCI Consulting Group assessed land value for sales within 2014. Fire station replacement value is based on construction cost estimates from the Engineering News Record Square Foot Costbook, 2013 Edition for fire station construction in the greater Sacramento Area and adjusted by 7.8% for inflation.

As shown below, the estimated replacement value of the Department's existing fire protection facilities, apparatus and equipment is approximately \$8.1 million.

FIGURE 4 – REPLACEMENT VALUE OF EXISTING FIRE SYSTEM

Fee Components	Total Replacement Value (2015 \$)
Land	\$840,000
Buildings	\$3,033,800
Apparatus / Vehicles	\$3,165,000
Equipment	\$1,097,500
Total Fire System Facilities	\$8,136,300

Source: Cameron Park Fire Department

DETERMINATION OF THE FIRE IMPACT FEE

The Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the need for fire protection facilities, apparatus and equipment and the type of development project on which the fee is imposed. In this section, the Department's existing fire facilities standard is determined and then applied to eight land uses categories in proportion to the demand they create as measured by their fire facilities demand factor.

FIRE FACILITIES STANDARD

The Department's ratio of existing fire facilities, apparatus and equipment to existing development establishes the standard for determining new development's fair share of the cost to expand the Department's fire facilities as growth occurs. As shown in figure 5 below, this standard is represented by the existing fire system facilities value of \$1,043.92 per demand EDU.

FIGURE 5 – FIRE FACILITIES STANDARD

Existing Fire System Facilities ¹	\$8,136,300
Existing Demand EDUs ²	7,794
Existing Fire System Value Per EDU	\$1,043.92

Notes:

¹ See Figure 4.

² See Figure 3.

RESIDENTIAL FIRE IMPACT FEES

Since residential land uses have varying dwelling unit occupancies and living area sizes, the residential fire impact fees are expressed on a per square footage basis for the following three residential land use categories.

- **"Single-family housing"** means detached or attached one-family dwelling units;
- **"Multi-family housing"** means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family, including condominiums and cluster developments; and
- **"Mobile home"** means a development area for residential occupancy in vehicles which require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle.

Figure 6 below presents the calculation of the proposed residential fire impact fees. As shown, the cost per unit is determined by multiplying the fire facility standard by their respective fire facilities demand factor. The cost per unit is then divided by the average structural area (living area) per unit to determine the fee per square foot. The fee program administrative cost component is designed to offset the cost of County and Department collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other associated costs.

FIGURE 6 – PROPOSED RESIDENTIAL FIRE IMPACT FEES

Residential Land Use	Facilities Demand EDU Factor	Existing Facility Standard ¹	Cost per Unit	Fee Program Admin. 4%	Average Living Area per Sq. Ft.	Proposed Residential Fees ²
Calc	a	b	c = a * b	d = c * 0.04	e	f = (c + d) / e
			----- per dwelling unit -----			- per sq. ft. -
Single-Family Housing	1.00	\$1,043.92	\$1,043.92	\$41.76	1,974	\$0.54
Multi-Family Housing	0.62	\$1,043.92	\$647.23	\$25.89	737	\$0.91
Mobile Home	0.56	\$1,043.92	\$584.59	\$23.38	757	\$0.80

Notes:

¹ The existing facility standard is the total replacement cost per demand EDU.

² Proposed residential fire impact fees are rounded down to the nearest cent.

NONRESIDENTIAL FIRE IMPACT FEES

As stated earlier, the Mitigation Fee Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the fee and the type of development on which the fee is imposed. Since different nonresidential land uses have varying employment densities, the nonresidential fire impact fee is expressed per square foot of building area based on their respective facilities demand EDU factor for five nonresidential land use categories. The five nonresidential land use categories are defined as follows:

- **"Retail / Commercial"** means retail, commercial, educational and hotel/motel construction;
- **"Office"** means general, professional and medical office construction;
- **"Industrial"** means manufacturing construction;
- **"Agriculture"** means construction of barns other agricultural structures; and
- **"Warehouse / Distribution"** means construction of buildings primarily devoted to the storage and / or distribution of materials.

Figure 7 below presents the calculation of the nonresidential fire impact fees. As shown, the fees for the five nonresidential land uses are determined by multiplying the fire facilities standard by their respective fire facilities demand factor plus an additional 4 percent for administration of the fire impact fee program.

FIGURE 7 – PROPOSED NONRESIDENTIAL FIRE IMPACT FEES

Nonresidential Land Use	Facilities Demand EDU Factor	Existing Facility Standard ¹	Cost per Unit	Fee Program Admin. 4%	Cost per Demand EDU	Proposed Nonres. Fire Impact Fee ²
Calc	a	b	c = a * b	d = c * 0.04	e = c + d	f = e / 1,000
			----- per 1,000 sq. ft. -----			-- per sq. ft. --
Retail / Commercial	0.72	\$1,043.92	\$752	\$30.06	\$781.69	\$0.78
Office	0.89	\$1,043.92	\$929	\$37.16	\$966.25	\$0.96
Industrial	0.67	\$1,043.92	\$699	\$27.98	\$727.40	\$0.72
Agriculture	0.31	\$1,043.92	\$324	\$12.94	\$336.56	\$0.33
Warehouse / Distribution	0.48	\$1,043.92	\$501	\$20.04	\$521.12	\$0.52

Notes:

¹ The existing facility standard is the total replacement cost per demand EDU.

² Proposed nonresidential fire impact fees are rounded down to the nearest cent.

PROJECTED FIRE IMPACT FEE REVENUE

Figure 8 projects fire impact fee revenue through 2035 based on household and employment projections for the District provided by the Sacramento Area Council of Governments (“SACOG”) and the District. Based on annual growth rates for the Cameron Park-Shingle Springs Regional Analysis District, residential demand assumes an annual growth rate of 1.22% while nonresidential demand EDU growth is based an annual growth rate of 1.73%. Total fire impact fee revenue (in 2015 dollars) is then estimated by multiplying the total cost per demand EDU by demand EDU growth for the period.

FIGURE 8 – PROJECTED FIRE IMPACT FEE REVENUE

Land Use Category	Current Demand EDUs (2015) ¹	Demand EDU Growth (2035) ²	Total Cost per Demand EDU ³	Projected Fire Impact Fee Revenue (2015\$)
Calc	a	b	c	d = b * c
Residential	6,693	1,837	\$1,085.68	\$1,994,352
Nonresidential	1,469	601	\$1,085.68	\$652,491
Total	8,162	2,438	\$1,085.68	\$2,646,843

Source: Sacramento Area Council of Governments; SCI Consulting Group

Notes:

¹ See Figure 3.

² Based on projected annual growth rates of 1.22% for residential and 1.73% for nonresidential from 2015 to 2035 for Cameron Park / Shingle Springs RAD provided by the Sacramento Area Council of Governments.

³ Total cost per demand EDU equals the fire facilities standard plus fee program administrative costs.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN

According to the Department’s 2015-2020 Master Plan and optimal Five-Year Capital Improvement Program (“CIP”), approximately \$1,600,000 in capital projects have been identified. Assuming the same growth rates for the five-year period of the CIP, the fire impact fee will fund approximately \$578,000 of the five-year CIP. The Department will need to fund existing development share of the CIP, and any future improvements not currently identified, with other funding sources.

NEXUS FINDINGS

This section frames the Nexus Study findings in terms of the legislated requirements to demonstrate the legal justification of the fire impact fees. The justification of the fire impact fees on new development must provide information as set forth in Government Code § 66000. These requirements are discussed below.

PURPOSE OF FEE

This Nexus Study must identify the purpose of the fee.

The purpose of the fire impact fee is to fund the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the Department. The fire impact fees will ensure that new development will not burden existing development with the cost of facilities required to accommodate growth as it occurs within the Department's service area.

USE OF FEE REVENUE

This Nexus Study must identify the use to which the fee is to be put.

Fee revenue will be used to fund the cost of expanded fire facilities, apparatus and equipment to serve new development. Additionally, fee revenue will be used to cover fee program administration costs such as collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other incidental costs.

Fee revenue may not be used to fund operational, maintenance or repair costs.

BENEFIT RELATIONSHIP

This Nexus Study must determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The fee will be collected as development occurs. To maintain its existing level of fire protection and emergency response services, fee revenue will be used to expand the Department's facilities, apparatus and equipment to meet the additional demand generated by the new residents and employees and new structural area created by new development projects.

IMPACT RELATIONSHIP

This Nexus Study must determine how there is a reasonable relationship between the need for fire protection facilities, apparatus and equipment and the type of development project on which the fee is imposed.

New development projects will create additional need for the Department's fire protection and emergency response services and a corresponding need for expanded facilities, apparatus and equipment. The fee will be imposed on different types of development projects in proportion to the additional service population generated and structural area created by new development projects.

PROPORTIONALITY RELATIONSHIP

This Nexus Study must determine how there is a reasonable relationship between the amount of the fee and the cost of the fire protection facilities, apparatus and equipment attributable to the development on which the fee is imposed.

The cost of fire protection facilities, apparatus and equipment attributable to a development project is based upon the level of existing development served by the Department's existing fire protection facilities. The use of an existing facilities standard methodology to determine the fire impact fee achieves proportionality between existing development and new development. Moreover, these equivalent costs are applied to eight land use categories in proportion to the need they create for expanded facilities. The use of a fire facilities demand factor to determine the fire impact fee schedule achieves proportionality across the types of development on which the fee is imposed.

FEE PROGRAM ADOPTION REQUIREMENTS

The following are the general requirements for approval by the District Board of Directors and adoption by the County Board of Supervisors of the Nexus Study and proposed program on behalf of the Department. The specific statutory requirements for the adoption of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

CAMERON PARK COMMUNITY SERVICES DISTRICT

1. The District Board of Directors shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the proposed fee program.
2. At least 14 days before the meeting, the District shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 10 days before the meeting, the District shall make available to the public the Nexus Study for review.
4. At least 10 days before the public hearing, a notice of the time and place of the meeting, shall be published twice in a newspaper of general circulation with at least five days intervening between the dates of first and last publication not counting such publication dates.
5. After the public hearing, adopt a resolution approving the Nexus Study and proposed fee program with a recommendation that the County Board of Supervisors adopt the proposed fee program on behalf of the Department.

EL DORADO COUNTY

1. The County Board of Supervisors shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the requested fee program.
2. At least 14 days before the meeting, the County shall mail out a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 10 days before the meeting, the County shall make available to the public the Nexus Study for review.
4. At least 10 days before the public hearing, a notice of the time and place of the meeting, shall be published twice in a newspaper of general circulation with at

least five days intervening between the dates of first and last publication not counting such publication dates.

5. After the public hearing, adopt an ordinance establishing the proposed fee program on behalf of the Department.
6. The fire impact fees take effect 60 days after adoption the County ordinance.

FEE PROGRAM ADMINISTRATION REQUIREMENTS

This section contains general recommendations for the administration of the fire impact fee program. The specific statutory requirements for the administration of the fee program may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

ACCOUNTING REQUIREMENTS

Proceeds from the fire impact fee should be deposited into a separate fund or account so that there will be no commingling of fees with other revenue. The fire impact fees should be expended solely for the purpose for which they were collected. Any interest earned by such account should be deposited in that account and expended solely for the purpose for which originally collected.

ANNUAL REPORTING REQUIREMENTS

The following information must be made available to the public within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account;
- the amount of the fee;
- the beginning and ending balance of the account;
- the fees collected that year and the interest earned;
- an identification of each public improvement for which the fees were expended and the amount of the expenditures for each improvement;
- an identification of an approximate date by which construction of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement;
- a description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, the date on which any loan will be repaid, and the rate of interest to be returned to the account; and
- the amount of money refunded under section Govt. Code § 66001.

FIVE-YEAR REPORTING REQUIREMENTS

For the fifth fiscal year following the first receipt of any fire impact fee proceeds, and every five years thereafter, the District shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

ANNUAL INFLATIONARY ADJUSTMENT

In order for the Department to maintain its existing level of service, the fee will need to be automatically adjusted annually commensurate with changes in the cost of facilities, apparatus and equipment. Therefore, the fire impact fee should be adjusted on July 1 of each fiscal year by the percentage change in an appropriate engineering cost index as published by the Engineering News Record, or its successor publication for the preceding twelve months.

IMPROVEMENTS IN-LIEU OF FEES

Subject to certain restrictions, if a developer dedicates land, constructs facilities and / or provide apparatus/equipment for the Department, the fire impact fees imposed on that development project may be adjusted to reflect a credit for the cost of the dedicated land, facilities constructed and / or apparatus/equipment provided.¹

¹ See El Dorado County Code Section 13.20.040 for more information.

APPENDICES

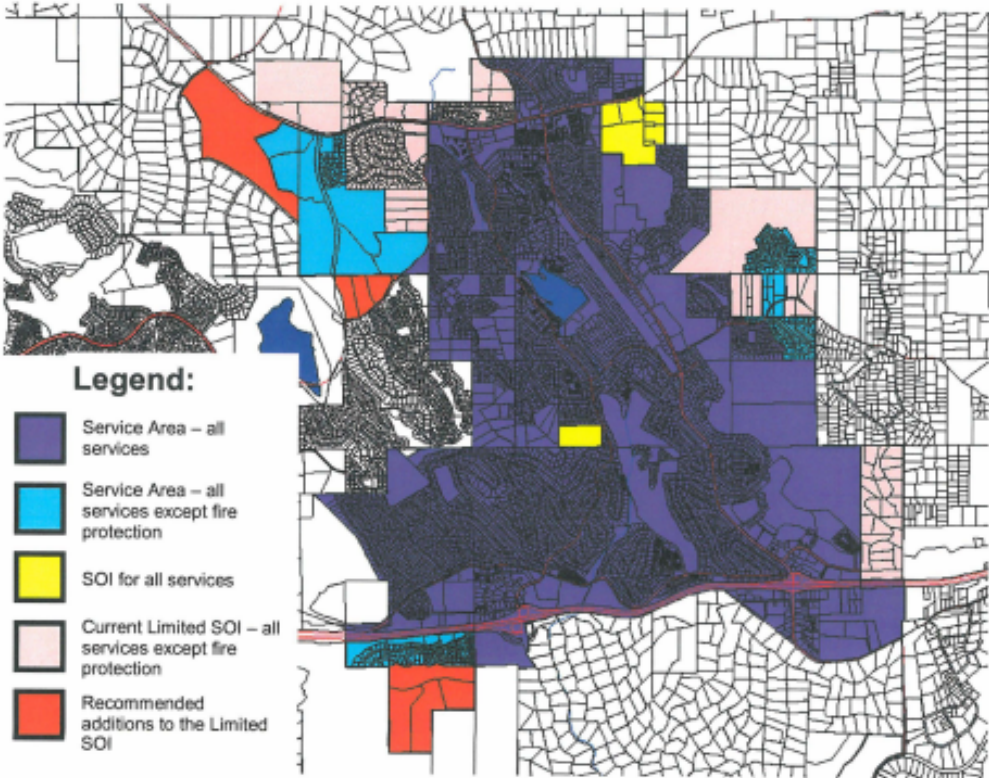
Appendix A – Map of the Department's Service Area

Appendix B – Dwelling Unit Occupancy Factors

Appendix C – Fire System Inventory and Replacement Costs Estimates

APPENDIX A – MAP OF THE DEPARTMENT’S SERVICE AREA

FIGURE 9 – MAP OF DEPARTMENT’S SERVICE AREA



APPENDIX B – DWELLING UNIT OCCUPANCY FACTORS

FIGURE 10 – DWELLING UNIT OCCUPANCY FACTORS
(CAMERON PARK CENSUS DESIGNATED PLACE)

Land Use Categories	Occupied	Total	Dwelling
	Housing	Number of	Unit
	Units	Occupants	Occupancy
	Calc	a	b
			c = b / a
Single-Family Housing	5,215	14,275	2.74
Multi-Family Housing	1,539	3,664	2.38
Mobile Home	154	311	2.02
Total Residential	6,908	18,250	2.64

Source: 2010 U.S. Census for the Cameron Park Census Designated Place.

APPENDIX C – FIRE SYSTEM INVENTORY AND REPLACEMENT COST ESTIMATES

FIGURE 11 – EXISTING LAND AND BUILDING INVENTORY

Fire Station	Amount	Unit Cost	Replacement Cost (2015\$)
Calc	a	b	c = a * b
Station 88, 2961 Alhambra Drive, Cameron Park			
Land	0.40 acres	\$350,000 per acre	\$140,000
Buldings	2,300 sq. ft.	\$394.00 per sq. ft.	\$906,200
Station 89, 3200 Country Club Drive, Cameron Park			
Land	2.00 acres	\$350,000 per acre	\$700,000
Buildings	5,400 sq. ft.	\$394.00 per sq. ft.	\$2,127,600
Total Land and Buildings			\$3,873,800

Source: Cameron Park Fire Department; SCI Consulting Group

FIGURE 12 – EXISTING APPARATUS AND EQUIPMENT INVENTORY

Type / Make	Apparatus / Vehicles		Equipment	Replacement Cost (2015 \$)
	Calc	a	b	c = a + b
Type / Engine				
Type 1 - 2015 Spartan		\$520,000	\$130,000	\$650,000
Type 1 - 2006 Spartan		\$520,000	\$130,000	\$650,000
Type 1 - 2006 Spartan		\$520,000	\$130,000	\$650,000
Type 3 - 2011 HME		\$520,000	\$130,000	\$650,000
Type 1 - 1990 Spartan		\$520,000	\$130,000	\$650,000
Type 3 - 2001 International		\$360,000	\$130,000	\$490,000
Utility Vehicles				
2010 Ford F-150		\$45,000	\$10,000	\$55,000
2001 Ford F-250		\$40,000	\$30,000	\$70,000
1999 Ford Expedition		\$40,000	\$30,000	\$70,000
Command Vehicles				
2010 Ford F-150 XLT B2715		\$40,000	\$30,000	\$70,000
2010 Ford F-150 XLT B2716		\$40,000	\$30,000	\$70,000
Special Equipment				
Self Contained Breathing Apparatus (SCBA)			\$187,500	\$187,500
Total Apparatus and Equipment		\$3,165,000	\$1,097,500	\$4,262,500

Source: Cameron Park Fire Department Master Plan and Capital Improvement Plan, 2015-2020

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Cameron Park Community Services District

Staff Report

DATE: July 6, 2026

FROM: Mark Hornstra, General Manager

AGENDA ITEM #6: **FIRST READING OF PROPOSED SB 1383 ORDINANCE NO. 2026.08.19**

RECOMMENDED ACTION: **REVIEW PROPOSED SB 1383 ORDINANCE 2026.08.19 AND MOVE TO FULL BOARD WITH SUPPORT FOR FIRST READING**

Background

In 2007, the District's Board of Directors approved Ordinance No. 2007-01 that established a mandatory garbage service, providing rules and regulations governing the collection, handling and disposal of solid waste and other operation regulations. In December of 2007, the Board repealed Ordinance No. 2007-01 via the adoption of Ordinance No. 2007-02 which, in addition to the existing mandatory solid waste collection services, incorporated the then present and future boundaries of the District and added a new set of ordinance definitions as well as a new District lien hearing process for delinquent collection accounts.

In 2016, Senate Bill 1383 (SB 1383) went into effect as part of the Short-lived Climate Pollutant Reduction Act of 2016, which has set policy goals of reducing methane emissions at landfills by 75% and recovering at least 20% of edible food for human consumption by 2025. To achieve these goals, SB 1383 required CalRecycle to develop regulations to reduce Organic Waste in landfills.

Discussion

The proposed ordinance has been prepared to update the existing ordinance with changes to better ensure compliance with the requirements SB 1382, and to implement relevant portions of SB 1383 including sections mandating subscriptions to Organic Waste Collection for single family, multi-family and commercial generators. Also

included in this ordinance is a section authorizing container inspections and a section establishing an enforcement mechanism for non-compliance.

The first reading process provides the Board of Directors and the public an opportunity to review the proposed ordinance, receive information regarding its purpose and implementation, and provide comments prior to formal adoption. Consistent with California ordinance adoption procedures, the ordinance will return to the Board of Directors at a future meeting for second reading and consideration of adoption.

The ordinance has been reviewed by District staff and District legal counsel. The ordinance has also been shared with El Dorado County staff for their review. The ordinance is now being brought to the Budget and Administration committee for review and recommendation to be presented to the Board of Directors for approval.

The procedure to adopt an ordinance requires two public readings and public notices culminating in the adoption by the Board at a public meeting. To assist the Board of Directors and the public in understanding the requirements of adopting this new ordinance, a timeline of required actions has been created and is included in this staff report as Attachment 6C.

FISCAL IMPACT

There is no immediate fiscal impact associated with the first reading of the proposed ordinance. Any future operational or administrative impacts associated with implementation of the ordinance will be addressed through the District's normal budget process.

Attachments:

6A – SB 1383 Ordinance No. 2026.08.19 (Redline)

6B – SB 1383 Ordinance No. 2026.08.19 (Clean)

6C – Ordinance Timeline

ORDINANCE ~~2025~~2026.08.19-XX
of the Board of Directors
of the Cameron Park Community Services District

**AMENDING AND REVISING ORDINANCE 2007-01 and ORDINANCE 2008.02.20
AND ESTABLISHING RULES AND REGULATIONS FOR ORGANIC WASTE
DISPOSAL AND COMPLIANCE WITH CALGREEN RECYCLING
REQUIREMENTS**

WHEREAS, Assembly Bill ("AB") 939 of 1989, the California Integrated Waste Management Act of 1989 (Public Resources Code Section 40000, et seq., as amended, supplemented, superseded and replaced from time to time and as implemented by regulations of the California Department of Resources, Recycling and Recovery ("CalRecycle")), requires the District to reduce, reuse, and recycle (including composting), solid waste generated in the District to the maximum extent feasible before any incineration or landfill disposal of waste, to conserve water, energy, and other natural resources, and to protect the environment; and

WHEREAS, Assembly Bill 341 of 2011 requires businesses and Multi-Family property owners that generate a certain amount of Solid Waste to arrange for recycling services and requires the Cameron Park Community Services District ("District") and other jurisdictions to implement a Commercial Recycling program; and

WHEREAS, Assembly Bill 1826 of 2014 requires businesses and Multi-Family property owners that generate a certain amount of Solid Waste, Recyclables, and Organic Waste to arrange for recycling services for that waste, requires the District and other jurisdictions to implement a recycling program to divert Organic Waste from those businesses, and requires the District to implement a Commercial Recycling Program; and

WHEREAS, Senate Bill 1383, the Short-lived Climate Pollutant Reduction Act of 2016 ("SB 1383") set policy goals of reducing methane emissions at landfills by 75% and recovering at least 20% of Edible Food for human consumption by 2025; and

WHEREAS, in an effort to achieve its policy goals, SB 1383 requires CalRecycle to develop regulations to reduce Organic Waste in landfills; and_____

WHEREAS, SB 1383 requires jurisdictions to adopt an ordinance or similarly enforceable mechanism to implement relevant portions of SB 1383 including sections mandating subscriptions to Organic Waste Collection for Single Family, Multi-Family and Commercial Generators, sections authorizing Container inspection, and sections establishing enforcement mechanisms for non-compliance; and

WHEREAS, should it become necessary to further the goals of SB 1383 by delegating the responsibility, among other things, to provide educational resources and perform inspections of edible food generators and edible food recovery organizations as defined herein, the District may enter into Memoranda of Understanding with the County to address such issues; and

NOW, THEREFORE, THE BOARD DOES HEREBY ORDAIN AS FOLLOWS:

- A. **Purpose & Authority:** The purpose of this Ordinance is to set forth the terms and conditions by which Solid Waste, including Garbage, Organic Waste, and Recyclables Collection services may be administered, and to promote the public health, welfare and safety of the community by establishing reasonable regulations relating to the storage, accumulation, collection and disposal of such materials.
- B. **Findings:** The recitals are true and correct as set forth above and are hereby incorporated by reference.
- C. **Enactment:** The District's Ordinances, and specifically Ordinance 2007-001 Providing Rules and Regulations Governing the Collection, Handling, and Disposal of Solid Waste and Other Operating Regulations, are hereby revised to add the following:

SECTION 1. Definitions:

- A. For the purposes of this Chapter, the words, terms and phrases as defined in this Section shall be construed as set forth herein unless it is apparent from context that a different meaning is intended:
 - 1. "Act" means the California Integrated Waste Management Act of 1989 (sometimes referred to as "AB 939"), including but not limited to, the Jobs and Recycling Act of 2011 (AB 341), SB 1016 (Chapter 343, Statutes of 2008 [Wiggins, SB 1016]), the Mandatory Commercial Organics Recycling Act of 2014 (AB 1826), and the Short-

Lived Climate Pollutants Bill of 2016 (SB 1383), Public Resources Code § 40000 and following as it may be amended, and as implemented by the regulations of CalRecycle.

2. "Authorized Representative" means an entity that the District contracts with or otherwise arranges to carry out any responsibilities of this Chapter, as authorized by 14 CCR Section 18981.2. An Authorized Representative may be a government agency, a private entity, or a combination of those entities.
3. "California Code of Regulations" or "CCR" means the State of California Code of Regulations.
4. "Collection" means the operation of gathering together within the District and transporting to the point of disposal, or processing of any Garbage, Recyclables, and Organic Waste.
5. "Commercial Business" or "Commercial" means a firm, partnership, proprietorship, joint-stock company, corporation, or association, whether for-profit or nonprofit, strip mall, industrial facility, or a multifamily residential dwelling, or as otherwise defined in 14 CCR Section 18982(a)(6). A Multi-Family Residential Dwelling that consists of fewer than five (5) units shall not be considered a Commercial Business under this ordinance.
6. "Commercial Edible Food Generator" includes a Tier One or a Tier Two Commercial Edible Food Generator as defined in Sections 10.12.010(24) and 10.12.010(25) of this Chapter. _____
7. "Compliance Review" means a review of records by the District or its Authorized Representative to determine compliance with this Chapter.
8. "Community Composting" means any activity that composts green material, agricultural material, food material, and vegetative food material, alone or in combination, and the total amount of feedstock and compost on-site at any one time does not exceed one hundred (100) cubic yards and seven hundred fifty (750) square feet.

~~7.9.~~ "Container" means any bin, box, or cart used for the purpose of holding Garbage, Recyclables or Organic Waste for Collection. ___

~~10.~~ "Edible Food" means food intended for human consumption, or as otherwise defined in 14 CCR Section 18982(a)(18). "Edible Food" is not Solid Waste if it is recovered and not discarded. Nothing in this Ordinance or in 14 CCR, Division 7, Chapter 12 requires or authorizes the recovery of Edible Food that does not meet the food safety requirements of the California Retail Food Code.

~~8.11.~~ "Enforcement" means an action of the District to address non-compliance with this Chapter, including notices of violation, citations, penalties, or other legal remedies.

~~9.12.~~ "Food Recovery" means actions to collect and distribute Edible Food that otherwise would be disposed.

~~10.13.~~ "Food Recovery Organization" means an entity that engages in the collection or receipt of Edible Food from Commercial Edible Food Generators and distributes that Edible Food to the public for Food Recovery either directly or through other entities or as otherwise defined in 14 CCR Section 18982(a)(25), including, but not limited to:

- a. A food bank as defined in Section 113783 of the Health and Safety Code;
- b. A nonprofit charitable organization as defined in Section 113841 of the Health and Safety code; and
- c. A nonprofit charitable temporary food facility as defined in Section 113842 of the Health and Safety Code.

~~14.~~ "Food Recovery Service" means a person or entity that collects and transports Edible Food from a Commercial Edible Food Generator to a Food Recovery Organization or other entities for Food Recovery.

~~11.15.~~ "Garbage" means all putrescible and non-putrescible solid, semisolid, and liquid wastes generated or accumulated through the normal activities of a premises. Garbage does not include Recyclables or Organic Waste that is Source Separated and set out for the purposes of Collection and recycling.

~~12.16.~~ _____ "Multi-Family Residential Dwelling" or "Multi-Family" means of, from, or pertaining to residential premises with five (5) or more dwelling units. Multi-Family premises do not include hotels, motels, or other transient occupancy facilities, which are considered Commercial Businesses. _____

17. "Notice of Violation (NOV)" means a notice issued by the District General Manager or Authorized Representative identifying a violation and required corrective actions.

~~13.18.~~ _____ "Organic Waste" means Solid Waste containing material originated from living organisms and their metabolic waste products, including but not limited to food waste, green waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges or as otherwise defined in the Act. Biosolids and digestate are as defined by the Act.

~~14.19.~~ _____ "Organic Waste Generator" means a person or entity that is responsible for the initial creation of Organic Waste, or as otherwise defined in 14 CCR Section 18982(a)(48).

~~15.20.~~ _____ "Person" means any institution, public or private corporation, governmental unit or jurisdiction, individual, company, firm, association, partnership or other entity.

~~16.21.~~ _____ "Prohibited Container Contaminants" means (1) discarded materials placed in the designated Recyclables Container that are not identified as acceptable Source Separated Recyclables for the District's designated Recyclables collection Container; (2) discarded materials placed in the designated Organic Waste collection Container that are not identified as acceptable Source Separated Organic Waste for the District's designated Organic Waste collection Container; and (3) discarded materials placed in the Garbage Container that are acceptable Source Separated Recyclables and/or Source Separated Organic Waste to be placed in District's designated Organic Waste collection Container and/or designated Recyclables collection Container, and (4) exempt waste placed in any Container.

~~17.22.~~ _____ "Recyclables" shall mean those materials that are separated from Solid Waste prior to disposal to be recycled consistent with the requirements of the Act.

The District may adopt a schedule of materials suitable for recycling, as determined by resolution of the District Board of Directors, or as set forth in a collection agreement, which may be revised periodically.

~~18.23.~~ 19.23. "Residential Householder" shall mean any Person or Persons holding or occupying a residential premises in the District, whether or not the owner of the residential premises.

~~19.24.~~ 20.24. "Residential Owner" shall mean the owner of any residential premises within the District.

~~20.25.~~ 21.25. "Self-Hauler" means a Person, who hauls Solid Waste, Organic Waste or Recyclables he or she has generated pursuant to section 10.12.030. E of this Chapter. Self-Hauler also includes a Person who back-hauls waste, or as otherwise defined in 14 CCR Section 18982(a)(66). Back-haul means generating and transporting Organic Waste to a destination owned and operated by the generator using the generator's own employees and equipment, or as otherwise defined in 14 CCR Section 18982(a)(66)(A).

~~21.26.~~ 22.26. "Single-Family" means of, from, or pertaining to any residential premises with fewer than five (5) units.

~~22.27.~~ 23.27. "Solid Waste" has the same meaning as defined in State Public Resources Code Section 40191, which defines Solid Waste as all putrescible and non-putrescible solid, semisolid, and liquid wastes, including Garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semisolid wastes, with the exception that Solid Waste does not include hazardous waste, as defined in the State Public Resources Code Section 40141, radioactive waste regulated pursuant to the State Radiation Control Law, or medical waste regulated pursuant to the State Medical Waste Management Act.

~~23-28.~~ "Source Separated" means materials, including commingled Recyclables, that have been separated or kept separate from the Solid Waste stream, at the point of generation, for the purpose of additional sorting or processing those materials for recycling or reuse in order to return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products, which meet the quality standards necessary to be used in the marketplace, or as otherwise defined in 14 CCR Section 17402.5(b)(4). For the purposes of this Chapter, Source Separated shall include separation of materials by the generator, property owner, property owner's employee, property manager, or property manager's employee into different Containers for the purpose of Collection such that Source Separated materials are separated from Waste/Mixed Waste or other Solid Waste for the purposes of Collection and processing.

~~24-29.~~ "Tier One Commercial Edible Food Generator" means a Commercial Edible Food Generator as defined by 14 CCR Section 18982(a)(73) as amended, and includes the following:

- a. Supermarket.
- b. Grocery Store with a total facility size equal to or greater than 10,000 square feet.
- c. Food Service Provider.
- d. Food Distributor.
- e. Wholesale Food Vendor.

~~25-30.~~ "Tier Two Commercial Edible Food Generator" means a Commercial Edible Food Generator as defined by 14 CCR Section 18982(a)(74) as amended and includes the following:

- a. Restaurant with 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.
- b. Hotel with an on-site food facility and 200 or more rooms.
- c. Health facility with an on-site food facility and 100 or more beds.
- d. Large venue.
- e. Large event.
- f. A State agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.
- g. A local education agency facility with an on-site food facility.

~~26.31.~~ "District General Manager" means the District General Manager of the Cameron Park Community Services District, or a designee appointed by the District General Manager.

SECTION 2. Exclusive Franchise: Contractor to Collect Solid Waste, Organic Waste, and Recyclables:

- A. At such time as there is in force an exclusive franchise agreement entered into by the District with any Person, firm or corporation for the Collection and transport of District Solid Waste, Recyclables and Organic Waste, it is unlawful for any Person other than the Persons in the employ of the District's Hauler having entered into such contract to collect or transport any Solid Waste, Recyclables and Organic Waste within the District.
- B. As long as there is in force a contract between the District and any Person or Persons for the Collection of Solid Waste, Recyclables and Organic Waste, it is unlawful for any Person other than such District's Hauler(s) or those in the employ of such District's Hauler(s), except as provided under the Self-Haul regulations provided herein, to collect any Solid Waste, Organic Waste, or Recyclables or to interfere with the Collection, removal, or disposal thereof by such District's Hauler.
- C. For the purposes of this Chapter, the term "Hauler" or the "District's Hauler" shall be understood as that Person(s), firm(s) or corporation(s) subject to the exclusive franchise agreement or a non-exclusive agreement authorized under this Section 2, except where stated otherwise.

SECTION 3. Organic Waste Generator Requirements and Self Haul Regulations:

- A. Single-Family Organic Waste Generators shall comply with the following requirements:
1. Subscribe to and maintain Organic Waste Collection services for all Organic Waste. The District shall have the right to review the number and size of a generator's Containers to evaluate adequacy of capacity provided for each type of Collection service for proper separation of materials and containment of materials. Single-Family Organic Waste Generators shall adjust service level for its Collection services as requested by the District. Generators may additionally manage their Organic Waste by preventing or reducing their Organic Waste, managing Organic

Waste on site, and/or using a community composting site pursuant to 14 CCR Section 18984.9(c).

2. Participate in the District's Organic Waste Collection service(s) by correctly placing designated materials in the designated Containers as described below.
 - a. Source Separated Recyclables shall only be placed in the Container identified and designated for Recyclables.
 - b. Source Separated Organic Waste shall only be placed in the Container identified and designated for Organic Waste.
 - c. Garbage shall only be placed in the Container identified and designated for Garbage.
 - d. Prohibited Container Contaminants shall not be placed in any Container.

B. Generators that are Commercial Businesses, including Multi-Family Residential Dwellings shall comply with the following requirements:

1. Subscribe to and maintain Organic Waste Collection services for all Organic Waste. The District shall have the right to review the number and size of a generator's Containers to evaluate adequacy of capacity provided for each type of Collection service for proper separation of materials and containment of materials. Generators subject to these provisions shall adjust service level for its Collection services as requested by the District. Generators may additionally manage their Organic Waste by preventing or reducing their Organic Waste, managing Organic Waste on site, and/or using a community composting site pursuant to 14 CCR Section 18984.9(c).
2. Participate in the District's Organic Waste Collection service(s) by correctly placing designated materials in the designated Containers as described below.
 - a. Source Separated Recyclables shall only be placed in the Container identified and designated for Recyclables.
 - b. Source Separated Organic Waste shall only be placed in the Container identified and designated for Organic Waste.
 - c. Garbage shall only be placed in the Container identified and designated for Garbage.
 - d. Prohibited Container Contaminants shall not be placed in any Container.

3. Supply and allow access to adequate number, size and location of collection Containers with labels or colors sufficient for employees, contractors, tenants, and customers to aid in compliance with the District's Collection service requirements.
4. Excluding Multi-Family Residential Dwellings, Commercial Businesses shall provide Containers for the Collection of Source Separated Organic Waste and Source Separated Recyclables in all indoor and outdoor areas where disposal Containers are provided for customers, for materials generated by that business.
5. Excluding Multi-Family Residential Dwellings, Containers provided by Commercial Businesses shall comply with 14 CCR Section 18984.9(b), as may be amended, and shall have either:
 - a. A body or lid that conforms with the Container colors provided through the Collection service provided by the District, with either lids conforming to the color requirements or bodies conforming to the color requirements or both lids and bodies conforming to color requirements. A Commercial Business is not required to replace functional Containers, including Containers purchased prior to January 1, 2022, that do not comply with the requirements of the subsection prior to the end of the useful life of those Containers, or prior to January 1, 2036, whichever comes first.
 - b. Container labels that include language or graphic images, or both, indicating the primary material accepted and the primary materials prohibited in that Container, or Containers with imprinted text or graphic images that indicate the primary materials accepted and primary materials prohibited in the Container. Pursuant to 14 CCR Section 18984.8, the Container labeling requirements are required on new Containers commencing January 1, 2022.

C. Generators that are Commercial Businesses, excluding Multi-Family Residential Dwellings shall:

1. Commercial Businesses shall provide educational information to new tenants, contractors, and occupants within fourteen (14) days of occupancy regarding Organic Waste separation requirements, Container locations, and proper

Container usage.

~~1.2.~~To the extent practical through education, training, inspection, and/or other measures, prohibit employees from placing materials in a Container not designated for those materials per the District's Collection service.

~~3.~~ Periodically inspect all Containers for contamination and inform employees if Containers are contaminated and of the requirements to keep Prohibited Container Contaminants out of those Containers pursuant to the Act.

~~2.4.~~ Commercial Businesses shall provide or arrange access for the District, or the District's Authorized Representative to inspect properties, containers, enclosure areas, and related records to verify compliance with SB 1383 requirements.

~~3.5.~~ Annually provide information to employees, contractors, tenants, and customers about Organic Waste recovery requirements and about proper sorting of Organic Waste and Recyclables.

~~4.6.~~ Nothing in this Section prohibits a generator subject to these provisions from preventing or reducing waste generation, managing Organic Waste on site, or using a community composting site pursuant to 14 CCR Section 18984.9(c).

~~5.7.~~ Commercial Businesses that are Tier One or Tier Two Commercial Edible Food Generators shall comply with Food Recovery requirements, pursuant to Section 10.12.060 of this Chapter.

D. Waivers

1. The District, in its sole discretion, may issue waivers to Commercial generators or Residential Owners for physical space limitations, and/or de minimis volume waivers for Commercial Generators.
2. Commercial Businesses or Single Family generators requesting a physical space waiver shall:

- a. Submit an application form specifying the type(s) of Collection services for which they are requesting a compliance waiver.
 - b. Provide documentation that the premises lacks adequate space for the required Containers including documentation from the contractor, licensed architect, or licensed engineer.
 - c. Provide written verification to the District that it is still eligible for physical space waiver every five years, if the District has approved application for a physical space waiver.
3. Commercial Businesses requesting a de minimis volume waiver shall:
 - a. Submit an application specifying the Collection services that they are requesting a waiver from.
 - b. Provide documentation that either:
 - i. The Commercial Business' total Solid Waste Collection service is two cubic yards or more per week and Organic Waste subject to Collection in the designated Containers comprises less than 20 gallons per week per applicable Container of the business' total waste; or
 - ii. The Commercial Business' total Solid Waste Collection service is less than two cubic yards per week and Organic Waste subject to Collection in in the designated Containers comprises less than 10 gallons per week per applicable Container of the business' total waste.
 - iii. For the purposes of subsections (i) and (ii) above, total Solid Waste shall be the sum of the weekly Garbage Collection Container volume, Recyclables Collection Container volume and Organic Waste Collection Container volume, measured in cubic yards.
 - c. Notify the District if circumstances change such that Commercial Business's Organic Waste exceeds the threshold required for waiver, in which case the waiver will be rescinded.

Provide written verification of eligibility for de minimis waiver every 5 years, if the District has approved a de minimis waiver.

E. Self-Haul Regulations

1. In addition to the regulations prescribed herein, Self-Haulers are required to adhere to all regulations in this Chapter, including but not limited to the Collection service subscription requirements. _____

~~1.2.~~ Residential Organic Waste Generators that self-haul Organic Waste are exempt from Commercial Self-Hauler recordkeeping requirements.

~~2.3.~~ Self-Haulers shall Source Separate all Recyclables and Organic Waste generated on-site from Solid Waste in a manner consistent with 14 CCR Sections 18984.1 and 18984.2, or shall haul Organic Waste to a high diversion Organic Waste processing facility as specified in 14 CCR Section 18984.3, as may be amended.

~~3.4.~~ Self-Haulers shall haul their Source Separated Recyclables to a facility that recovers those materials; and haul their Source Separated Organic Waste to a Solid Waste facility, operation, activity, or property that processes or recovers Source Separated Organic Waste. Alternatively, Self-Haulers may haul Organic Waste to a high diversion Organic Waste processing facility.

~~4.5.~~ Self-Haulers that are Commercial Businesses (including Multi-Family Residential Dwellings) shall keep a record of the amount of Organic Waste delivered to each Solid Waste facility, operation, activity, or property that processes or recovers Organic Waste; this record shall be subject to inspection by the District by request. The records shall include the following information:

- a. Delivery receipts and weight tickets from the entity accepting the Organic Waste.
- b. The amount of material in cubic yards or tons transported by the generator to each entity.
- c. If the material is transported to an entity that does not have scales on-site, or employs scales incapable of weighing the Self-Hauler's vehicle in a manner that allows it to determine the weight of materials received, the Self-Hauler is not required to record the weight of material but shall keep a record of the entities that received the Organic Waste.

~~5.6.~~ Commercial Self-Haulers may be required to complete and retain on site a form certifying that all self-hauling operations and activities were completed in compliance with this Section and all applicable laws and regulations. This form shall be subject to District inspection, or the inspection of the District General Manager's designee upon request.

~~6.7.~~ Records required by this Section shall be retained for a minimum of twenty- four months.

SECTION 4. Placement of Containers - Disposal in Undesignated Areas:

A. Containers receiving Solid Waste, including Garbage, Organic Waste, or Recyclables shall not be stored on or in any street, alley, sidewalk, footpath, or any public place. It is unlawful to keep, place or deposit Solid Waste, including Garbage, Organic Waste, or Recyclables on any private grounds or premises except in the Containers as designated herein. It is unlawful for any Person to throw or deposit any Solid Waste, including Garbage, Organic Waste, or Recyclables or cause the same to be thrown or deposited upon any street, alley, gutter, park or other public place within the District, or to throw or deposit the same upon any vacant lot, backyard, or to store or keep the same otherwise than in the designated Containers as required. It is unlawful to have, store, deposit or accumulate Solid Waste, including Garbage, Organic Waste, or Recyclables where rats or other vermin can have access thereto or feed thereon. Each day's violation of this section shall be treated and considered and the same shall be a separate and distinct offense.

B. All Containers shall be covered, and it shall be the responsibility of the District's Hauler to place the cover or covers back on the Container after emptying the same.

C. No Person shall dump, deposit or dispose of or cause or permit to dump, deposit or dispose of Solid Waste, including Garbage, Organic Waste, or Recyclables on a premises in the District, other than where produced, except upon the District's designated disposal area.

SECTION 5. Accumulation of Solid Waste, Organic Waste, and Recyclables:

It is unlawful for the owner, tenant, lessee or occupant of any property within the District to maintain thereon, any deposit, collection or accumulation of any Solid Waste, including Garbage, Organic Waste, and Recyclables offensive, injurious or dangerous to health.

SECTION 6. Requirements for Commercial Edible Food Generators and Food Recovery Organizations:

A. Tier One Commercial Edible Food Generators must comply with the requirements of this Section 6 commencing January 1, 2022, and Tier Two Commercial Edible Food Generators must comply commencing January 1, 2024. ___

B. Food Recovery Services and Food Recovery Organizations shall cooperate with the District in edible food recovery capacity planning activities and provide requested information within sixty (60) days.

B.C. ___ Large venue or large event operators not providing food services, but allowing for food to be provided by others shall require food facilities operating at the large venue or large event to comply with the requirements of this Ordinance, commencing January 1, 2024.

C.D. ___ Commercial Edible Food Generators shall comply with the following requirements:

1. Arrange to recover the maximum amount of Edible Food that would otherwise be disposed.
2. Contract with, or enter into a written agreement with Food Recovery Organizations or Food Recovery services for: (i) the collection of Edible Food for Food Recovery; or, (ii) acceptance of the Edible Food that the Commercial Edible Food Generator self-hauls to the Food Recovery Organization for Food Recovery.
3. Shall not intentionally spoil Edible Food that is capable of being recovered by a Food Recovery Organization or a Food Recovery Service.
4. Allow the Authorized Representative or District General Manager to access the premises and review records to ensure compliance with this section as permitted by 14 CCR Section 18991.4.
5. Keep records that include the following information, or as otherwise specified in 14 CCR Section 18991.4, and as may be amended:
 - a. A list of each Food Recovery service or organization that collects or receives its Edible Food pursuant to a contract or written agreement established under 14 CCR Section 18991.3(b).

- b. A copy of all contracts or written agreements established under 14 CCR Section 18991.3(b).
- c. A record of the following information for each of those Food Recovery services or Food Recovery Organizations:
 - i. The name, address and contact information of the Food Recovery service or Food Recovery Organization.
 - ii. The types of food that will be collected by the Food Recovery service or Food Recovery Organization.
 - iii. The established frequency that food will be collected.
 - iv. The quantity of food, measured in pounds recovered per month, collected by a Food Recovery service or Food Recovery Organization for Food Recovery.

D.E. Within sixty (60) days of the District General Manager or the Authorized Representative making a request, Commercial Edible Food Generators shall submit an annual report that includes the information required by subsection C above to the requesting entity. The District General Manager or the Authorized Representative is authorized to increase the reporting frequency to require semi- annual or quarterly reporting for some or all of the information listed above.

E.F. Food Recovery Organizations collecting or receiving Edible Food directly from Commercial Edible Food Generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(2) for a minimum of five (5) years:

1. The name, address, and contact information for each Commercial Edible Food Generator from which the organization receives Edible Food.

2. The quantity in pounds of Edible Food received from each Commercial Edible Food Generator per month.

2.3. The name, address, and contact information for each Food Recovery Organization receiving the food.

F.G. Nothing in this Ordinance or in 14 CCR, Division 7, Chapter 12 requires or authorizes the recovery of Edible Food that does not meet the food safety requirements of the California Retail Food Code.

G.H. Nothing in this ordinance shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017.

SECTION 7. Requirements for Haulers and Facility Operators:

- A. Pursuant to the terms of this Section, the District may provide or arrange to be provided residential and Commercial Organic Waste and Recyclables Collection services to generators within the District's boundaries through the use of exclusive haulers, subject to the terms of this Ordinance, or through the use of non-exclusive haulers.
- B. Haulers shall meet the following requirements and standards as a condition of approval of a contract, agreement, or other authorization with the District to collect Organic Waste:
1. Through written notice to the District at a time of the District's choosing, [but no later than June 30 of each year](#), identify the facilities to which they will transport Organic Waste and Recyclables including facilities for Source Separated Organic Waste and Source Separated Recyclables. Facilities shall comply with the requirements of the Act and all other applicable laws and regulations. Haulers shall not transport Organic Waste or Recyclables to a landfill without written approval by the District General Manager.
 2. Transport Source Separated Recyclable and Organic Waste to a facility, operation, activity, or property that recovers Organic Waste as defined in 14 CCR, Division 7, Chapter 12, Article 2.
 3. Obtain approval from the District to haul Organic Waste, unless it is transporting Source Separated Organic Waste to a community composting site or lawfully transporting it in a manner that complies with 14 CCR Section 18989.1, this ordinance, or requirements of a franchise agreement, other agreement, or District authorization.

4. Comply with education, equipment, signage, Container labeling, Container color, contamination monitoring, reporting, and other requirements contained within the franchise agreement or other agreement with the District.
- C. Within sixty (60) days of the District's written request, owners of facilities, operations, and activities that recover Organic Waste shall provide information regarding available and potential new or expanded capacity at their facilities, operations, and activities, including information about capacity necessary for planning purposes.

SECTION 8. Fees:

- A. The maximum allowable fees to be collected from Edible Food Generators shall be for cost recovery only.
- B. The maximum allowable fees for Garbage, Organic Waste and Recyclables Collection services shall be established by resolution of the District Board of Directors, and may be amended from time to time, as deemed appropriate by the District Board of Directors. The District's Hauler subject to this Ordinance may charge fees up to the maximum allowed by the District Board of Directors.
- C. The ~~Authorized Representative and~~ Hauler, subject to this Chapter, shall be responsible for collection of these respective fees.

SECTION 9. Payment Due Date:

The fees and charges specified in this Chapter shall, in all cases, be payable and due on either the date prescribed by resolution of the District Board of Directors, or the date prescribed by the District's Hauler subject to this Chapter and approved by the District.

SECTION 10. Failure to Pay:

Failure or refusal to pay fees assessed pursuant to this Ordinance may result in the non-collection of Solid Waste, including Garbage, Organic Waste, and Recyclables, creating a condition which the District may declare to be a public nuisance if permitted to exist. In the event that there is non-payment, the District General Manager may direct the District's Hauler to make Collection, and the expenses and charges of such Collection may be assessed against the property as provided herein.

SECTION 11. Charges Constituting a Lien and Procedures to Lien:

- A. Service charges imposed pursuant to this Ordinance shall constitute a lien upon the parcel of real property to which such service was rendered.
- B. Lien Recording - Procedure.
1. The District General Manager shall transmit to District Board of Directors, a report of delinquent charges.
 2. Notwithstanding any provision in this Ordinance to the contrary, any Solid Waste, Organic Waste, or Recyclables Collection service charges which have become delinquent, shall cause the owner of such property to be subject to a lien on the property pursuant to the procedure provided in this section. Any such lien shall be recorded with the County Recorder.
 3. Prior to the recordation of a lien for delinquent charges, the District General Manager shall cause the notice of a hearing on the delinquent charges to be mailed to the owner. The notice shall contain the date, time and location of the hearing and shall be mailed at least ten (10) calendar days before the date of the hearing. The hearing shall be held before the District Board of Directors. The decision of the District Board of Directors shall be final and conclusive.
 4. Upon a decision adverse to the owner after hearing, the District Board of Directors shall cause such lien to be recorded with the County Recorder in the form and manner prescribed by law. Thereafter, such lien shall not be released by the District General Manager unless and until it is fully and completely paid or an acceptable arrangement with the District has been agreed to by the District.
 5. The District General Manager is authorized to determine the administrative cost of the delinquency, including costs associated with processing the delinquent account, which will be subject to an individual lien pursuant to the recording procedures of this section. Delinquent charges will be collected as a special assessment. The District General Manager may, as needed, initiate proceedings to make delinquent Garbage, Solid Waste, Organic Waste, and Recyclables Collection service charges a special assessment against the parcels of property to which such service was rendered.
 6. Hearing.

- a. At the time fixed for consideration of the report, the District Board of Directors shall hear it along with any objections of the property owners liable to be assessed for delinquent accounts. The District Board of Directors may make such revisions, corrections, or modifications to the report as it may deem just; and in the event the District Board of Directors is satisfied with the correctness of the report (as submitted or as revised, corrected or modified), it shall be confirmed or rejected by resolution.
 - b. The decision of the District Board of Directors on the report, and on all protests or objections thereto, shall be final and conclusive.

7. Method of Collection-Applicability of Other Liens, Laws, Etc.
 - a. Upon confirmation of the report by the District Board of Directors, the delinquent charges contained therein shall constitute a special assessment against the property at which the services were rendered. Thereafter, such assessment may be collected at the same time and in the same manner as ordinary property taxes are collected and shall be subject to the same penalties and same procedure of sale as provided for delinquent ordinary property taxes.
 - b. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property, and paramount to all other liens except those for state, county and municipal taxes with which it shall be upon parity. The lien shall continue until the assessment and all interest and penalties due and payable thereon are paid. All laws applicable to the levy, collection and enforcement of property taxes shall be applicable to the special assessments.
 - c. Report Transmitted to Auditor. A certified copy of the confirmed report shall be filed annually with the County Auditor on or before August 1st. The descriptions of the parcels subject to the special assessment shall be those used for the same parcels on the County Assessor's map books for the current year.

1. The District's Hauler shall give written notice to the District of the name and address of any Person or owner he, she, or it discovers has failed to subscribe for such collection disposal service and the address of the premises for which such Solid Waste, Organic Waste, and Recyclables Collection and disposal service has not been subscribed, unless he, she, or it has been

notified by the owner or other person in lawful possession that the property is vacant, or temporarily not occupied, and when he, she, or it has determined that such condition actually exists on the premises.

- C. Penalties imposed for violations of this Ordinance shall not be less than the minimum penalty amounts prescribed under 14 CCR Section 18997.2.

SECTION 12. Inspections and Investigations:

A. The District General Manager or [its](#) Authorized Representative is authorized to conduct inspections and investigations, at random or otherwise, of any Collection Container, Collection vehicle loads, or transfer, processing, or disposal facility for materials collected from generators, or Source Separated materials to confirm compliance with this ordinance by Organic Waste generators, Commercial Businesses (including Multi-Family Residential Dwellings), property owners, Commercial Edible Food Generators, Self-Haulers, Hauler, and Food Recovery Organizations, subject to applicable laws.

1. Such inspections and investigations may include confirmation of proper placement of materials in Containers, inspection of Edible Food recovery activities, review of required records, or other verification or inspection to confirm compliance with any other requirement of this chapter. Failure to provide or arrange for:
 - a. access to the premises;
 - b. installation and operation of remote monitoring equipment, if a remote monitoring program is adopted; or
 - c. access to records for any inspection or investigation is a violation of this chapter and may result in penalties.
2. Any records obtained by the District General Manager during inspections, investigations, remote monitoring and other reviews shall be subject to the requirements and applicable disclosure exemptions of the California Public Records Act as set forth in Government Code Section 6250 et seq.

B. The District General Manager shall enforce the provisions of this Ordinance relating to the performance of the District's Hauler obligations under the franchise agreement.

~~C.~~ The District General Manager shall enforce the provisions of this Ordinance relating to the Collection and processing or disposal as it related to public health, safety, and welfare.

C. The District may issue Notices of Violation, administrative citations, and pursue cost recovery or other remedies authorized by law.

D. Penalties imposed for violations shall not be less than the minimum penalty amounts prescribed under 14 CCR Section 18997.2.

SECTION 13. CEQA: The District Board of Directors hereby finds that this Ordinance is categorically exempt from the CEQA pursuant to CEQA Guidelines sections 15060(c)(2) for the reason that the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; and that pursuant to 15061(b)(3) there is no possibility the activity in question may have a significant effect on the environment.

SECTION 14. Severability: The provisions of this Ordinance are hereby declared to be severable. If any provision, clause, word, sentence or paragraph of this Ordinance, or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not result in the invalidity of the entire Ordinance, which can be given effect without the invalid provision or application. The District Board of Directors hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 15. Effective Date and Publication: This Ordinance shall take effect thirty (30) days after its adoption. The District Clerk of the Board is hereby directed to publish a summary of this ordinance within fifteen (15) days after its passage in an adjudicated, published newspaper of general circulation serving the District residents.

PASSED AND ADOPTED this 15th day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

| Director Dawn Wolfson, President
Board of Directors

[Mark Hornstra](#)
Secretary to the Board

**ORDINANCE 2026.08.19
of the Board of Directors
of the Cameron Park Community Services District**

**AMENDING AND REVISING ORDINANCE 2007-01 and ORDINANCE 2008.02.20
AND ESTABLISHING RULES AND REGULATIONS FOR ORGANIC WASTE
DISPOSAL AND COMPLIANCE WITH CALGREEN RECYCLING
REQUIREMENTS**

WHEREAS, Assembly Bill ("AB") 939 of 1989, the California Integrated Waste Management Act of 1989 (Public Resources Code Section 40000, et seq., as amended, supplemented, superseded and replaced from time to time and as implemented by regulations of the California Department of Resources, Recycling and Recovery ("CalRecycle")), requires the District to reduce, reuse, and recycle (including composting), solid waste generated in the District to the maximum extent feasible before any incineration or landfill disposal of waste, to conserve water, energy, and other natural resources, and to protect the environment; and

WHEREAS, Assembly Bill 341 of 2011 requires businesses and Multi-Family property owners that generate a certain amount of Solid Waste to arrange for recycling services and requires the Cameron Park Community Services District ("District") and other jurisdictions to implement a Commercial Recycling program; and

WHEREAS, Assembly Bill 1826 of 2014 requires businesses and Multi-Family property owners that generate a certain amount of Solid Waste, Recyclables, and Organic Waste to arrange for recycling services for that waste, requires the District and other jurisdictions to implement a recycling program to divert Organic Waste from those businesses, and requires the District to implement a Commercial Recycling Program; and

WHEREAS, Senate Bill 1383, the Short-lived Climate Pollutant Reduction Act of 2016 ("SB 1383") set policy goals of reducing methane emissions at landfills by 75% and recovering at least 20% of Edible Food for human consumption by 2025; and

WHEREAS, in an effort to achieve its policy goals, SB 1383 requires CalRecycle to develop regulations to reduce Organic Waste in landfills; and

WHEREAS, SB 1383 requires jurisdictions to adopt an ordinance or similarly enforceable mechanism to implement relevant portions of SB 1383 including sections mandating subscriptions to Organic Waste Collection for Single Family, Multi-Family and Commercial Generators, sections authorizing Container inspection, and sections establishing enforcement mechanisms for non-compliance; and

WHEREAS, should it become necessary to further the goals of SB 1383 by delegating the responsibility, among other things, to provide educational resources and perform inspections of edible food generators and edible food recovery organizations as defined herein, the District may enter into Memoranda of Understanding with the County to address such issues; and

NOW, THEREFORE, THE BOARD DOES HEREBY ORDAIN AS FOLLOWS:

- A. Purpose & Authority:** The purpose of this Ordinance is to set forth the terms and conditions by which Solid Waste, including Garbage, Organic Waste, and Recyclables Collection services may be administered, and to promote the public health, welfare and safety of the community by establishing reasonable regulations relating to the storage, accumulation, collection and disposal of such materials.
- B. Findings:** The recitals are true and correct as set forth above and are hereby incorporated by reference.
- C. Enactment:** The District's Ordinances, and specifically Ordinance 2007-001 Providing Rules and Regulations Governing the Collection, Handling, and Disposal of Solid Waste and Other Operating Regulations, are hereby revised to add the following:

SECTION 1. Definitions:

- A.** For the purposes of this Chapter, the words, terms and phrases as defined in this Section shall be construed as set forth herein unless it is apparent from context that a different meaning is intended:
 - 1. "Act" means the California Integrated Waste Management Act of 1989 (sometimes referred to as "AB 939"), including but not limited to, the Jobs and Recycling Act of 2011 (AB 341), SB 1016 (Chapter 343, Statutes of 2008 [Wiggins, SB 1016]), the Mandatory Commercial Organics Recycling Act of 2014 (AB 1826), and the Short-

Lived Climate Pollutants Bill of 2016 (SB 1383), Public Resources Code § 40000 and following as it may be amended, and as implemented by the regulations of CalRecycle.

2. "Authorized Representative" means an entity that the District contracts with or otherwise arranges to carry out any responsibilities of this Chapter, as authorized by 14 CCR Section 18981.2. An Authorized Representative may be a government agency, a private entity, or a combination of those entities.
3. "California Code of Regulations" or "CCR" means the State of California Code of Regulations.
4. "Collection" means the operation of gathering together within the District and transporting to the point of disposal, or processing of any Garbage, Recyclables, and Organic Waste.
5. "Commercial Business" or "Commercial" means a firm, partnership, proprietorship, joint-stock company, corporation, or association, whether for-profit or nonprofit, strip mall, industrial facility, or a multifamily residential dwelling, or as otherwise defined in 14 CCR Section 18982(a)(6). A Multi-Family Residential Dwelling that consists of fewer than five (5) units shall not be considered a Commercial Business under this ordinance.
6. "Commercial Edible Food Generator" includes a Tier One or a Tier Two Commercial Edible Food Generator as defined in Sections 10.12.010(24) and 10.12.010(25) of this Chapter.
7. "Compliance Review" means a review of records by the District or its Authorized Representative to determine compliance with this Chapter.
8. "Community Composting" means any activity that composts green material, agricultural material, food material, and vegetative food material, alone or in combination, and the total amount of feedstock and compost on-site at any one time does not exceed one hundred (100) cubic yards and seven hundred fifty (750) square feet.

9. "Container" means any bin, box, or cart used for the purpose of holding Garbage, Recyclables or Organic Waste for Collection.

10. "Edible Food" means food intended for human consumption, or as otherwise defined in 14 CCR Section 18982(a)(18). "Edible Food" is not Solid Waste if it is recovered and not discarded. Nothing in this Ordinance or in 14 CCR, Division 7, Chapter 12 requires or authorizes the recovery of Edible Food that does not meet the food safety requirements of the California Retail Food Code.

11. "Enforcement" means an action of the District to address non-compliance with this Chapter, including notices of violation, citations, penalties, or other legal remedies.

12. "Food Recovery" means actions to collect and distribute Edible Food that otherwise would be disposed.

13. "Food Recovery Organization" means an entity that engages in the collection or receipt of Edible Food from Commercial Edible Food Generators and distributes that Edible Food to the public for Food Recovery either directly or through other entities or as otherwise defined in 14 CCR Section 18982(a)(25), including, but not limited to:
 - a. A food bank as defined in Section 113783 of the Health and Safety Code;
 - b. A nonprofit charitable organization as defined in Section 113841 of the Health and Safety code; and
 - c. A nonprofit charitable temporary food facility as defined in Section 113842 of the Health and Safety Code.

14. "Food Recovery Service" means a person or entity that collects and transports Edible Food from a Commercial Edible Food Generator to a Food Recovery Organization or other entities for Food Recovery.

15. "Garbage" means all putrescible and non-putrescible solid, semisolid, and liquid wastes generated or accumulated through the normal activities of a premises. Garbage does not include Recyclables or Organic Waste that is Source Separated and set out for the purposes of Collection and recycling.

16. "Multi-Family Residential Dwelling" or "Multi-Family" means of, from, or pertaining to residential premises with five (5) or more dwelling units. Multi-Family premises do not include hotels, motels, or other transient occupancy facilities, which are considered Commercial Businesses.
17. "Notice of Violation (NOV)" means a notice issued by the District General Manager or Authorized Representative identifying a violation and required corrective actions.
18. "Organic Waste" means Solid Waste containing material originated from living organisms and their metabolic waste products, including but not limited to food waste, green waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges or as otherwise defined in the Act. Biosolids and digestate are as defined by the Act.
19. "Organic Waste Generator" means a person or entity that is responsible for the initial creation of Organic Waste, or as otherwise defined in 14 CCR Section 18982(a)(48).
20. "Person" means any institution, public or private corporation, governmental unit or jurisdiction, individual, company, firm, association, partnership or other entity.
21. "Prohibited Container Contaminants" means (1) discarded materials placed in the designated Recyclables Container that are not identified as acceptable Source Separated Recyclables for the District's designated Recyclables collection Container; (2) discarded materials placed in the designated Organic Waste collection Container that are not identified as acceptable Source Separated Organic Waste for the District's designated Organic Waste collection Container; and (3) discarded materials placed in the Garbage Container that are acceptable Source Separated Recyclables and/or Source Separated Organic Waste to be placed in District's designated Organic Waste collection Container and/or designated Recyclables collection Container, and (4) exempt waste placed in any Container.
22. "Recyclables" shall mean those materials that are separated from Solid Waste prior to disposal to be recycled consistent with the requirements of the Act. The District may adopt a schedule of materials suitable for recycling, as determined by

resolution of the District Board of Directors, or as set forth in a collection agreement, which may be revised periodically.

23. "Residential Householder" shall mean any Person or Persons holding or occupying a residential premises in the District, whether or not the owner of the residential premises.
24. "Residential Owner" shall mean the owner of any residential premises within the District.
25. "Self-Hauler" means a Person, who hauls Solid Waste, Organic Waste or Recyclables he or she has generated pursuant to section 10.12.030. E of this Chapter. Self-Hauler also includes a Person who back-hauls waste, or as otherwise defined in 14 CCR Section 18982(a)(66). Back-haul means generating and transporting Organic Waste to a destination owned and operated by the generator using the generator's own employees and equipment, or as otherwise defined in 14 CCR Section 18982(a)(66)(A).
26. "Single-Family" means of, from, or pertaining to any residential premises with fewer than five (5) units.
27. "Solid Waste" has the same meaning as defined in State Public Resources Code Section 40191, which defines Solid Waste as all putrescible and non-putrescible solid, semisolid, and liquid wastes, including Garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semisolid wastes, with the exception that Solid Waste does not include hazardous waste, as defined in the State Public Resources Code Section 40141, radioactive waste regulated pursuant to the State Radiation Control Law, or medical waste regulated pursuant to the State Medical Waste Management Act.
28. "Source Separated" means materials, including commingled Recyclables, that have been separated or kept separate from the Solid Waste stream, at the point of generation, for the purpose of additional sorting or processing those materials for

recycling or reuse in order to return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products, which meet the quality standards necessary to be used in the marketplace, or as otherwise defined in 14 CCR Section 17402.5(b)(4). For the purposes of this Chapter, Source Separated shall include separation of materials by the generator, property owner, property owner's employee, property manager, or property manager's employee into different Containers for the purpose of Collection such that Source Separated materials are separated from Waste/Mixed Waste or other Solid Waste for the purposes of Collection and processing.

29. "Tier One Commercial Edible Food Generator" means a Commercial Edible Food Generator as defined by 14 CCR Section 18982(a)(73) as amended, and includes the following:
- a. Supermarket.
 - b. Grocery Store with a total facility size equal to or greater than 10,000 square feet.
 - c. Food Service Provider.
 - d. Food Distributor.
 - e. Wholesale Food Vendor.
30. "Tier Two Commercial Edible Food Generator" means a Commercial Edible Food Generator as defined by 14 CCR Section 18982(a)(74) as amended and includes the following:
- a. Restaurant with 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.
 - b. Hotel with an on-site food facility and 200 or more rooms.
 - c. Health facility with an on-site food facility and 100 or more beds.
 - d. Large venue.
 - e. Large event.
 - f. A State agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.
 - g. A local education agency facility with an on-site food facility.
31. "District General Manager" means the District General Manager of the Cameron Park Community Services District. or a designee appointed by the District General Manager.

SECTION 2. Exclusive Franchise: Contractor to Collect Solid Waste, Organic Waste, and Recyclables:

- A. At such time as there is in force an exclusive franchise agreement entered into by the District with any Person, firm or corporation for the Collection and transport of District Solid Waste, Recyclables and Organic Waste, it is unlawful for any Person other than the Persons in the employ of the District's Hauler having entered into such contract to collect or transport any Solid Waste, Recyclables and Organic Waste within the District.

- B. As long as there is in force a contract between the District and any Person or Persons for the Collection of Solid Waste, Recyclables and Organic Waste, it is unlawful for any Person other than such District's Hauler(s) or those in the employ of such District's Hauler(s), except as provided under the Self-Haul regulations provided herein, to collect any Solid Waste, Organic Waste, or Recyclables or to interfere with the Collection, removal, or disposal thereof by such District's Hauler.

- C. For the purposes of this Chapter, the term "Hauler" or the "District's Hauler" shall be understood as that Person(s), firm(s) or corporation(s) subject to the exclusive franchise agreement or a non-exclusive agreement authorized under this Section 2, except where stated otherwise.

SECTION 3. Organic Waste Generator Requirements and Self Haul Regulations:

- A. Single-Family Organic Waste Generators shall comply with the following requirements:
 - 1. Subscribe to and maintain Organic Waste Collection services for all Organic Waste. The District shall have the right to review the number and size of a generator's Containers to evaluate adequacy of capacity provided for each type of Collection service for proper separation of materials and containment of materials. Single-Family Organic Waste Generators shall adjust service level for its Collection services as requested by the District. Generators may additionally manage their Organic Waste by preventing or reducing their Organic Waste, managing Organic Waste on site, and/or using a community composting site pursuant to 14 CCR Section 18984.9(c).

2. Participate in the District's Organic Waste Collection service(s) by correctly placing designated materials in the designated Containers as described below.
 - a. Source Separated Recyclables shall only be placed in the Container identified and designated for Recyclables.
 - b. Source Separated Organic Waste shall only be placed in the Container identified and designated for Organic Waste.
 - c. Garbage shall only be placed in the Container identified and designated for Garbage.
 - d. Prohibited Container Contaminants shall not be placed in any Container.

B. Generators that are Commercial Businesses, including Multi-Family Residential Dwellings shall comply with the following requirements:

1. Subscribe to and maintain Organic Waste Collection services for all Organic Waste. The District shall have the right to review the number and size of a generator's Containers to evaluate adequacy of capacity provided for each type of Collection service for proper separation of materials and containment of materials. Generators subject to these provisions shall adjust service level for its Collection services as requested by the District. Generators may additionally manage their Organic Waste by preventing or reducing their Organic Waste, managing Organic Waste on site, and/or using a community composting site pursuant to 14 CCR Section 18984.9(c).
2. Participate in the District's Organic Waste Collection service(s) by correctly placing designated materials in the designated Containers as described below.
 - a. Source Separated Recyclables shall only be placed in the Container identified and designated for Recyclables.
 - b. Source Separated Organic Waste shall only be placed in the Container identified and designated for Organic Waste.
 - c. Garbage shall only be placed in the Container identified and designated for Garbage.
 - d. Prohibited Container Contaminants shall not be placed in any Container.

3. Supply and allow access to adequate number, size and location of collection Containers with labels or colors sufficient for employees, contractors, tenants, and customers to aid in compliance with the District's Collection service requirements.
4. Excluding Multi-Family Residential Dwellings, Commercial Businesses shall provide Containers for the Collection of Source Separated Organic Waste and Source Separated Recyclables in all indoor and outdoor areas where disposal Containers are provided for customers, for materials generated by that business.
5. Excluding Multi-Family Residential Dwellings, Containers provided by Commercial Businesses shall comply with 14 CCR Section 18984.9(b), as may be amended, and shall have either:
 - a. A body or lid that conforms with the Container colors provided through the Collection service provided by the District, with either lids conforming to the color requirements or bodies conforming to the color requirements or both lids and bodies conforming to color requirements. A Commercial Business is not required to replace functional Containers, including Containers purchased prior to January 1, 2022, that do not comply with the requirements of the subsection prior to the end of the useful life of those Containers, or prior to January 1, 2036, whichever comes first.
 - b. Container labels that include language or graphic images, or both, indicating the primary material accepted and the primary materials prohibited in that Container, or Containers with imprinted text or graphic images that indicate the primary materials accepted and primary materials prohibited in the Container. Pursuant to 14 CCR Section 18984.8, the Container labeling requirements are required on new Containers commencing January 1, 2022.

C. Generators that are Commercial Businesses, excluding Multi-Family Residential Dwellings shall:

1. Commercial Businesses shall provide educational information to new tenants, contractors, and occupants within fourteen (14) days of occupancy regarding Organic Waste separation requirements, Container locations, and proper Container usage.

2. To the extent practical through education, training, inspection, and/or other measures, prohibit employees from placing materials in a Container not designated for those materials per the District's Collection service.
3. Periodically inspect all Containers for contamination and inform employees if Containers are contaminated and of the requirements to keep Prohibited Container Contaminants out of those Containers pursuant to the Act.
4. Commercial Businesses shall provide or arrange access for the District, or the District's Authorized Representative to inspect properties, containers, enclosure areas, and related records to verify compliance with SB 1383 requirements.
5. Annually provide information to employees, contractors, tenants, and customers about Organic Waste recovery requirements and about proper sorting of Organic Waste and Recyclables.
6. Nothing in this Section prohibits a generator subject to these provisions from preventing or reducing waste generation, managing Organic Waste on site, or using a community composting site pursuant to 14 CCR Section 18984.9(c).
7. Commercial Businesses that are Tier One or Tier Two Commercial Edible Food Generators shall comply with Food Recovery requirements, pursuant to Section 10.12.060 of this Chapter.

D. Waivers

1. The District, in its sole discretion, may issue waivers to Commercial generators or Residential Owners for physical space limitations, and/or de minimis volume waivers for Commercial Generators.
2. Commercial Businesses or Single Family generators requesting a physical space waiver shall:
 - a. Submit an application form specifying the type(s) of Collection services for which they are requesting a compliance waiver.

E. Self-Haul Regulations

1. In addition to the regulations prescribed herein, Self-Haulers are required to adhere to all regulations in this Chapter, including but not limited to the Collection service subscription requirements.
2. Residential Organic Waste Generators that self-haul Organic Waste are exempt from Commercial Self-Hauler recordkeeping requirements.
3. Self-Haulers shall Source Separate all Recyclables and Organic Waste generated on-site from Solid Waste in a manner consistent with 14 CCR Sections 18984.1 and 18984.2, or shall haul Organic Waste to a high diversion Organic Waste processing facility as specified in 14 CCR Section 18984.3, as may be amended.
4. Self-Haulers shall haul their Source Separated Recyclables to a facility that recovers those materials; and haul their Source Separated Organic Waste to a Solid Waste facility, operation, activity, or property that processes or recovers Source Separated Organic Waste. Alternatively, Self-Haulers may haul Organic Waste to a high diversion Organic Waste processing facility.
5. Self-Haulers that are Commercial Businesses (including Multi-Family Residential Dwellings) shall keep a record of the amount of Organic Waste delivered to each Solid Waste facility, operation, activity, or property that processes or recovers Organic Waste; this record shall be subject to inspection by the District by request. The records shall include the following information:
 - a. Delivery receipts and weight tickets from the entity accepting the Organic Waste.
 - b. The amount of material in cubic yards or tons transported by the generator to each entity.
 - c. If the material is transported to an entity that does not have scales on-site, or employs scales incapable of weighing the Self-Hauler's vehicle in a manner that allows it to determine the weight of materials received, the Self-

Hauler is not required to record the weight of material but shall keep a record of the entities that received the Organic Waste.

6. Commercial Self-Haulers may be required to complete and retain on site a form certifying that all self-hauling operations and activities were completed in compliance with this Section and all applicable laws and regulations. This form shall be subject to District inspection, or the inspection of the District General Manager's designee upon request.
7. Records required by this Section shall be retained for a minimum of twenty- four months.

SECTION 4. Placement of Containers - Disposal in Undesignated Areas:

- A. Containers receiving Solid Waste, including Garbage, Organic Waste, or Recyclables shall not be stored on or in any street, alley, sidewalk, footpath, or any public place. It is unlawful to keep, place or deposit Solid Waste, including Garbage, Organic Waste, or Recyclables on any private grounds or premises except in the Containers as designated herein. It is unlawful for any Person to throw or deposit any Solid Waste, including Garbage, Organic Waste, or Recyclables or cause the same to be thrown or deposited upon any street, alley, gutter, park or other public place within the District, or to throw or deposit the same upon any vacant lot, backyard, or to store or keep the same otherwise than in the designated Containers as required. It is unlawful to have, store, deposit or accumulate Solid Waste, including Garbage, Organic Waste, or Recyclables where rats or other vermin can have access thereto or feed thereon. Each day's violation of this section shall be treated and considered and the same shall be a separate and distinct offense.
- B. All Containers shall be covered, and it shall be the responsibility of the District's Hauler to place the cover or covers back on the Container after emptying the same.
- C. No Person shall dump, deposit or dispose of or cause or permit to dump, deposit or dispose of Solid Waste, including Garbage, Organic Waste, or Recyclables on a premises in the District, other than where produced, except upon the District's designated disposal area.

SECTION 5. Accumulation of Solid Waste, Organic Waste, and Recyclables:

It is unlawful for the owner, tenant, lessee or occupant of any property within the District to maintain thereon, any deposit, collection or accumulation of any Solid Waste, including Garbage, Organic Waste, and Recyclables offensive, injurious or dangerous to health.

SECTION 6. Requirements for Commercial Edible Food Generators and Food Recovery Organizations:

- A. Tier One Commercial Edible Food Generators must comply with the requirements of this Section 6 commencing January 1, 2022, and Tier Two Commercial Edible Food Generators must comply commencing January 1, 2024.

- B. Food Recovery Services and Food Recovery Organizations shall cooperate with the District in edible food recovery capacity planning activities and provide requested information within sixty (60) days.

- C. Large venue or large event operators not providing food services, but allowing for food to be provided by others shall require food facilities operating at the large venue or large event to comply with the requirements of this Ordinance, commencing January 1, 2024.

- D. Commercial Edible Food Generators shall comply with the following requirements:
 - 1. Arrange to recover the maximum amount of Edible Food that would otherwise be disposed.

 - 2. Contract with, or enter into a written agreement with, Food Recovery Organizations or Food Recovery services for: (i) the collection of Edible Food for Food Recovery; or, (ii) acceptance of the Edible Food that the Commercial Edible Food Generator self-hauls to the Food Recovery Organization for Food Recovery.

 - 3. Shall not intentionally spoil Edible Food that is capable of being recovered by a Food Recovery Organization or a Food Recovery Service.

 - 4. Allow the Authorized Representative or District General Manager to access the premises and review records to ensure compliance with this section as permitted by 14 CCR Section 18991.4.

 - 5. Keep records that include the following information, or as otherwise specified in 14 CCR Section 18991.4, and as may be amended:

- a. A list of each Food Recovery service or organization that collects or receives its Edible Food pursuant to a contract or written agreement established under 14 CCR Section 18991.3(b).
 - b. A copy of all contracts or written agreements established under 14 CCR Section 18991.3(b).
 - c. A record of the following information for each of those Food Recovery services or Food Recovery Organizations:
 - i. The name, address and contact information of the Food Recovery service or Food Recovery Organization.
 - ii. The types of food that will be collected by the Food Recovery service or Food Recovery Organization.
 - iii. The established frequency that food will be collected.
 - iv. The quantity of food, measured in pounds recovered per month, collected by a Food Recovery service or Food Recovery Organization for Food Recovery.
- E. Within sixty (60) days of the District General Manager or the Authorized Representative making a request, Commercial Edible Food Generators shall submit an annual report that includes the information required by subsection C above to the requesting entity. The District General Manager or the Authorized Representative is authorized to increase the reporting frequency to require semi- annual or quarterly reporting for some or all of the information listed above.
- F. Food Recovery Organizations collecting or receiving Edible Food directly from Commercial Edible Food Generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(2) for a minimum of five (5) years::
- 1. The name, address, and contact information for each Commercial Edible Food Generator from which the organization receives Edible Food.
 - 2. The quantity in pounds of Edible Food received from each Commercial Edible Food Generator per month.

3. The name, address, and contact information for each Food Recovery Organization receiving the food.

G. Nothing in this Ordinance or in 14 CCR, Division 7, Chapter 12 requires or authorizes the recovery of Edible Food that does not meet the food safety requirements of the California Retail Food Code.

H. Nothing in this ordinance shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017.

SECTION 7. Requirements for Haulers and Facility Operators:

A. Pursuant to the terms of this Section, the District may provide or arrange to be provided residential and Commercial Organic Waste and Recyclables Collection services to generators within the District's boundaries through the use of exclusive haulers, subject to the terms of this Ordinance, or through the use of non-exclusive haulers.

B. Haulers shall meet the following requirements and standards as a condition of approval of a contract, agreement, or other authorization with the District to collect Organic Waste:

1. Through written notice to the District at a time of the District's choosing, but no later than June 30 of each year, identify the facilities to which they will transport Organic Waste and Recyclables including facilities for Source Separated Organic Waste and Source Separated Recyclables. Facilities shall comply with the requirements of the Act and all other applicable laws and regulations. Haulers shall not transport Organic Waste or Recyclables to a landfill without written approval by the District General Manager.

2. Transport Source Separated Recyclable and Organic Waste to a facility, operation, activity, or property that recovers Organic Waste as defined in 14 CCR, Division 7, Chapter 12, Article 2.

3. Obtain approval from the District to haul Organic Waste, unless it is transporting Source Separated Organic Waste to a community composting site or lawfully transporting it in a manner that complies with 14 CCR Section 18989.1, this ordinance, or requirements of a franchise agreement, other agreement, or District authorization.
 4. Comply with education, equipment, signage, Container labeling, Container color, contamination monitoring, reporting, and other requirements contained within the franchise agreement or other agreement with the District.
- C. Within sixty (60) days of the District's written request, owners of facilities, operations, and activities that recover Organic Waste shall provide information regarding available and potential new or expanded capacity at their facilities, operations, and activities, including information about capacity necessary for planning purposes.

SECTION 8. Fees:

- A. The maximum allowable fees to be collected from Edible Food Generators shall be for cost recovery only.
- B. The maximum allowable fees for Garbage, Organic Waste and Recyclables Collection services shall be established by resolution of the District Board of Directors, and may be amended from time to time, as deemed appropriate by the District Board of Directors. The District's Hauler subject to this Ordinance may charge fees up to the maximum allowed by the District Board of Directors.
- C. The Hauler, subject to this Chapter, shall be responsible for collection of these respective fees.

SECTION 9. Payment Due Date:

The fees and charges specified in this Chapter shall, in all cases, be payable and due on either the date prescribed by resolution of the District Board of Directors, or the date prescribed by the District's Hauler subject to this Chapter and approved by the District.

SECTION 10. Failure to Pay:

Failure or refusal to pay fees assessed pursuant to this Ordinance may result in the non-collection of Solid Waste, including Garbage, Organic Waste, and Recyclables, creating a condition which the District may declare to be a public nuisance if permitted to exist. In the event that there is non-payment, the District General Manager may direct the District's

Hauler to make Collection, and the expenses and charges of such Collection may be assessed against the property as provided herein.

SECTION 11. Charges Constituting a Lien and Procedures to Lien:

A. Service charges imposed pursuant to this Ordinance shall constitute a lien upon the parcel of real property to which such service was rendered.

B. Lien Recording - Procedure.

1. The District General Manager shall transmit to District Board of Directors, a report of delinquent charges.
2. Notwithstanding any provision in this Ordinance to the contrary, any Solid Waste, Organic Waste, or Recyclables Collection service charges which have become delinquent, shall cause the owner of such property to be subject to a lien on the property pursuant to the procedure provided in this section. Any such lien shall be recorded with the County Recorder.
3. Prior to the recordation of a lien for delinquent charges, the District General Manager shall cause the notice of a hearing on the delinquent charges to be mailed to the owner. The notice shall contain the date, time and location of the hearing and shall be mailed at least ten (10) calendar days before the date of the hearing. The hearing shall be held before the District Board of Directors. The decision of the District Board of Directors shall be final and conclusive.
4. Upon a decision adverse to the owner after hearing, the District Board of Directors shall cause such lien to be recorded with the County Recorder in the form and manner prescribed by law. Thereafter, such lien shall not be released by the District General Manager unless and until it is fully and completely paid or an acceptable arrangement with the District has been agreed to by the District.
5. The District General Manager is authorized to determine the administrative cost of the delinquency, including costs associated with processing the delinquent account, which will be subject to an individual lien pursuant to the recording procedures of this section. Delinquent charges will be collected as a special assessment. The District General Manager may, as needed, initiate proceedings to make delinquent Garbage, Solid Waste, Organic Waste, and Recyclables

Collection service charges a special assessment against the parcels of property to which such service was rendered.

6. Hearing.
 - a. At the time fixed for consideration of the report, the District Board of Directors shall hear it along with any objections of the property owners liable to be assessed for delinquent accounts. The District Board of Directors may make such revisions, corrections, or modifications to the report as it may deem just; and in the event the District Board of Directors is satisfied with the correctness of the report (as submitted or as revised, corrected or modified), it shall be confirmed or rejected by resolution.
 - b. The decision of the District Board of Directors on the report, and on all protests or objections thereto, shall be final and conclusive.
7. Method of Collection-Applicability of Other Liens, Laws, Etc.
 - a. Upon confirmation of the report by the District Board of Directors, the delinquent charges contained therein shall constitute a special assessment against the property at which the services were rendered. Thereafter, such assessment may be collected at the same time and in the same manner as ordinary property taxes are collected and shall be subject to the same penalties and same procedure of sale as provided for delinquent ordinary property taxes.
 - b. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property, and paramount to all other liens except those for state, county and municipal taxes with which it shall be upon parity. The lien shall continue until the assessment and all interest and penalties due and payable thereon are paid. All laws applicable to the levy, collection and enforcement of property taxes shall be applicable to the special assessments.
 - c. Report Transmitted to Auditor. A certified copy of the confirmed report shall be filed annually with the County Auditor on or before August 1st. The descriptions of the parcels subject to the special assessment shall be

those used for the same parcels on the County Assessor's map books for the current year.

1. The District's Hauler shall give written notice to the District of the name and address of any Person or owner he, she, or it discovers has failed to subscribe for such collection disposal service and the address of the premises for which such Solid Waste, Organic Waste, and Recyclables Collection and disposal service has not been subscribed, unless he, she, or it has been notified by the owner or other person in lawful possession that the property is vacant, or temporarily not occupied, and when he, she, or it has determined that such condition actually exists on the premises.

C. Penalties imposed for violations of this Ordinance shall not be less than the minimum penalty amounts prescribed under 14 CCR Section 18997.2.

SECTION 12. Inspections and Investigations:

A. The District General Manager or its Authorized Representative is authorized to conduct inspections and investigations, at random or otherwise, of any Collection Container, Collection vehicle loads, or transfer, processing, or disposal facility for materials collected from generators, or Source Separated materials to confirm compliance with this ordinance by Organic Waste generators, Commercial Businesses (including Multi-Family Residential Dwellings), property owners, Commercial Edible Food Generators, Self-Haulers, Hauler, and Food Recovery Organizations, subject to applicable laws.

1. Such inspections and investigations may include confirmation of proper placement of materials in Containers, inspection of Edible Food recovery activities, review of required records, or other verification or inspection to confirm compliance with any other requirement of this chapter. Failure to provide or arrange for:
 - a. access to the premises;
 - b. installation and operation of remote monitoring equipment, if a remote monitoring program is adopted; or

- c. access to records for any inspection or investigation is a violation of this chapter and may result in penalties.
 - 2. Any records obtained by the District General Manager during inspections, investigations, remote monitoring and other reviews shall be subject to the requirements and applicable disclosure exemptions of the California Public Records Act as set forth in Government Code Section 6250 et seq.
- B.** The District General Manager shall enforce the provisions of this Ordinance relating to the performance of the District's Hauler obligations under the franchise agreement.
- C.** The District General Manager shall enforce the provisions of this Ordinance relating to the Collection and processing or disposal as it related to public health, safety, and welfare.
The District may issue Notices of Violation, administrative citations, and pursue cost recovery or other remedies authorized by law.
- D.** Penalties imposed for violations shall not be less than the minimum penalty amounts prescribed under 14 CCR Section 18997.2.

SECTION 13. CEQA: The District Board of Directors hereby finds that this Ordinance is categorically exempt from the CEQA pursuant to CEQA Guidelines sections 15060(c)(2) for the reason that the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; and that pursuant to 15061(b)(3) there is no possibility the activity in question may have a significant effect on the environment.

SECTION 14. Severability: The provisions of this Ordinance are hereby declared to be severable. If any provision, clause, word, sentence or paragraph of this Ordinance, or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not result in the invalidity of the entire Ordinance, which can be given effect without the invalid provision or application. The District Board of Directors hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 15. Effective Date and Publication: This Ordinance shall take effect thirty (30) days after its adoption. The District Clerk of the Board is hereby directed to publish a summary of this ordinance within fifteen (15) days after its passage in an adjudicated, published newspaper of general circulation serving the District residents.

PASSED AND ADOPTED this 15th day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Director Dawn Wolfson, President
Board of Directors

Mark Hornstra, General Manager
Secretary to the Board

Timeline – SB 1383 Ordinance No. 2026.08.19

Date	Action
July 6, 2026	Present to Budget & Administration Committee
July 15, 2026	First reading of ordinance at Board of Directors meeting
July 21, 2026	<p>Email first public notice (public hearing) to the Mt. Democrat to publish on Friday, July 24th to legals@mtdemocrat.net (one day only)</p> <p>Also, post to District boards and on website (link on main page) with full pdf of draft ordinance by or before July 24th.</p>
August 19, 2026	Second reading and adoption at Board of Directors' meeting with a poll vote
August 20, 2026	<p>Email second public notice (summary final ordinance) to the Mt. Democrat to publish on Wednesday, August 26th to legals@mtdemocrat.net (one day only)</p> <p>Also, post to District boards and on website (link on main page) with full pdf of draft ordinance by or before August 26th – for a at least a week</p>

Cameron Park Community Services District



Staff Report

DATE: July 6, 2026

FROM: Mark Hornstra, General Manager
Nitish Sharma, Lakeview Consulting

AGENDA ITEM #7: DRAFT CAPITAL IMPROVEMENT PLAN

RECOMMENDED ACTION: RECEIVE AND REVIEW THE DRAFT VERSION OF THE CAMERON PARK COMMUNITY SERVICES DISTRICT FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (FY 2026/27 THROUGH FY 2030/31) AND LONG-RANGE CAPITAL REPLACEMENT PLAN, AND PROVIDE COMMENTS AND DIRECTION TO STAFF TO BRING THE DRAFT CAPITAL IMPROVEMENT PLAN TO THE FULL BOARD FOR REVIEW, DISCUSSION, AND DIRECTION TO CONTINUE WITH THE DRAFT FORMAT

Introduction

The purpose of this agenda item is to present the District's first draft of a comprehensive District-wide Five-Year Capital Improvement Program (CIP) and Long-Range Capital Replacement Plan. The CIP establishes a coordinated planning framework for maintaining, rehabilitating, replacing, and expanding the District's public infrastructure while providing the Board with a comprehensive understanding of existing capital needs, future infrastructure liabilities, and anticipated funding requirements.

The report consolidates capital projects from every major operating division into a single planning document, including Parks, Fire, Community Center, Recreation, Landscape and Lighting Assessment District (LLAD), and Equipment and Vehicle Replacement. The program provides a structured roadmap for preserving public assets, reducing deferred maintenance, improving operational reliability, and supporting responsible long-term financial planning.

Background

The Cameron Park Community Services District owns and maintains an extensive portfolio of public assets that support essential community services throughout the District. These assets include neighborhood and regional parks, Cameron Park Lake, trails, athletic facilities, the Community Center and Aquatics Complex, Fire Stations 88 and 89, recreation facilities, landscape and lighting infrastructure, fleet vehicles, fire apparatus, and operational equipment.

Over many years, capital projects have been identified and managed independently by each department based on operational needs and available funding. While this approach has allowed the District to address near-term maintenance and operational priorities, it has not provided a comprehensive, District-wide assessment of capital infrastructure needs or long-term replacement obligations.

As District facilities continue to mature, infrastructure systems approach the end of their useful life, and construction costs continue to increase, a comprehensive capital planning process has become increasingly important. The Five-Year Capital Improvement Program establishes that framework by identifying current capital needs, evaluating future replacement requirements, and providing a disciplined approach for prioritizing investments over time.

The development of the CIP also supports the District's long-term financial sustainability by improving reserve planning, identifying grant opportunities, strengthening budget development, and promoting proactive asset management.

Discussion

The Capital Improvement Program identifies approximately \$6.655 million in planned capital improvements during the five-year planning period and an additional \$23.085 million in long-range capital replacement needs beyond Fiscal Year 2030/31. Collectively, the District has identified approximately \$29.74 million in current and future capital investment needs.

Projects were evaluated using several criteria, including asset condition, operational importance, public safety, regulatory compliance, deferred maintenance, replacement cycles, estimated remaining useful life, and current replacement costs. Historical cost estimates were reviewed and adjusted where appropriate to better reflect current construction and equipment pricing.

Rather than focusing solely on individual projects, the Capital Improvement Program provides the Board with a strategic assessment of the District's infrastructure portfolio and establishes a framework for future capital investment decisions.

Five-Year Capital Improvement Program

The five-year program is heavily focused on preserving existing infrastructure, addressing deferred maintenance, improving public safety, and replacing aging building systems before failures occur. Significant projects include improvements to Cameron Park Lake, replacement of the Christa McAuliffe soccer field, Community Center pool resurfacing, Fire Station improvements, aquatics enhancements, and various park rehabilitation projects.

Equipment and Vehicle Replacement Program

As part of this effort, staff developed a comprehensive Equipment and Vehicle Replacement Program to complement the facility-based Capital Improvement Program. This program establishes replacement schedules for fire apparatus, fleet vehicles, maintenance equipment, specialized operational equipment, and major technology assets based on useful life, replacement cost, and operational reliability.

The replacement program identifies anticipated replacement years, projected replacement costs, service life assumptions, annual reserve funding requirements, and funding sources for each asset. By integrating equipment replacement planning with the Capital Improvement Program, the District is better positioned to avoid unexpected equipment failures, reduce emergency purchases, stabilize annual capital expenditures, and ensure that critical operational assets remain available to support District services.

Together, the facility-based Capital Improvement Program and the Equipment and Vehicle Replacement Program provide the Board with a comprehensive long-term capital planning framework encompassing both fixed infrastructure and movable assets.

DEPARTMENT	PRIMARY CAPITAL FOCUS	FIVE-YEAR CIP
PARKS	Lake infrastructure, athletic fields, playgrounds, trails, park improvements, and park equipment	\$3,009,100
FIRE DEPARTMENT	Fire stations, emergency facilities, communications, safety equipment, and facility improvements	\$735,050
COMMUNITY CENTER	Aquatics, building systems, accessibility improvements, parking, and facility modernization	\$1,650,350
RECREATION	Recreation amenities, aquatics equipment, technology, and program enhancements	\$528,000
LANDSCAPING & LIGHTING ASSESSMENT DISTRICT (LLAD)	Irrigation systems, landscaping, and lighting infrastructure	\$95,000
EQUIPMENT & VEHICLE REPLACEMENT	Fire apparatus, fleet vehicles, maintenance equipment, technology assets, and operational equipment replacement	\$1,721,095
TOTAL FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM		\$7,738,595

Long-Range Capital Replacement Needs

The Capital Improvement Program also identifies long-range capital needs that extend beyond the current planning horizon. These projects represent future infrastructure obligations that will require continued reserve funding, grant opportunities, and long-term financial planning.

Department	Future Capital Replacement Needs
Parks	\$12,650,000
Fire Department	\$4,590,000
Community Center	\$1,655,000
Recreation	\$4,190,000

Landscaping & Lighting Assessment District (LLAD)	—
Equipment & Vehicle Replacement	\$1,604,224
Total Future Capital Replacement Needs	\$24,689,224

Total District Capital Portfolio

Category	Amount
Five-Year Capital Improvement Program	\$7,738,595
Future Capital Replacement Needs	\$24,689,224
Total District Capital & Asset Replacement Program	\$32,427,819

Many of these future projects involve major facility replacements, lake infrastructure, recreation expansions, and long-term modernization initiatives that will require significant planning and funding over the next decade.

Fiscal Impact

The Five-Year Capital Improvement Program (CIP) and Capital Asset Replacement Plan are long-range planning documents and do not authorize construction, equipment purchases, or the appropriation of funds for individual projects. Adoption of the CIP establishes the District's capital planning framework and provides guidance for future budget development, reserve funding, grant applications, and long-term financial planning.

The active Five-Year Capital Improvement Program identifies approximately \$7.74 million in planned capital investments over the FY 2026/27 through FY 2030/31 planning period. These investments include facility improvements, parks and recreation infrastructure, fire facilities, community center improvements, landscape and lighting infrastructure, and the scheduled replacement of critical vehicles and equipment. Funding is anticipated to come from a combination of Capital Improvement Reserves, Equipment and Vehicle Replacement Reserves, Development Impact Fees, Landscape and Lighting Assessment District funds, Recreation Enterprise revenues, grants, and other available funding sources.

In addition to the active five-year program, the District has identified approximately \$24.69 million in long-range capital replacement needs extending beyond the current planning horizon. These future obligations include major infrastructure rehabilitation, facility modernization, fire apparatus replacement, fleet replacement, park

improvements, and other capital investments that will require ongoing reserve contributions, grant funding, and long-term financial planning. Collectively, the District's current and future capital needs total approximately \$32.43 million.

Adoption of the CIP does not commit the District to constructing every identified project nor does it establish project funding. Individual capital projects will continue to be evaluated annually through the budget process and presented to the Board of Directors for approval as funding becomes available, project priorities evolve, and operational needs are reassessed.

Attachments:

7A – Draft Master 5-Year CIP and Capital Assets Replacement Program (see digital version due to size of spreadsheets)

**Cameron Park Community Services District
Check/Voucher Register - Check Register**

Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
	Payroll GL 06/05/26 PP12	37,696.19	6/4/2026	Payroll GL 06/05/26
		37,696.19	6/4/2026	Total Payroll GL 06/05/26
	Payroll GL 06/19/26 PP13	50,767.12	6/17/2026	Payroll GL 06/19/26
		50,767.12	6/17/2026	Total Payroll GL 06/19/26
Active Network LLC	Annual ActiveNet System 3/10/26-3/9/27 FY25/26 & FY26/27	13,500.00	6/11/2026	42441
		13,500.00	6/11/2026	Total 42441
ADM Screening	Pre Emp Screenings Rec & Resv FF's 6/11/26	1,170.00	6/18/2026	42479
		1,170.00	6/18/2026	Total 42479
AFSCME District Council 57	Union Dues for Payroll PP12 5/17/26-5/30/26	97.75	6/4/2026	42399
		97.75	6/4/2026	Total 42399
AFSCME District Council 57	Union Dues for Payroll PP13 5/31/26-6/13/26	98.73	6/18/2026	42480
		98.73	6/18/2026	Total 42480
Airgas National Carbonation	CO2 Fill, Pool 6/10/26	226.23	6/18/2026	42482
		226.23	6/18/2026	Total 42482
Airgas National Carbonation	CO2 Tank Rental 5/31/26	115.44	6/18/2026	42481
		115.44	6/18/2026	Total 42481
Amazon Capital Service	Banker Boxes for Acctg Dept. 6/9/25	74.85	6/18/2026	42483
		74.85	6/18/2026	Total 42483
Amazon Capital Service	CC - 12 Pack of Blue Pens 6/18/26	20.46	6/25/2026	42518
		20.46	6/25/2026	Total 42518

**Cameron Park Community Services District
Check/Voucher Register - Check Register**

Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
Amazon Capital Service	CC - 4 Pack A-Frame Sidewalk Signs 6/16/26	405.73	6/18/2026	42483
Amazon Capital Service	CC - 8 Tissue Boxes for office 6/13/26	26.25	6/18/2026	
		431.98	6/18/2026	Total 42483
Amazon Capital Service	CC - Cooling Fan for Pool 6/23/26	24.67	6/25/2026	42518
		24.67	6/25/2026	Total 42518
Amazon Capital Service	CC - Custom Wristbands for Event 5/14/26	48.87	6/4/2026	42400
		48.87	6/4/2026	Total 42400
Amazon Capital Service	CC - Handicap Lift Actuator 6/5/26	1,375.15	6/18/2026	42483
		1,375.15	6/18/2026	Total 42483
Amazon Capital Service	CC - HDMI Cable 10FT 5/20/26	8.56	6/4/2026	42400
Amazon Capital Service	CC - NO Parking Fire Lane Payment Curb Stencil 5/26/26	21.41	6/4/2026	
Amazon Capital Service	CC - Pool Signage (Exit/OSHA Notice Sign) 5/28/26	72.77	6/4/2026	
		102.74	6/4/2026	Total 42400
Amazon Capital Service	CC - Wristbands for different events/kids camp 6/2/26	78.16	6/18/2026	42483
		78.16	6/18/2026	Total 42483
Amazon Capital Service	CC -2 Pack Cartridge Filter Replacement for shop-Vac 5/20/26	182.74	6/4/2026	42400
		182.74	6/4/2026	Total 42400
Amazon Capital Service	CC Conc- Plastic Gloves/Refrigerator Food Labels 6/12/26	20.78	6/18/2026	42483
		20.78	6/18/2026	Total 42483

**Cameron Park Community Services District
Check/Voucher Register - Check Register**

Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
Amazon Capital Service	Parks - Garbage Bags for Dog Trash Cans 5/29/26	249.15	6/4/2026	42400
		249.15	6/4/2026	Total 42400
Amazon Capital Service	SS - Glow Sticks/Driveway Markers/Flag Banners 6/10/26	168.13	6/18/2026	42483
		168.13	6/18/2026	Total 42483
Amazon Capital Service	SS - Phone Cases/battery Packs for Gates SQ Appurtanances	95.46	6/25/2026	42518
		95.46	6/25/2026	Total 42518
Amazon Capital Service	SS - Tape,Zipper Pouches, Sharpies,Cups,Sticky Notes 5/18/26	94.37	6/4/2026	42400
		94.37	6/4/2026	Total 42400
American Aerobatics, Inc.	SS Flyover Pilot Performance Fee 6/24/26	1,146.00	6/27/2026	42553
		1,146.00	6/27/2026	Total 42553
Ariela Grinnell	Intro Guitar Refu (Low Enroll CSD) 2/4/26 (p2 Lost Chk42123)	46.00	6/11/2026	42463
		46.00	6/11/2026	Total 42463
AT&T Calnet 3	CSD Phone Lines BAN#9391035823 4/24/26-5/23/26	504.25	6/4/2026	42401
		504.25	6/4/2026	Total 42401
AT&T Calnet 3	FD89 Alarm Lines BAN#9391035819 5/10/26-6/9/26	33.37	6/25/2026	42519
		33.37	6/25/2026	Total 42519
AT&T Calnet 3	FD89 Phone Lines BAN#9391035822 4/24/26-5/23/26	232.86	6/4/2026	42402

**Cameron Park Community Services District
Check/Voucher Register - Check Register**

Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
		232.86	6/4/2026	Total 42402
Best Best & Krieger LLP	Legal Professional Services (General) 5/5/26	422.50	6/4/2026	42404
		422.50	6/4/2026	Total 42404
Big O Tires #100	Parks - 2015 F250 Truck (2 New Tires) 5/5/26	764.46	6/4/2026	42405
		764.46	6/4/2026	Total 42405
Blue Oak Elementary	CC Pool - Deposit Refund 5/26/26	250.00	6/25/2026	42521
		250.00	6/25/2026	Total 42521
Bobby Dickson	SS Band #1 Cash Prophets Rest of amount owed 6/27/26	750.00	6/18/2026	42489
		750.00	6/18/2026	Total 42489
Brandy Kollenborn	FRF Refund for Overpayment 3/26/26	214.00	6/11/2026	42468
		214.00	6/11/2026	Total 42468
Brighton Energy	CC Solar 5/1/26-5/31/26	6,699.06	6/4/2026	42407
		6,699.06	6/4/2026	Total 42407
Brighton Energy	FD89 Solar 5/1/26-5/31/26	1,960.12	6/4/2026	42406
		1,960.12	6/4/2026	Total 42406
Brooke Ringger	Half of Hall Deposit Refund 6/18/26	300.00	6/25/2026	42543
		300.00	6/25/2026	Total 42543
Bryan Wild	Inst. Pay Art Camp W1 Artsy Squirrel 6/8/26-6/12/26	2,520.00	6/18/2026	42514
		2,520.00	6/18/2026	Total 42514
California Montessori Project	CC Pool Deposit Refund 6/18/26	250.00	6/25/2026	42522
		250.00	6/25/2026	Total 42522

**Cameron Park Community Services District
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Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
California Public Employee's Retirement System	CalPERS 457 for Payroll PP12 06/05/26	899.25	6/5/2026	1003300589
		899.25	6/5/2026	Total 1003300589
California Public Employee's Retirement System	CalPERS 457 for Payroll PP13 06/19/26	899.25	6/18/2026	1003310921
		899.25	6/18/2026	Total 1003310921
California Public Employee's Retirement System	CalPERS Health - June 2026 Rec (w/ Garrison @ 50%)	4,198.84	6/9/2026	1003294350
California Public Employee's Retirement System	CalPERS Health - June 2026 (EE Withholding)	4,393.00	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 LLAD (Cortes @ 12%)	269.16	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 LLAD (Cortes @ 13%)	145.79	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 LLAD (Cortes @ 17%)	190.65	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 LLAD (Cortes @ 20%)	224.30	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 LLAD (Cortes @ 6%)	67.29	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 LLAD (Cortes @ 7%)	78.50	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 PK(Garrison @ 50%, Cortes @ 13%)	3,732.88	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 Retiree Admin	1,558.97	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 Retiree Fire	1,778.56	6/9/2026	

**Cameron Park Community Services District
Check/Voucher Register - Check Register**

Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
California Public Employee's Retirement System	CalPERS Health - June 2026 Retiree Rec	1,198.96	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 ADMIN	7,369.30	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 CCR	1,169.80	6/9/2026	
California Public Employee's Retirement System	CalPERS Health - June 2026 Retiree Parks	4,616.30	6/9/2026	
		<hr/>		
		30,992.30	6/9/2026	Total 1003294350
California Public Employee's Retirement System	CalPERS Retirement - Pepra PP12 06/05/26	5,429.25	6/5/2026	1003300597
		<hr/>		
		5,429.25	6/5/2026	Total 1003300597
California Public Employee's Retirement System	CalPERS Retirement - Pepra PP13 06/19/26	5,462.00	6/18/2026	1003310919
		<hr/>		
		5,462.00	6/18/2026	Total 1003310919
Camerado Middle School	CC Pool Deposit Refund 6/18/26	250.00	6/25/2026	42523
		<hr/>		
		250.00	6/25/2026	Total 42523
Charles S. Wahl	SS Flyover Pilot Performance Fee 6/24/26	500.00	6/27/2026	42555
		<hr/>		
		500.00	6/27/2026	Total 42555
Churchill's Hardware, Inc.	CC/Parks Hardware Supplies 4/1/26-5/22/26	690.33	6/25/2026	42524
		<hr/>		
		690.33	6/25/2026	Total 42524
Churchill's Hardware, Inc.	FD Hardware Supplies 5/31/26	324.09	6/11/2026	42443
		<hr/>		
		324.09	6/11/2026	Total 42443

**Cameron Park Community Services District
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Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
Cintas Corporation #622	CC Maint. Bldg - Logo Mats 5/27/26	35.92	6/4/2026	42409
		35.92	6/4/2026	Total 42409
Cintas Corporation #622	CC Maint. Bldg - Logo Mats 6/16/26	35.92	6/18/2026	42487
		35.92	6/18/2026	Total 42487
Cintas Corporation #622	CC Maint. Bldg - Logo Mats 6/2/26	35.92	6/4/2026	42409
		35.92	6/4/2026	Total 42409
Cintas Corporation #622	CC Maint. Bldg - Logo Mats 6/9/26	35.92	6/18/2026	42487
		35.92	6/18/2026	Total 42487
City Wide Facility Solutions Sacramento	CC - Foam Soap Refills 5/22/26	70.65	6/4/2026	42410
City Wide Facility Solutions Sacramento	CC June 2026 Managed Janitorial Srvcs 3x Week	3,507.13	6/4/2026	
		3,577.78	6/4/2026	Total 42410
Clark Woods	Inst. Pay Basketball Camp All Net 6/8/26-6/12/26	2,205.00	6/18/2026	42515
		2,205.00	6/18/2026	Total 42515
Clarksville Charter School	Hall Rental Deposit Refund 6/18/26	600.00	6/25/2026	42525
		600.00	6/25/2026	Total 42525
Cody Faubert	Men's Basketball Officiating 5/5,5/12,5/19,5/26/26	1,050.00	6/11/2026	42461
		1,050.00	6/11/2026	Total 42461
Columbia Bank	Columbia Bank - Maint. Fees May 2026	320.03	6/23/2026	Bank Maint Fee
		320.03	6/23/2026	Total Bank Maint Fee

**Cameron Park Community Services District
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Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
Columbia Bank	Columbia Umpqua Bank CC's - May 2026	13,382.89	6/11/2026	42444
		13,382.89	6/11/2026	Total 42444
Columbia Bank	Credit Card Merch Fees- IQ May 2026 (FD IN 99%)	194.07	6/9/2026	Merch Fees
Columbia Bank	Credit Card Merch Fees- IQ May 2026 (Rec/CC 1%)	1.96	6/9/2026	
		196.03	6/9/2026	Total Merch Fees
Columbia Bank	ISVPay - Gateway Account Fee April 2026	28.04	6/1/2026	ISVPay ACM Fee
		28.04	6/1/2026	Total ISVPay ACM Fee
Columbia Bank	ISVPay May Merch Fees @ Parking Boxx	695.60	6/3/2026	Merch Fees-PB
		695.60	6/3/2026	Total Merch Fees-PB
Columbia Bank	Paychex Flex/Mobile Fees for May 2026	277.20	6/22/2026	15867794
		277.20	6/22/2026	Total 15867794
Comcast	FD89 Internet 6/11/26-7/10/26 FY25/26 & FY26/27	261.01	6/11/2026	42445
		261.01	6/11/2026	Total 42445
Corinne Boran	FRF Refund for Overpayment 4/07/26	214.00	6/11/2026	42442
		214.00	6/11/2026	Total 42442
Dawn Avalon	Inst. Pay Tai Chi Health May 2026	441.60	6/18/2026	42484
		441.60	6/18/2026	Total 42484
Dawn Elizabeth Wolfson	DIR Comp Meetings 6/8/26 & 6/17/26	200.00	6/25/2026	42550
		200.00	6/25/2026	Total 42550

**Cameron Park Community Services District
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Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
De Lage Landen Financial Services, Inc.	CSD & FD88 Copier Lease 6/15-7/14/26 FY25/26 & FY26/27	300.30	6/25/2026	42528
		300.30	6/25/2026	Total 42528
De Lage Landen Financial Services, Inc.	FD89 Copier Lease end 6/15/26-7/14/26 FY25/26 & FY26/27	216.68	6/25/2026	42527
		216.68	6/25/2026	Total 42527
Delta Dental of California	Dental - July 2026	1,752.75	6/25/2026	42529
		1,752.75	6/25/2026	Total 42529
Department of Forestry and Fire Protection	3rd Qtr FY25/26 CalFire #27750 5/4/26	731,987.62	6/11/2026	42447
		731,987.62	6/11/2026	Total 42447
Department of Justice	Rec dept - Instruc & Seasonal Fingerprinting May 2026	224.00	6/18/2026	42488
		224.00	6/18/2026	Total 42488
Department of Water Resources	Annual Dam Fee FY26/26 Cust#1021 7/1/26-6/30/27	8,195.00	6/11/2026	42446
		8,195.00	6/11/2026	Total 42446
Dian Hoel	Inst. Pay Teen & Adult Intro Tap May 2026	108.00	6/18/2026	42501
		108.00	6/18/2026	Total 42501
EDC Fire Prevention Officer's Association	FY26/27 EDC FPOA Annual Dues JH	50.00	6/25/2026	42530
EDC Fire Prevention Officer's Association	FY26/27 EDC FPOA Annual Dues KR	50.00	6/25/2026	
		100.00	6/25/2026	Total 42530

**Cameron Park Community Services District
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Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
Eide Bailly LLP	Acctg Srvcs FY24/25 Audit & FY25/26 Acctg Srvcs	1,476.00	6/4/2026	42416
		1,476.00	6/4/2026	Total 42416
El Dorado Community Foundation	Classroom B Board Meeting Deposit Refund 5/21/26	235.00	6/25/2026	42531
		235.00	6/25/2026	Total 42531
El Dorado Irrigation District	Bar J - B Water 3/26/26-5/22/26	559.30	6/11/2026	42455
		559.30	6/11/2026	Total 42455
El Dorado Irrigation District	Bar J -15 A Water/Landscape 3/21/26-5/20/26	831.45	6/11/2026	42454
		831.45	6/11/2026	Total 42454
El Dorado Irrigation District	Cam Valley Water/Landscape 3/14/26-5/15/26	135.40	6/4/2026	42411
		135.40	6/4/2026	Total 42411
El Dorado Irrigation District	CC Pool & Grounds Recycle/Water/Sewer 3/20/26-5/19/26	718.32	6/11/2026	42460
		718.32	6/11/2026	Total 42460
El Dorado Irrigation District	Chardi/CP Entry Water/Landscape 3/20/26-5/19/26	258.92	6/11/2026	42458
		258.92	6/11/2026	Total 42458
El Dorado Irrigation District	Christa McAuliffe Park Water 3/26/26-5/22/26	2,226.45	6/11/2026	42453
		2,226.45	6/11/2026	Total 42453
El Dorado Irrigation District	CM-Merrychase-RR Water/Sewer 3/26/26-5/22/26	1,469.59	6/11/2026	42449
		1,469.59	6/11/2026	Total 42449
El Dorado Irrigation District	Com Ctr Bldg Water/Sewer 3/20/26-5/19/26	1,974.11	6/11/2026	42459

**Cameron Park Community Services District
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Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
		1,974.11	6/11/2026	Total 42459
El Dorado Irrigation District	CP Lake Water/Sewer 3/21/26-5/26/26	1,031.91	6/11/2026	42457
		1,031.91	6/11/2026	Total 42457
El Dorado Irrigation District	David West Water 3/21/26-5/20/26	1,900.88	6/11/2026	42456
		1,900.88	6/11/2026	Total 42456
El Dorado Irrigation District	Dog Park Water 3/20/26-5/19/26	175.17	6/11/2026	42451
		175.17	6/11/2026	Total 42451
El Dorado Irrigation District	Eastwood Water 3/14/26-5/15/26	391.19	6/4/2026	42413
		391.19	6/4/2026	Total 42413
El Dorado Irrigation District	Eastwood Water 3/18/26-5/18/26	1,403.87	6/4/2026	42412
		1,403.87	6/4/2026	Total 42412
El Dorado Irrigation District	Eastwood Water/Landscape 3/14/26-5/18/26	105.05	6/4/2026	42414
		105.05	6/4/2026	Total 42414
El Dorado Irrigation District	FD88 Water/Sewer 3/24/26-5/20/26	415.84	6/11/2026	42450
		415.84	6/11/2026	Total 42450
El Dorado Irrigation District	FD89 Water/Sewer 3/25/26-5/21/26	725.43	6/11/2026	42448
		725.43	6/11/2026	Total 42448
El Dorado Irrigation District	Northview Park Water 3/14/26-5/15/26	371.26	6/4/2026	42415
		371.26	6/4/2026	Total 42415
El Dorado Irrigation District	Rasmussen Park Water/Sewer 3/20/26-5/21/26	342.81	6/11/2026	42452

**Cameron Park Community Services District
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Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
		342.81	6/11/2026	Total 42452
El Dorado National Forest	Full Hall Deposit Refund 5/20/26	700.00	6/25/2026	42532
		700.00	6/25/2026	Total 42532
Evan Jefferson	Inst. Pay Dungeons & Dragons Camp 6/8/26-6/12/26	990.00	6/18/2026	42504
		990.00	6/18/2026	Total 42504
Executech	MSA Part 2 Cloud, Etc. May 2026	1,247.26	6/18/2026	42490
		1,247.26	6/18/2026	Total 42490
Executech	MSA, Part 1 Monthly Srvc, June 2026	2,345.00	6/4/2026	42417
		2,345.00	6/4/2026	Total 42417
Gilchrist Golf Cars, Inc.	SS 2026 Rented Golf Carts 5/28/26	1,989.50	6/4/2026	42418
		1,989.50	6/4/2026	Total 42418
Gold Country Ace Hardware	CP CC - Striping White Paint for No Parking for curb 6/11/26	11.79	6/18/2026	42493
		11.79	6/18/2026	Total 42493
Gold Country Ace Hardware	Lake - Keys for Concession Gate at Lake 6/17/26	29.95	6/25/2026	42534
		29.95	6/25/2026	Total 42534
Gold Country Ace Hardware	Parks - Bolts for Irrigation Lids 6/11/26	52.34	6/18/2026	42493
		52.34	6/18/2026	Total 42493
Gold Country Ace Hardware	Parks - Drinking Fountain Repairs 6/10/26	60.01	6/11/2026	42462
		60.01	6/11/2026	Total 42462
Gold Country Ace Hardware	SS Hydration Stations Salt for Ice 5/27/26	12.85	6/4/2026	42419

**Cameron Park Community Services District
Check/Voucher Register - Check Register**

Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
		12.85	6/4/2026	Total 42419
Heartwood Professional Tree Management Inc.	CP Lake - Clean up Oak Tree/Amber Tree Limbs 6/10/26	2,250.00	6/18/2026	42496
		2,250.00	6/18/2026	Total 42496
Helen Hess	Inst. Pay Modified Zumba May 2026	162.00	6/18/2026	42497
		162.00	6/18/2026	Total 42497
Highlander Termite & Pest Control	CP CSD - Pest Control 6/11/26	75.00	6/18/2026	42499
		75.00	6/18/2026	Total 42499
Highlander Termite & Pest Control	CP Lake - Pest Control 6/11/26	85.00	6/18/2026	42498
		85.00	6/18/2026	Total 42498
Highlander Termite & Pest Control	FD88 Pest Control 6/19/26	65.00	6/25/2026	42536
		65.00	6/25/2026	Total 42536
Highlander Termite & Pest Control	FD89 Pest Control 6/15/26	65.00	6/18/2026	42500
		65.00	6/18/2026	Total 42500
Hunt & Sons	FD Bulk Fuel 5/29/26	3,054.62	6/11/2026	42464
		3,054.62	6/11/2026	Total 42464
Hunt & Sons	FD Bulk Fuel 5/8/26	1,926.09	6/4/2026	42420
		1,926.09	6/4/2026	Total 42420
Hunt & Sons	FD Bulk Fuel 6/19/26	1,944.52	6/25/2026	42537
		1,944.52	6/25/2026	Total 42537
Hunt & Sons	FD Bulk Fuel 6/5/26	1,078.76	6/18/2026	42502

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Vendor Name	Description	Check Amount	Check Date	Check #
		1,078.76	6/18/2026	Total 42502
Interwest Consulting Group, Inc.	FD Inpsect. Srvc Companion Animal Hospital 4/25/25	272.75	6/4/2026	42421
		272.75	6/4/2026	Total 42421
Interwest Consulting Group, Inc.	FD Inspect. Srvc 10 Unit Townhomes 12/9/25	249.83	6/11/2026	42465
Interwest Consulting Group, Inc.	FD Inspect. Srvc 10 Units 12/9/25	249.83	6/11/2026	
Interwest Consulting Group, Inc.	FD Inspect. Srvc 3394 Cimmaron Court 12/4/25	253.10	6/11/2026	
Interwest Consulting Group, Inc.	FD Inspect. Srvc 7 Units 12/9/25	249.83	6/11/2026	
Interwest Consulting Group, Inc.	FD Inspect. Srvc 8 Units 12/4/25	253.10	6/11/2026	
Interwest Consulting Group, Inc.	FD Inspect. Srvc 9 Units 12/4/25	506.20	6/11/2026	
Interwest Consulting Group, Inc.	FD Inspect. Srvc Automotive Srvc Unlimited 12/19/25	256.38	6/11/2026	
		2,018.27	6/11/2026	Total 42465
Interwest Consulting Group, Inc.	FD Inspect. Srvc Cambridge Garden Apartments 6/2/25	512.75	6/4/2026	42421
Interwest Consulting Group, Inc.	FD Inspect. Srvc Cambridge Oaks Apartments 6/3/25	332.75	6/4/2026	
		845.50	6/4/2026	Total 42421
Interwest Consulting Group, Inc.	FD Inspect. Srvc Cambridge Terrace 9/26/25	253.10	6/11/2026	42465
		253.10	6/11/2026	Total 42465

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From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
Interwest Consulting Group, Inc.	FD Inspect. Srvc Cambridge Woods 3100,3104,3108,3110 4/2/26	253.10	6/18/2026	42503
Interwest Consulting Group, Inc.	FD Inspect. Srvc Cambridge Woods 4/2/26	253.10	6/18/2026	
		506.20	6/18/2026	Total 42503
Interwest Consulting Group, Inc.	FD Inspect. Srvc Camerado Condos 12/29/25	256.38	6/11/2026	42465
		256.38	6/11/2026	Total 42465
Interwest Consulting Group, Inc.	FD Inspect. Srvc Camerado Springs Middle School 4/2/26	373.10	6/18/2026	42503
		373.10	6/18/2026	Total 42503
Interwest Consulting Group, Inc.	FD Inspect. Srvc Cameron Oaks 6/20/25	512.75	6/4/2026	42421
		512.75	6/4/2026	Total 42421
Interwest Consulting Group, Inc.	FD Inspect. Srvc Cameron Park Liquor 9/19/25	253.10	6/11/2026	42465
Interwest Consulting Group, Inc.	FD Inspect. Srvc Cimmaron Townhomes 4/24/25	253.10	6/11/2026	
		506.20	6/11/2026	Total 42465
Interwest Consulting Group, Inc.	FD Inspect. Srvc Country Club Garden Apartments 4/24/25	373.10	6/4/2026	42421
Interwest Consulting Group, Inc.	FD Inspect. Srvc Dollar Tree Fire Alarm Upgrade 12/8/25	272.75	6/4/2026	
Interwest Consulting Group, Inc.	FD Inspect. Srvc Highlands Apartments 5/19/25	512.75	6/4/2026	
		1,158.60	6/4/2026	Total 42421

**Cameron Park Community Services District
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Item #8A

From 6/1/2026 Through 6/30/2026

Vendor Name	Description	Check Amount	Check Date	Check #
Interwest Consulting Group, Inc.	FD Inspect. Srvc's July Crocker Massage Therapy 6/12/26	258.13	6/25/2026	42538
		258.13	6/25/2026	Total 42538
Interwest Consulting Group, Inc.	FD Inspect. Srvc's Knollwood Park Townhomes 4/24/25	373.10	6/4/2026	42421
Interwest Consulting Group, Inc.	FD Inspect. Srvc's Lake Oaks Condos 9/26/25	253.10	6/4/2026	
Interwest Consulting Group, Inc.	FD Inspect. Srvc's Law Office of John P. Jarrett 6/20/25	272.75	6/4/2026	
Interwest Consulting Group, Inc.	FD Inspect. Srvc's Loving Start Learning Center 6/20/25	272.75	6/4/2026	
		1,171.70	6/4/2026	Total 42421
Interwest Consulting Group, Inc.	FD Inspect. Srvc's Marshal Medical MRI-Sprinklers 6/12/26	258.13	6/25/2026	42538
		258.13	6/25/2026	Total 42538
Interwest Consulting Group, Inc.	FD Inspect. Srvc's Meadow Lane Townhomes 12/9/25	249.83	6/4/2026	42421
		249.83	6/4/2026	Total 42421
Interwest Consulting Group, Inc.	FD Inspect. Srvc's Moonraker Solar Bess 4/16/26	272.75	6/18/2026	42503
		272.75	6/18/2026	Total 42503
Interwest Consulting Group, Inc.	FD Inspect. Srvc's New Residence & ADU 6/12/26	258.13	6/25/2026	42538
		258.13	6/25/2026	Total 42538
Interwest Consulting Group, Inc.	FD Inspect. Srvc's Quality Inn & Suites 4/28/26	180.00	6/18/2026	42503

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Vendor Name	Description	Check Amount	Check Date	Check #
Interwest Consulting Group, Inc.	FD Inspect. Srvc's Reach Adult Development 5/9/25	392.75	6/18/2026	
		572.75	6/18/2026	Total 42503
Interwest Consulting Group, Inc.	FD Inspect. Srvc's Silver Creek Condos 12/29/25	256.38	6/25/2026	42538
		256.38	6/25/2026	Total 42538
Interwest Consulting Group, Inc.	FD Inspect. Srvc's UPS Store TI 9/19/25	253.10	6/18/2026	42503
Interwest Consulting Group, Inc.	FD Inspect.Srvc's Foothills Unit Method. Church Solar 4/30/26	272.75	6/18/2026	
Interwest Consulting Group, Inc.	FD Plan Rev. Marsh Med CT-Rpl Exist Carport PV 3/23-5/1/26	272.50	6/18/2026	
Interwest Consulting Group, Inc.	FD Plan Rev. Raley's-Commerc Solar Roof Mount 3/16-3/29/26	392.50	6/18/2026	
Interwest Consulting Group, Inc.	FD Plan Rev. Rev#2 Wingstop-TI 3/23/26-5/4/26	152.50	6/18/2026	
Interwest Consulting Group, Inc.	FD Plan Rev. Rooftop Solar & Bess Foothill UMC 12/1-12/17/25	408.75	6/18/2026	
		1,752.10	6/18/2026	Total 42503
Interwest Consulting Group, Inc.	FD Plan Review Add 96kWh Bess Moonraker 12/1/25-12/17/25	408.75	6/11/2026	42465
		408.75	6/11/2026	Total 42465
Interwest Consulting Group, Inc.	FD Plan Review Edward Jones-TI 4/11/26-6/11/26	392.50	6/25/2026	42538
		392.50	6/25/2026	Total 42538

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Vendor Name	Description	Check Amount	Check Date	Check #
Interwest Consulting Group, Inc.	FD Plan Review Ginzburg Residence 12/1/25-1/23/26	360.00	6/4/2026	42421
		360.00	6/4/2026	Total 42421
Interwest Consulting Group, Inc.	FD Plan Review REV#1 Custom ADU As Built 5/1/26-6/8/26	272.50	6/25/2026	42538
		272.50	6/25/2026	Total 42538
Interwest Consulting Group, Inc.	FD Plan Review SFD-Owner Builder 4/2/26-5/4/26	392.50	6/18/2026	42503
		392.50	6/18/2026	Total 42503
Jamie Christine Hall	Inst. Pay Kaiut Yoga May 2026	771.00	6/18/2026	42494
		771.00	6/18/2026	Total 42494
Jason R Hichborn	DIR Comp Meeting 6/17/26	100.00	6/25/2026	42535
		100.00	6/25/2026	Total 42535
Jeffrey Robert Fales	Pre-emp Fingerprinting LG Rec Dept. 7/9/26	25.00	6/11/2026	42440
Jeffrey Robert Fales	Pre-emp Fingerprinting Rec Instr 6/4/26	25.00	6/11/2026	
Jeffrey Robert Fales	Pre-emp Fingerprinting Rec Leader(Concessions) 6/5/26	25.00	6/11/2026	
		75.00	6/11/2026	Total 42440
Jeffrey Robert Fales	Pre-emp Fingerprinting Reserve FF 6/1/26	25.00	6/4/2026	42398
		25.00	6/4/2026	Total 42398
Jeffrey Robert Fales	Pre-emp Fingerprinting Reserve FF 6/18/26	25.00	6/25/2026	42517
		25.00	6/25/2026	Total 42517
Jeffrey Robert Fales	Pre-emp Fingerprinting Reserve FF 6/3/26	25.00	6/11/2026	42440
		25.00	6/11/2026	Total 42440

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Vendor Name	Description	Check Amount	Check Date	Check #
Jeffrey Robert Fales	Pre-emp Fingerprinting User/Instructor 6/19/26	25.00	6/25/2026	42517
		25.00	6/25/2026	Total 42517
Joan King	FRF Refund for Overpayment 4/23/26	214.00	6/11/2026	42467
		214.00	6/11/2026	Total 42467
Johnson Controls Building Solutions, LLC	CC - Replaced Compressor 1 on AC 13 5/29/26	3,015.02	6/4/2026	42422
		3,015.02	6/4/2026	Total 42422
JS West Propane Gas	Propane Fill Pool 5/6/26 & 5/27/26	2,291.59	6/11/2026	42466
		2,291.59	6/11/2026	Total 42466
Juliana Smith	Refund on CSD Class Cancelled for Pool Maint. 6/3/26	140.00	6/4/2026	42433
		140.00	6/4/2026	Total 42433
Kenneth R. Campo	Financial Consulting Services - May 2026	630.00	6/4/2026	42408
		630.00	6/4/2026	Total 42408
Kim Sullivan	East Half of Hall Deposit Refund 5/16/26	300.00	6/25/2026	42545
		300.00	6/25/2026	Total 42545
Kristy Day	Classroom B Deposit Refund 6/18/26	200.00	6/25/2026	42526
		200.00	6/25/2026	Total 42526
L. Kathleen Gilcrest	DIR Comp Meetings 6/8/26 & 6/17/26	200.00	6/25/2026	42533
		200.00	6/25/2026	Total 42533
Larry McBride	In Lieu Medical Benefits - Retiree - June 2026	600.00	6/4/2026	42428

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Vendor Name	Description	Check Amount	Check Date	Check #
		600.00	6/4/2026	Total 42428
Leonard Hawkins	SS Band #2 Dog Park Justice Rest of amount owed 6/27/26	600.00	6/18/2026	42495
		600.00	6/18/2026	Total 42495
Life-Assist, Inc.	FD Medical Supplies (Epine. Vial) 5/27/26	493.25	6/25/2026	42539
Life-Assist, Inc.	FD Medical Supplies (Nasal Cannula) 6/9/26	2.90	6/25/2026	
		496.15	6/25/2026	Total 42539
Life-Assist, Inc.	FD Medical Supplies (Syringes/Exam gloves/Vials) 5/7/26	822.43	6/4/2026	42423
Life-Assist, Inc.	FD Medical Supplies (Syringes/Vial/Tubing) 5/12/26	387.26	6/4/2026	
		1,209.69	6/4/2026	Total 42423
Life-Assist, Inc.	FD Medical Supplies (Tubes,Syringes,Gel,Prep Pads) 6/2/26	1,384.31	6/25/2026	42539
		1,384.31	6/25/2026	Total 42539
Lincoln Aquatics (SCP Distributors LLC)	CC - Drum Deposit (w/Credit NS548101) 6/1/26	491.21	6/4/2026	42425
		491.21	6/4/2026	Total 42425
Lincoln Aquatics (SCP Distributors LLC)	CC - Pool Ladder Feet Rubber Leg Caps 6/1/26	77.92	6/4/2026	42424
		77.92	6/4/2026	Total 42424
Lincoln Aquatics (SCP Distributors LLC)	Chlorine Fill, Pool (w/credit NS549396) 6/15/26	1,669.23	6/18/2026	42505
		1,669.23	6/18/2026	Total 42505
Lincoln Aquatics (SCP Distributors LLC)	Chlorine Fill, Pool 5/30/26	1,125.27	6/4/2026	42427

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Vendor Name	Description	Check Amount	Check Date	Check #
		1,125.27	6/4/2026	Total 42427
Lincoln Aquatics (SCP Distributors LLC)	Muriatic Acid & Drum Deposit 6/1/26	1,712.12	6/4/2026	42426
		1,712.12	6/4/2026	Total 42426
Lincoln Aquatics (SCP Distributors LLC)	Sodium Bicarbonate (W/credit NS542666) 3/13/26	399.40	6/25/2026	42540
		399.40	6/25/2026	Total 42540
Luckscheider Enterprise Inc.	CC&R - 2004 Ford Taurus Vehicle maint. 6/15/26	453.97	6/25/2026	42541
		453.97	6/25/2026	Total 42541
Lynnette Falls	Inst. Pay Line Dancing Beginner II/III May 2026	330.00	6/18/2026	42491
		330.00	6/18/2026	Total 42491
Martie Wynn	Hall East Half Deposit Refund 6/18/26	300.00	6/25/2026	42552
		300.00	6/25/2026	Total 42552
Masato Seki	RRAO Inst. (State to Reimb) 12/4/25 & 12/5/25 (P2 Lost Chk)	1,520.00	6/11/2026	42474
		1,520.00	6/11/2026	Total 42474
Mike Brewer	SS Flyover Pilot Performance Fee 6/24/26	500.00	6/27/2026	42554
		500.00	6/27/2026	Total 42554
Mike Yates	Inst. Pay Sand Volleyball Camp PSV Camp 6/8/26-6/12/26	1,592.50	6/18/2026	42516
		1,592.50	6/18/2026	Total 42516
Mountain Democrat	MD Public Notice Appropriation Limits for FY26/27	38.75	6/11/2026	42469

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Vendor Name	Description	Check Amount	Check Date	Check #
Mountain Democrat	MD Public Notice El Dorado Disposal Revised Contract 6/5/26	34.88	6/11/2026	
Mountain Democrat	MD Public Notice Preliminary Budget for FY26/27	34.88	6/11/2026	
		108.51	6/11/2026	Total 42469
Mr Soundman LLC	SS Rest of Payment for Sound and Stage 6/27/26	3,125.00	6/18/2026	42506
		3,125.00	6/18/2026	Total 42506
Myung Chong	Inst. Pay Modified Zumba May 2026	162.00	6/18/2026	42486
		162.00	6/18/2026	Total 42486
National Academy of Athletics	Inst. Pay JR Academy All Sports Camp 6/8/26-6/12/26	1,570.80	6/18/2026	42507
		1,570.80	6/18/2026	Total 42507
National Aquatic Services, Inc	CC - Gems Sensors/Safety Flow Switch 12/4/24(Nv Rec'd)	470.09	6/25/2026	42542
		470.09	6/25/2026	Total 42542
National Aquatic Services, Inc	CC - Pool Heater Serv call & partial repairs 6/16/26	2,070.23	6/18/2026	42508
		2,070.23	6/18/2026	Total 42508
O'Connor & Company	CP CSD FY24/25 Audit Services (Final) 5/31/26	1,482.50	6/4/2026	42429
		1,482.50	6/4/2026	Total 42429
Pathian Administrators	Vision Benefits - July 2026	150.67	6/11/2026	42470
		150.67	6/11/2026	Total 42470
Paychex	Paychex Payroll Fees for 06-05-26 PP12	320.92	6/5/2026	2026060101
		320.92	6/5/2026	Total 2026060101
Paychex	Paychex Payroll Fees for 06-19-26 PP13	376.56	6/18/2026	2026061501

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Vendor Name	Description	Check Amount	Check Date	Check #
		376.56	6/18/2026	Total 2026061501
PG&E	Elec. CC 4/20/26-5/18/26	2,522.39	6/4/2026	42431
		2,522.39	6/4/2026	Total 42431
PG&E	Elec. CP Lake & New Crn Bar J B 4/24/26-5/25/26	1,809.51	6/18/2026	42510
		1,809.51	6/18/2026	Total 42510
PG&E	Elec. CP Lake Aerators 4/17/26-5/17/26	582.48	6/4/2026	42430
		582.48	6/4/2026	Total 42430
PG&E	Elec. FD88/89 & Tower/Cam Val Carousel 4/24/26-5/25/26	1,450.77	6/11/2026	42471
		1,450.77	6/11/2026	Total 42471
PG&E	Elec. LLAD's 4/24/26-5/25/26	8,623.23	6/18/2026	42509
		8,623.23	6/18/2026	Total 42509
Primo Brands	CC Water & Container Rental 5/1/26-5/31/26	127.98	6/11/2026	42472
		127.98	6/11/2026	Total 42472
Pyro Spectaculars North, Inc.	SS Fireworks Rest of amount owed 5/14/26	10,000.00	6/18/2026	42511
		10,000.00	6/18/2026	Total 42511
Rescue Source and Rescue 3 International	FD - Drysuits Large/X-Large 5/8/26	739.38	6/4/2026	42432
		739.38	6/4/2026	Total 42432
Robert Garcia	Inst. Pay Junior Tennis Clinics May 2026	315.00	6/18/2026	42492
		315.00	6/18/2026	Total 42492
SDRMA	Employee Assistance Plan July 2026	39.84	6/11/2026	42473
		39.84	6/11/2026	Total 42473

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Vendor Name	Description	Check Amount	Check Date	Check #
Sharon L Caputo	Inst. Pay Speaking Spanish for Kids 3/12/26-5/14/26	336.00	6/18/2026	42485
		336.00	6/18/2026	Total 42485
Sidney Arthur Bazett	DIR Comp Meetings 6/2/26 & 6/17/26	200.00	6/25/2026	42520
		200.00	6/25/2026	Total 42520
Sierra Elementary School	CC Pool Deposit Refund 5/27/26 & 5/28/26	500.00	6/25/2026	42544
		500.00	6/25/2026	Total 42544
SiteOne Landscape Supply	David West Park - Irrigation Supplies 6/11/26	134.66	6/18/2026	42512
		134.66	6/18/2026	Total 42512
SiteOne Landscape Supply	Parks - Irrigation Supplies 6/2/26	142.66	6/11/2026	42475
SiteOne Landscape Supply	Parks - Irrigation Supplies 6/8/26	8.74	6/11/2026	
		151.40	6/11/2026	Total 42475
Solitude Lake Management LLC	CP Lake - Annual Maintenance 6/1/26-6/30/26	224.97	6/4/2026	42434
		224.97	6/4/2026	Total 42434
Steve Stimson	Encroachment Permit Fee Refund (Miscommunication on CSD)	75.00	6/11/2026	42476
		75.00	6/11/2026	Total 42476
T&M Electric	Parks - Install 100-amp 4 wire circuit 6/16/26	7,275.00	6/18/2026	42513
		7,275.00	6/18/2026	Total 42513
TimeClock Plus LLC	Humanity Annual Employee License FY26/27	1,039.50	6/11/2026	42477
		1,039.50	6/11/2026	Total 42477
Todd Upton	Classroom B Deposit Refund 6/18/26	200.00	6/25/2026	42546

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Vendor Name	Description	Check Amount	Check Date	Check #
		200.00	6/25/2026	Total 42546
TPX Communications	Com Center Phones/Internet June 2026	1,258.57	6/11/2026	42478
		1,258.57	6/11/2026	Total 42478
Tyler Carson Berry	FF Reserve Shift Stipend 1/27/26	80.00	6/4/2026	42403
Tyler Carson Berry	FF Reserve Shift Stipend 4/21/26	80.00	6/4/2026	
Tyler Carson Berry	FF Reserve Shifts Stipend 2/3,2,10,2/17,2/24/26	320.00	6/4/2026	
Tyler Carson Berry	FF Reserve Shifts Stipend 3/10,3/17,3/24,3/31/26	320.00	6/4/2026	
		800.00	6/4/2026	Total 42403
Verizon Wireless	Parks Wireless - Wifi's Hot Spot, PB Router 5/11/26-6/10/26	360.90	6/25/2026	42548
		360.90	6/25/2026	Total 42548
Verizon Wireless	Wireless Phones CC, Rec, Parks, CC&R, Admin 5/11/26-6/10/26	633.78	6/25/2026	42547
		633.78	6/25/2026	Total 42547
Waterworks Aquatic Management, Inc	CP Lake - Blue Pond Dye 4/3/26	2,625.00	6/4/2026	42435
		2,625.00	6/4/2026	Total 42435
Wilkinson Portables, Inc.	D. West Porta Potty ID:R1759 4/27/26-5/24/26	205.70	6/4/2026	42436
		205.70	6/4/2026	Total 42436
Wilkinson Portables, Inc.	D. West Porta Potty ID:R1759 5/25/26-6/21/26	205.70	6/25/2026	42549
		205.70	6/25/2026	Total 42549
Wittman Enterprises, LLC	First Responder Fee Billing Srvcs May 2026	2,280.00	6/4/2026	42437

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Vendor Name	Description	Check Amount	Check Date	Check #
		2,280.00	6/4/2026	Total 42437
WiZiX Technology Group, Inc	CSD & FD88 Copier Count 6/2/26	76.72	6/4/2026	42438
		76.72	6/4/2026	Total 42438
Worthy HR LLC	HR Consultant 5/19/26-6/1/26	250.25	6/25/2026	42551
		250.25	6/25/2026	Total 42551
Zuri Alliance LLC	CC May Pool Services 5/29/26	4,801.10	6/4/2026	42439
		4,801.10	6/4/2026	Total 42439
Report Total		1,065,307.40		