



CAMERON PARK COMMUNITY SERVICES DISTRICT

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

AGENDA

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

REGULAR BOARD MEETING
Wednesday, July 15, 2020
6:30 p.m.

TELECONFERENCE ZOOM MEETING
<https://us02web.zoom.us/j/84259922211>

Meeting ID: 842 5992 2211

(Teleconference/Electronic Meeting Protocols are attached)

Board Members

Monique Scobey	President
Eric Aiston	Vice President
Felicity Carlson	Board Member
Ellie Wooten	Board Member
Holly Morrison	Board Member

AGENDA

CALL TO ORDER

1. Roll Call
 2. Pledge of Allegiance
-

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

ADOPTION OF THE AGENDA

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

3. Adopt the Agenda
-

RECOGNITIONS AND PRESENTATIONS

Board of Directors expresses appreciation to members of the community, District staff, or the Board for extra efforts as volunteers, committee members or community-minded citizens.

El Dorado County COVID-19 Update

(Don Ashton, Chief Administrative Officer & Nancy Williams, County Health Officer)

OPEN FORUM FOR NON-AGENDA ITEMS

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

APPROVAL OF CONSENT AGENDA

The following Consent Agenda items are considered routine and will be acted upon by the Board without discussion with one vote. Any item may be removed from the Consent Agenda by a Board member or a member of the audience and placed under General Business #8 to be discussed and acted upon individually.

4. Conformed Agenda – Board of Directors Meeting June 17, 2020
 5. Conformed Agenda – Board of Directors Meeting June 24, 2020
 6. Conformed Agenda – LLAD Ad Hoc Committee Meeting July 6, 2020
 7. General Manager's Report
-

AGENDA

GENERAL BUSINESS

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

8. Items removed from the Consent Agenda for discussion
9. **PUBLIC HEARING** - El Dorado Disposal/Waste Connections Proposed Amendment and Rate Adjustment
10. **RECEIVE & FILE** Landscaping and Lighting Assessment District Ad Hoc Committee Final Report
11. **PUBLIC HEARING - APPROVE** Resolution 2020-16 Approving Engineer's Report, Confirming Diagram and Assessment, and Directing Auditor of El Dorado County to Continue and to Collect Assessment for the Fiscal Year 2020-21
12. **APPROVE** Response to El Dorado County Grand Jury 19-06 West Slope Protection Update

BOARD INFORMATION ITEMS

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

13. General Matters to/from Board Members and Staff
 - Upcoming Trainings & Community Meetings
 - Special District Leadership Academy – Tuesday, August 25th & Wednesday, September 16th (virtual modules #1 & #2), or September 27th (in-person – all 4 modules, South Lake Tahoe)
 - CSDA Webinar: Why Diversity & Inclusion Matters – Tuesday, July 28th 1:00-2:00pm
 - CSDA Virtual Bingo – Thursday, August 6th 3:00-4:30pm
 - CSDA Virtual Workshop: Financial Management for Special Districts – August 18th & 19th 9:00am-12:pm (each day)
14. Local Area Formation Commission (LAFCO)
15. Committee Reports
 - a. Budget & Administration
 - b. Covenants, Conditions & Restrictions (CC&R)
 - c. Fire & Emergency Services
 - d. Parks & Recreation
 - e. Solar Energy Ad Hoc
 - f. Landscaping & Lighting Assessments Districts (LLAD) Ad Hoc

AGENDA

PUBLIC COMMENT

At this time, members of the public may speak on any closed session agenda item. Closed sessions may be called as necessary for personnel, litigation, and labor relations or to meet the negotiator prior to the purchase, sale, exchange, or lease of real property. Members of the public may address the Board prior to closing the meeting.

CONVENE TO CLOSED SESSION

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

Pursuant to California Government Code §54956.9

Conference with Legal Counsel – Existing Litigation (1 case)

RECONVENE TO OPEN SESSION AND REPORT OUT OF CLOSED SESSION

Pursuant to Government Code §54957.1, the legislative body of any local agency shall publicly report any action taken in closed session and the vote or abstention of every member present thereon.

ADJOURNMENT

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



Teleconference/Electronic Meeting Protocols

Cameron Park Community Services District

(Effective April 2, 2020)

WHEREAS, on March 4, 2020, Governor Newsome proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS, March 17, 2020, Governor Newsome issued Executive Order N-29-20 suspending parts of the Brown Act that required in-person attendance of Board members and citizens at public meetings; and

WHEREAS, on March 19, 2020, Governor Newsome issued Executive Order N-33-20 directing most individuals to shelter at home or at their place of residence.

NOW, THEREFORE, the Cameron Park Community Services District will implement the following protocols for its Board and committee meetings.

The guidance below provides useful information for accessing Cameron Park Community Services District (“District”) meetings remotely and establishing protocols for productive meetings.

BOARD AND COMMITTEE MEMBERS:

- **Attendance.** Board and Committee Members should attend District meetings remotely from their homes, offices, or an alternative off-site location. As per the Governor’s updated Executive Order N-29-20, there is no longer a requirement to post agendas at or identify the address of these locations.
- **Agendas.** Agenda packages will be made available on the District’s website. They will also be sent by email to all Board and Committee Members. Note that under the circumstances, District staff may not be able to send paper packets.
- **Board and Committee Member Participation.** Meeting Chair(s) will recognize individual Board and Committee Members and unmute their device so that comments may be heard or will read comments if they are provided in writing only.

PUBLIC PARTICIPATION:

- **Attendance.** The District’s office will remain closed to the public until further notice. Members of the public will be able to hear and/or see public meetings via phone, computer, or smart device. Information about how to observe the meeting is listed on the agenda of each meeting.
- **Agendas.** Agendas will be made available on the District’s website and to any members of the public who have a standing request, as provided for in the Brown Act.
- **Public Participation.** The public can observe and participate in a meeting as follows:
 - **How to Observe the Meeting:**
 - **Telephone:** Listen to the meeting live by calling Zoom at (669) 900-6833 or (346) 248 7799. Enter the Meeting ID# listed at the top of the applicable Board or Committee agenda followed by the pound (#) key. More phone numbers can be found on Zoom’s website at <https://us04web.zoom.us/j/91011220960> if the line is busy.
 - **Computer:** Watch the live streaming of the meeting from a computer by navigating to the link listed at the top of the applicable Board or Committee agenda using a computer with internet access that meets Zoom’s system requirements (<https://support.zoom.us/hc/en-us/articles/201362023-System-Requirements-for-PC-Mac-and-Linux>)
 - **Mobile:** Log in through the Zoom mobile app on a smartphone and enter the Meeting ID# listed at the top of the applicable Board or Committee agenda.
 - **How to Submit Public Comments:**
 - **Before the Meeting:** Please email your comments to admin@cameronpark.org, with “Public Comment” in the subject line. In the body of the email, include the agenda item number and title, as well as your comments. If you would like your comment to be read aloud at the meeting (not to exceed 3 minutes at staff’s cadence), prominently write “Read Aloud at Meeting” at the top of the email. Emails running longer than the time limit will not be finished. All comments received at least 2 hours prior to the meeting on the day the meeting will be held, will be included as an agenda supplement on the District’s website

under the relevant meeting date, and provided to the Directors/Committee Members at the meeting. Comments received after that time will be treated as contemporaneous comments.

- **Contemporaneous Comments:** During the meeting, the Board President/Committee Chair or designee will announce the opportunity to make public comments. If you would like to make a comment during this time, you may do so by clicking the “raise hand” button. You will be addressed and un-muted when it is your turn to speak (not to exceed the 3 minute public comment time limit).

FOR ALL PARTICIPANTS:

- **Get Connected:** Please download Zoom application for your device and familiarize yourself with how to utilize this tool. There is no cost for using the application.
- **Ensure Quiet.** All audience members will be muted during the meeting until they are addressed by the Board/Committee as their time to speak. Please make every effort to find a location with limited ambient noise. Please turn off the ringer on your phone and other notification sounds on your devices to reduce interruptions.

We anticipate that this process of moving to remote meetings will likely include some challenges. Please bear with us as we navigate this process.



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CONFORMED AGENDA

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

REGULAR BOARD MEETING
Wednesday, June 17, 2020
6:30 p.m.

TELECONFERENCE ZOOM MEETING
<https://us02web.zoom.us/j/87107846736>

Meeting ID: 871 0784 6736

(Teleconference/Electronic Meeting Protocols are attached)

Board Members

Monique Scobey	President
Eric Aiston	Vice President
Felicity Carlson	Board Member
Ellie Wooten	Board Member
Holly Morrison	Board Member

CONFORMED AGENDA

CALL TO ORDER – 6:34pm

1. Roll Call – MS/EA/FC/EW/HM
 2. Pledge of Allegiance
-

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ADOPTION OF THE AGENDA

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

3. Adopt the Agenda

Motion to adopt the Agenda.

*EW/EA – Motion Passed
Ayes – MS, EA, FC, EW, HM
Noes – None
Absent – None
Abstain – None*

RECOGNITIONS AND PRESENTATIONS

Board of Directors expresses appreciation to members of the community, District staff, or the Board for extra efforts as volunteers, committee members or community-minded citizens.

OPEN FORUM FOR NON-AGENDA ITEMS

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

CONFORMED AGENDA

APPROVAL OF CONSENT AGENDA

The following Consent Agenda items are considered routine and will be acted upon by the Board without discussion with one vote. Any item may be removed from the Consent Agenda by a Board member or a member of the audience and placed under General Business #7 to be discussed and acted upon individually.

4. Conformed Agenda – Board of Directors Meeting May 20, 2020
5. General Manager’s Report
6. **APPROVE** Revision To Policy 3100: Purchasing/Expense Authorization, Section 3100.230-236 Credit Cards

Motion to adopt the Consent Agenda.

*HM/FC – Motion Passed
Ayes – MS, EA, FC, EW, HM
Noes – None
Absent – None
Abstain – None*

GENERAL BUSINESS

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

7. Items removed from the Consent Agenda for discussion
8. **PUBLIC HEARING - APPROVE** Resolution 2020-13 Establishing Appropriations Limitation for Fiscal Year 2020-21 for the Cameron Park Community Services District

Motion to Approve Resolution 2020-13 Establishing Appropriations Limitation for Fiscal Year 2020-21 for the Cameron Park Community Services District.

*EA/FC – Motion Passed
Ayes – MS, EA, FC, EW, HM
Noes – None
Absent – None
Abstain – None*

CONFORMED AGENDA

9. **PUBLIC HEARING – APPROVE** Fiscal Year 2020-21 Preliminary Budget

Motion to Approve Fiscal Year 2020-21 Preliminary Budget.

FC/EW – Motion Passed

Ayes – None

Noes – None

Absent – None

Abstain – None

10. **APPROVE** Resolution 2020-14 Declaring the Intention to Continue Assessments for the Fiscal Year, Preliminarily Approving Engineer’s Report, and Providing for Notice of Public Hearing for the Landscaping and Lighting Districts

Motion to Approve Resolution 2020-14 Declaring the Intention to Continue Assessments for the Fiscal Year, Preliminarily Approving Engineer’s Report, and Providing for Notice of Public Hearing for the Landscaping and Lighting District.

FC/HM – Motion Passed

Ayes – None

Noes – None

Absent – None

Abstain – None

11. **ELECT** Member To CSDA Board Of Directors (Seat C) Sierra Network – Term 2021-2023

Motion to Elect Patrick Larkin to the CSDA Board of Directors (Seat C) Sierra Network – Term 2021-2023

HM/EW – Motion Passed

Ayes – MS, FC, EW, HM

Noes – EA

Absent – None

Abstain – None

CONFORMED AGENDA

BOARD INFORMATION ITEMS

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12. General Matters to/from Board Members and Staff

- Upcoming Trainings & Community Meetings

HM – would like to request a list of credit card transactions for each employee go to the Board or Budget & Administration Committee each month.

EA – encourage Board Members to take webinars and follow CSDA website; thanked Director Scobey and staff for work on the Candidate Workshop.

EW – heard rally on Sunday went well.

FC – attended Black Lives Matter event on Sunday and thought it went well and was well organized.

MS – felt that the Candidate Workshop went well; there have been some fishing line issues at Cameron Park Lake; joined the Citizens Climbing Lobby.

13. Local Area Formation Commission (LAFCO)

- *Reviewed yearly work plan and final budget; hired consultant to produce MSR for consolidation of fire districts.*

14. Committee Reports

- a. Budget & Administration
- b. Covenants, Conditions & Restrictions (CC&R)
- c. Fire & Emergency Services
- d. Parks & Recreation
- e. Solar Energy Ad Hoc
- f. Landscaping & Lighting Assessments Districts (LLAD) Ad Hoc

ADJOURNMENT- 8:45pm

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CONFORMED AGENDA

REGULAR BOARD MEETING

Wednesday, June 24, 2020

6:30 p.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/86156205431>

Meeting ID: 861 5620 5431

(Teleconference/Electronic Meeting Protocols are attached)

Board Members

Monique Scobey	President
Eric Aiston	Vice President
Felicity Carlson	Board Member
Ellie Wooten	Board Member
Holly Morrison	Board Member

CONFORMED AGENDA

CALL TO ORDER – 6:31pm

1. Roll Call – MS/EA/FC/HM (EW was absent)
 2. Pledge of Allegiance
-

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

ADOPTION OF THE AGENDA

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

3. Adopt the Agenda

Motion to adopt the Agenda.

EA/HM – Motion Passed

Ayes – MS, EA, FC, HM

Noes – None

Absent – EW

Abstain – None

OPEN FORUM FOR NON-AGENDA ITEMS

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

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CONFORMED AGENDA

GENERAL BUSINESS

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

4. **PUBLIC HEARING - APPROVE** Resolution 2020-15 to Exercise Board of Director's Statutory Authority to Abate Rubbish and Weeds and Collect Costs on Properties on Which Said Rubbish and Weeds Constitute a Public Nuisance

Motion to move forward with 7 of the 8 properties to be abated, removing APN# 083-122-014.

*EA/FC – Motion Passed
Ayes – MS, EA, FC, HM
Noes – None
Absent – EW
Abstain – None*

Motion to direct General Manager to meet with the property owner of APN# 083-122-014 to confirm timelines and clarify communication on the weed abatement program, and give the General Manager discretion to make any potential adjustments based on what they discover in their findings, to move any necessary liens and charges to the County by August 15th.

*EA/HM – Motion Passed
Ayes – MS, EA, FC, HM
Noes – None
Absent – EW
Abstain – None*

Motion to approve Resolution 2020-15 to Exercise Board of Director's Statutory Authority to Abate Rubbish and Weeds and Collect Costs on Properties on Which Said Rubbish and Weeds Constitute a Public Nuisance with the following amendment:

- *Under "NOW, THEREFORE, BE IT RESOLVED..." add and item #3 "The General Manager and necessary staff will meet with property owner of APN# 083-122-014 to review the timeline of property owner and District's weed abatement work, and finalize weed abatement assessment.*

*HM/EA – Motion Passed
Ayes – MS, EA, FC, HM
Noes – None
Absent – EW
Abstain – None*

CONFORMED AGENDA

BOARD INFORMATION ITEMS

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

5. General Matters to/from Board Members and Staff
 - Upcoming Trainings & Community Meetings

FC – Cameron Park was founded on June 26th and wanted to wish everyone Happy Anniversary; sad to not see everyone at Summer Spectacular due to cancellation.

HM – Impressed by fire signs around the community.

MS – Grateful for fellow board members; thanked fire department and staff for hard work on weed abatement; glad to have weed abatement program.

ADJOURNMENT – 7:41pm

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

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



**Landscaping & Lighting Assessments Districts
(LLAD) Ad Hoc Committee**

Monday, July 6, 2020

9:30 a.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/87056486712>

Meeting ID: 870 5648 6712

(Teleconference/Electronic Meeting Protocols are attached)

LLAD Ad Hoc Committee responsibilities include:

- *Reviewing reconciled fund balance and current approved budgets;*
- *Recommending appropriate fiscal changes to the Board of Directors;*
 - *Assisting in identifying LLADs to address;*
- *Outreach to neighborhoods and participation at neighborhood meetings;*
- *Collaborating with staff and residents to determine strategies and suitable solutions to balance annual expenditures and revenues.*

Conformed Agenda

Members: Chair Director Holly Morrison (HM), Director Eric Aiston (EA), Dyana Anderly (DA)

Staff: General Manager Jill Ritzman, Parks Superintendent Mike Grassle

CALL TO ORDER – 9:38am

ROLL CALL – HM/EA

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 CONFORMED AGENDA – 11/18/19 & 12/16/19 Conformed Agendas - 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. Review LLAD Ad Hoc Committee Draft Final Report to the Board of Directors (J. Ritzman)**
 - *Committee reviewed and updated LLAD Ad Hoc Committee Draft Final Report. Move Final Report to the Board with support.*

- 2. Staff Updates**

- 3. Items to Take to the Board of Directors**
 - *LLAD Ad Hoc Committee Final Report*

MATTERS TO AND FROM COMMITTEE MEMBERS

ADJOURNMENT – *10:50am*



Agenda Transmittal

DATE: July 15, 2020

FROM: Jill Ritzman, General Manager

AGENDA ITEM #7: **GENERAL MANAGER'S REPORT**

RECOMMENDED ACTION: RECEIVE AND FILE

Activity is slowly returning to the District's facilities. On June 22, the Cameron Park Library, County Senior Nutrition, and District collaborated on a food and wellness package distribution to Cameron Park families and seniors. This event was supported by Placer Food Bank and El Dorado Community Foundation, and approximately 200 people benefitted from the event.

Staff received notification from the County that the District could resume team sports programming per the State guidelines in the District's sports fields, gymnasium, and pool. The State's guidelines are robust, setting strict protocols for face masks, social distancing, and use of equipment. Teams can be engaged in drills and training, but not any team play with other teams. Rental agreements issued to teams have the State guidelines attached. The good news is that outdoor activity for some youth is resuming, and the District is generating revenues from rental agreements.

The Community Center remains closed for meetings, activities, and events. The exception is basketball in the gymnasium. Facilities and recreation staff met to plan for the eventual re-opening of the Community Center. New room capacities and schedules to allow for sanitizing between events were discussed.

Brighton Energy is implementing the energy efficient project at the Community Center, both indoors and outdoors, to be completed in the next few days. The new lights are much brighter!

I attended the Commission on Aging meeting via Zoom on July 7th. A public hearing was held regarding annual Area 4 on Aging plan for senior services, which is required by the State and consolidated with other area plans. The Commission has not met since March, but will resume regular meetings via Zoom.

Staff and Sign Banner Print have been working for several months to improve wayfinding at the Community Center, getting here from surface streets and also while on the Community Center campus. Larger and brighter exterior room signs will be affixed to doors. A banner will be placed on the cinderblock wall near the bench that has the name of the Community Center and our address. The County installed a street sign indicating the Community Center and Library entrance several weeks ago. Additional, inexpensive wayfinding improvements are expected soon.

Fire Department staff continue preparing for the construction of the Fire Training Tower. A soils report has been received, which will provide information for the base work for the tower. Staff will be returning to the Fire Committee soon with a recommendation regarding project contracts and costs.

Recreation's Virtual Recreation Center, posted on the District's website homepage, is proving useful to many families. More than 350 people have visited the site. The site provides information about "virtual" opportunities for District programs and activities with other organizations, such as a virtual tour of Louvre in Paris, France.



Agenda Transmittal

DATE: July 15, 2020

FROM: Jill Ritzman, General Manager

AGENDA ITEM #9: **PUBLIC HEARING – EL DORADO DISPOSAL PROPOSED RATE ADJUSTMENT AND AMENDMENT TO THE AGREEMENT BETWEEN EL DORADO DISPOSAL AND CAMERON PARK COMMUNITY SERVICES DISTRICT**

RECOMMENDED ACTION: HOLD PUBLIC HEARING; BOARD ACTION NOT RECOMMENDED

Introduction

Cameron Park Community Services District (District) provided notice in the Mountain Democrat of Public Hearing for proposed El Dorado Disposal rate adjustments, in anticipation that the Budget and Administration Committee would forward to the Board of Directors a recommended rate adjustment. Staff is requesting the Board proceed with the current Public Hearing to receive public comment, but a specific rate adjustment is not being proposed at this time.

Discussion

The District was recently alerted that an additional rate adjustment may be forthcoming. Due to the lateness of this information, the Budget and Administration Committee chose not to proceed with a recommendation. The District will notice another Public Hearing once the specifics are clear, expected to take place in August 2020.

Budget and Administration Committee

The Budget and Administration Committee is seeking additional information before providing a recommendation to the Board of Directors regarding a rate adjustment and an amendment to the Agreement between El Dorado Disposal and the District. Committee members encourage Board members to review past Budget and Administration Committee agendas and reports and ask questions of staff to prepare for the expected August Public Hearing.



*Cameron Park
Community Services District*

Agenda Transmittal

DATE: July 15, 2020

FROM: **LLAD AD HOC COMMITTEE**
Holly Morrison, Chair
Diana Anderly & Eric Aiston, Committee Members
Jill Ritzman, Mike Grassle, & Vicky Neibauer, Staff

AGENDA ITEM #10: **LANDSCAPING AND LIGHTING DISTRICT (LLAD) AD HOC COMMITTEE FINAL REPORT**

RECOMMENDED ACTION: **APPROVE REPORT AND APPROVE POLICY 3020 BUDGET PREPARATION**

Background

The LLAD Ad Hoc Committee was formed on July 17, 2019 with the following assigned responsibilities:

1. Reviewing reconciled fund balance and current approved budgets;
2. Recommending appropriate fiscal changes to the Board of Directors;
3. Assisting in identifying LLADs to address;
4. Outreach to neighborhoods and participation at neighborhood meetings;
5. Collaborating with staff and residents to determine strategies and suitable solutions to balance annual expenditures and revenues.

Directors Morrison and Aiston were assigned to the Committee. Dyana Anderly joined as a community member. Mike Grassle, Vicky Neibauer, and Jill Ritzman participated as staff. Meetings were held on October 21, 2019, November 18, 2019, December 16, 2019, and July 6, 2020. Meetings were to resume in early 2020 but were delayed until July due to the COVID outbreak.

Discussion

The LLAD Ad Hoc Committee completed the assigned responsibilities as follows:

1. Reviewing reconciled fund balance and current approved budgets

Committee members reviewed several financial documents and received a detailed explanation from staff regarding processes to:

- ✓ Develop budgets for the District budget and Engineer's Report,
- ✓ Calculate actual expenditures in Abila,
- ✓ Enter data expenditures,
- ✓ Reconcile fund balances,
- ✓ Claim reimbursement for expenditures from the County.

Staff have also clarified the distinction between the Engineer's Report and the District LLAD budgets. The purpose of the Engineer's Report is to calculate the tax assessment, and its approval is on a different timeline than the District budget; therefore, the Engineer's Report contains estimated (not actual) Fund Balances.

2. Recommending appropriate fiscal changes to the Board of Directors

LLAD Ad Hoc Committee is recommending improvements to *District Policy 3020 Budget Preparation* to outline clear roles and responsibilities for Board and staff in the budget development and approval process (Attachment 10A).

Finance Office staff corrected the past practice of requesting the LLAD budgeted amount, and now requests actual expenditures from the County. The cost of the Engineer's Report is spread to all the LLADs proportionately, as well as a portion of the Parks Superintendent's salary and benefits. It should be noted that the older LLADs were formed without a financial accelerator; whereas, the formation documents of the newer LLADs provides the ability to adjust the assessment rate if costs increase.

LLAD Fund Balances vary widely, ranging from approximately -\$20,000 to \$100,000+. SCI staff recommends retention of a Fund Balance for each LLAD equal to six months of operational costs plus anticipated capital expenses. Staff will determine appropriate Fund Balances for each LLAD, then develop a work plan, in coordination with LLAD residents, to increase Fund Balances with operational savings or additional revenues, or decrease Fund Balances by lessening the assessment. In

essence, the Fund Balance will act as a Reserve for capital expenses, emergencies, or revenue shortfalls.

3. Assisting in identifying LLADs with budget deficits to address

The following LLADs, which have landscape or park amenities, were identified as at or near a deficit Fund Balance:

- *David West (Fund 43)*

David West LLAD has three components: 1) community sports field with park amenities (parking lot, shrubbery and trees throughout the park), 2) street lights on Crazy Horse, and 3) open space with detention basins. Due to the nature of David West serving as a community park with sports fields, the LLAD Ad Hoc Committee recommended \$9,020 be allocated from the General Fund 001 to support the operations of the community park elements in Fiscal Year 2020-21. This allocation will remedy David West's deficit Fund Balance and support the maintenance of the community park amenities. In addition, \$2,500 is budgeted through the CCI Grant to help maintain the open space and facility use revenues from Little League are allocated to the LLAD. In approximately 3-5 years, the deficit Fund Balance will become neutral.

- *Cameron Valley (Fund 46)*

Cameron Valley consists of long stretches of landscape along roadways, and is projected to dip into the Fund Balance in future years. Staff is utilizing Growlersburg and taking other cost saving measures to correct the deficit spending without reducing services at this time.

- *Bar JA (Funds 39 & 50)*

Bar JA consists of landscaping along Country Club and Merrychase Drives, a pedestrian pathway, and several street lights in the nearby sub-division. Historically, staff expended funds from only Fund 39, instead of using the resident approved new assessment Fund 50. Staff will budget in both Funds to address the deficit in Fund 39. Bar JA maintenance activities are adequately funded with both Funds.

- *Bar JB (Fund 40)*

Bar JB consists of landscaping along walkways and paths. Due to the deficit spending, the LLAD Ad Hoc Committee recommended removal of the turf grass on the corners throughout the LLAD to reduce maintenance costs. After a community outreach meeting was held, staff removed two-thirds of the turf grass and replaced it with decomposed granite. Removal of turf grass will save costs by reducing water use and staff time correcting the deficit spending. Additional steps to reduce maintenance costs may need to be taken in the future.

- *Street Light Only LLADs*

Two Street Light Only LLADs, Viewpoint and Goldorado, currently have a deficit Fund Balance. For Goldorado: PG&E replaced standard bulbs with LED bulbs in 2019; therefore, a full year of LED bulb savings may correct the deficit Fund Balance. For both Viewpoint and Goldorado: if an alternate savings remedy cannot be reached with PG&E or the LLAD residents, and if the residents are unwilling to pay more for the street lights, then some or all of the lights will need to be turned off. Staff will meet with residents to determine solutions.

Three additional LLADs, Unit 7, Unit 12, and Cambridge Oaks, are spending more than their annual assessment, but each has a substantial Fund Balance. Fund Balances will not be exhausted for more than 50 years, and do not need to be addressed at this time. LED bulbs should be available before the Fund Balance is depleted.

4. Outreach to neighborhoods and participation at neighborhood meetings; and
5. Collaborating with staff and residents to determine strategies and suitable solutions to balance annual expenditures and revenues.

Staff provided information to the Bar JB residents about the changes to the landscaping via a letter in the mail and a community meeting. One person responded to the mail with a phone call and another resident attended the meeting. Both were in agreement with the landscape changes to save costs. Additional meetings will be held to address the Viewpoint and Goldorado in the near future.

Additional Information – Street Lights for All LLADs

This fall when the time changes, staff will verify the number of street lights assigned to each LLAD, and verify against PG&E bills. SCI conducted a light count years ago, which was updated and changed by District staff about 10 years ago. To ensure accuracy, staff will verify the street light counts and PG&E bills, and make appropriate updates to the Engineer's Report and District budgets.

Conclusion

Staff appreciated the involvement of Board members and a community member to discuss and review the operations and funding of the LLADs. The LLAD improvement process will continue with the verification of the number of street lights in each LLAD, correcting over/under Fund Balances, and improving budget accuracy, and will bring future budget changes through the Budget and Administration Committee to the Board of Directors.

Attachments:

10A – Proposed Policy 3020 Budget Preparation

Cameron Park Community Services District

POLICY HANDBOOK

POLICY TITLE: Budget Preparation

POLICY NUMBER: 3020

~~3020.1 An annual budget proposal shall be prepared by the General Manager.~~

3020.1 The Board of Directors shall approve a Preliminary budget for all funds, General and Special Funds, by June 30 and a Final budget for all funds to be appropriated by September 1 to meet state legal requirements.

3020.2 The Board of Directors shall approve Preliminary and Final Lighting and Landscape District budgets in an Engineer's Report to meet annual tax assessment requirements.

3020.3 The General Manager shall propose a budget development calendar for the District's Preliminary and Final budgets for all District funds, which will be approved by the Board of Directors.

3020.4 The General Manager shall prepare an annual Preliminary and Final budget proposal for all District Funds for appropriation.

~~3020.25 Prior to review by the Board of Directors, t~~The Board's standing Budget and Administration Finance Committee shall meet with the General Manager and review his/her annual budget proposals prior to review by the Board of Directors.

~~3020.36 The annual proposed annual~~Preliminary and Final budgets as reviewed and amended by the Budget and Administration Finance Committee shall be forwarded to the Board of Directors for final review and adoption. ~~reviewed by the Board at its regular meeting in May.~~

~~3020.4 The proposed annual budget as amended by the Board during its review shall be adopted at its regular meeting in June.~~



Agenda Transmittal

DATE: July 15, 2020

FROM: Vicky Neibauer, Finance/HR Officer

AGENDA ITEM #11: **PUBLIC HEARING - RESOLUTION 2020-16 APPROVING ENGINEER'S REPORT, CONFIRMING DIAGRAM AND ASSESSMENT, AND DIRECTING AUDITOR OF EL DORADO COUNTY TO CONTINUE AND TO COLLECT ASSESSMENT FOR THE FISCAL YEAR 2020-21 FOR LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS: AIRPARK, UNIT 6, UNIT 7, UNIT 8, VIEWPOINTE, GOLDORADO, UNIT 11, UNIT 12, CAMERON WOODS, BAR J 15A, BAR J 15B, CREEKSIDE, EASTWOOD, DAVID WEST, CAMBRIDGE OAKS, NORTHVIEW, CAMERON VALLEY, CAMERON WOODS, SILVER SPRINGS.**

RECOMMENDED ACTION: APPROVE RESOLUTION 2020-16

RECOMMENDATION

It is recommended that the Board hold a public hearing, consider all public comments, and subsequently approve Resolution 2020-16 that would approve the Final Engineer's Report, confirm the diagram and assessment, and order the levy of continued of assessment for fiscal year 2020-21 for the Cameron Park Community Services District Landscaping and Lighting Districts (LLAD) as the final step in levying the continued assessments.

RESULT OF RECOMMENDED ACTION

The Board will order the levy of the continued assessments for Fiscal Year 2020-21 and will cause those levies to be submitted by SCI Consulting Group to the County Auditor to be included on the 2020-21 property tax bills.

BACKGROUND

In order to continue to levy the assessments each year, the Board first adopts a resolution initiating the assessment proceedings for the year and directing the engineer of work, SCI Consulting Group, to prepare the annual Engineer's Report for the District. The Board approved Resolution 2020-06 at the March 18, 2020 Board meeting.

SCI Consulting Group prepared the Engineer’s Report that includes the special and general benefits from the assessments, the proposed budget for the continued assessments for fiscal year 2020-21, the updated proposed assessments for each parcel in the District, and the proposed assessments per single family equivalent benefit unit for the fiscal year. At the June 17, 2020 Board meeting, the Board reviewed the Preliminary Engineer’s Report and adopted a Resolution 2020-14 to declare its intention to continue the assessments, preliminarily approve the Engineer’s Report, and provide for notice of the annual public hearing.

Each year, in order to continue to levy the assessments for the coming fiscal year, the Board conducts a noticed public hearing and receives public input on the proposed assessments and the services that they would fund. After hearing the public testimony, the Board may take final action on setting the assessment rates, establishing the services and improvements to be funded and ordering the levy of the continued assessments for Fiscal Year 2020-21.

FISCAL YEAR 2020-21 ASSESSMENT RATES & ESTIMATED REVENUES

Unit	LLAD	2020-21 Rates	Estimated Revenue
#30	AIRPARK LLAD	\$60.14	\$19,304.94
#31	UNIT 6 LLAD	\$54.50	\$16,568.00
#32	UNIT 7 LLAD	\$36.18	\$12,554.46
#33	UNIT 8 LLAD	\$36.20	\$15,493.60
#34	VIEWPOINTE LLAD	\$45.06	\$6,218.28
#35	GOLDORADO LLAD	varies by size of parcel	\$2,935.00
#36	UNIT 11 LLAD	\$22.42	\$6,882.94
#37	UNIT 12 LLAD	\$37.28	\$12,339.68
#38	CAMERON WOODS 1-5 LLAD	\$47.50	\$7,790.00
#39	BAR J 15A COUNTRY CLUB LLAD	\$48.24	\$24,264.72
#40	BAR J 15B MERRYCHASE LLAD	\$190.04	\$10,651.00
#41	CREEKSIDE LLAD	\$31.00	\$2,449.00
#42	EASTWOOD LLAD	\$223.54	\$40,907.82
#43	DAVID WEST LLAD	\$165.00	\$18,150.00
#44	CAMBRIDGE OAKS LLAD	\$14.88	\$1,636.80
#45	NORTHVIEW LLAD	\$324.00	\$29,808.00
#46	CAMERON VALLEY LLAD	\$106.52	\$12,782.40
#47	CAMERON WOODS 8 LLAD	\$113.18	\$5,998.54
#48	SILVER SPRINGS	\$0.00	\$0.00
#50	BAR J15A No. 2	\$45.66	\$22,966.98

Attachments:

11A – Resolution 2020-16

11B – Final Engineer’s Report – July 2020

**RESOLUTION NO. 2020-16
of the Board of Directors
of the Cameron Park Community Services District
July 15, 2020**

APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENTS AND DIRECTING THE AUDITOR OF EL DORADO COUNTY TO CONTINUE AND TO COLLECT ASSESSMENTS FOR FISCAL YEAR 2020-21 IN:

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

WHEREAS, after receiving unanimous property owner written consent in support of the proposed assessments in each of the Assessment Districts specified above, this Board ordered the formation of and continuation of the first assessments within the Cameron Park Community Services District Landscaping and Lighting Districts (the "Assessment Districts") pursuant to the provisions of Article XIII D 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. 2020-06, the Board ordered the preparation of an Engineer's Report for the Landscaping and Lighting Districts for Fiscal Year 2020-21; 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. 2020-14, 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, 2020, at the hour of 6:30 p.m., via Teleconference Zoom Meeting, 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, notice of which hearing has been given as required by law; and

WHEREAS, on July 15, 2020 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, THE BOARD OF DIRECTORS OF THE CAMERON PARK COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The public interest, convenience and necessity require that the continuation of the existing assessments in each of the Assessment Districts be ordered.

SECTION 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.

SECTION 3. The assessment is levied without regard to property valuation.

SECTION 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;

SECTION 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.

SECTION 6. The existing assessments in each of the Assessment Districts for Fiscal Year 2020-21 is hereby confirmed and continued at the rates levied in past Fiscal Year 2019-20:

Unit	LLAD	2020-21 Rates
#30	AIRPARK LLAD	\$60.14
#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 1-5 LLAD	\$47.50
#39	BAR J 15A COUNTRY CLUB LLAD	\$48.24
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#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	\$113.18
#48	SILVER SPRINGS	\$0.00
#50	BAR J15A No. 2	\$45.66

SECTION 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.

SECTION 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 of the County of El Dorado. Upon such filing, the County Auditor 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.

SECTION 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 2020.

AYES:

NOES:

ABSENT:

ATTEST:

Director Monique Scobey, President
Board of Directors

Jill Ritzman, General Manager
Secretary of the Board



CAMERON PARK COMMUNITY SERVICES DISTRICT

LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS

ENGINEER'S REPORT - FINAL

JULY 2020

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND
ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

ENGINEER OF WORK:
SCIConsultingGroup
4745 MANGLES BOULEVARD
FAIRFIELD, CALIFORNIA 94537
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CAMERON PARK COMMUNITY SERVICES DISTRICT

NAME OF GOVERNING BOARD

Monique Scobey, President

Eric Aiston, Vice President

Felicity Carlson, Director

Ellie Wooten, Director

Holly Morrison, Director

CAMERON PARK CSD MANAGER

Jill Ritzman, General 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. However, the property within this assessment district remains undeveloped and no assessments are currently being assessed or 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 XIII D, 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 XIII D, 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 XIII D, 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 XIII B, sections 5(a) and (b).

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

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

In light of the fact that the Assessment Districts specified above formed prior to the adoption of Proposition 218 on November 5, 1996 comply with the definitions of two of the exemptions in Proposition 218 as specified above, the assessments levied within each of those

Assessment Districts are exempt from the substantive and procedural requirements outlined above.

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

ASSESSMENT CONTINUATION PROCEDURES

This Engineer's Report ("Report") was prepared to establish the budget for the capital improvements, maintenance and services expenditures that are proposed to be funded in each of the Assessment Districts by the proposed 2020-21 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 XIID 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 2020-21. 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, 2020.

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, 2020.

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 2020-21 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 2020-21.

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 2020-21 in the three assessment districts subject to the requirements of Proposition 218 (Cameron Woods 8, Silver Springs and Bar J 15 A No.2) are consistent with the case law described above and with the requirements of Articles XIIC and XIID of the California Constitution based on the following factors:

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

provide direct special benefit to each of such parcels in each Assessment District pursuant to the case law specified above.

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

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

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

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

- a. The use of a variety of small neighborhood Assessment Districts ensures that the street lighting, park, landscaping and recreational improvements constructed and maintained with assessment proceeds are located in close proximity to all parcels of real property subject to the assessment, thereby ensuring that such improvements provide special benefit to each of the parcels in each Assessment District paying such assessments.
- b. Due to the proximity of the parcels of real property in each Assessment District to the street lighting and park and recreation capital improvements and maintenance funded with assessment proceeds, such properties receive a special benefit from such improvements and maintenance distinct from the benefit of other parcels of real property outside of each Assessment District. The nature of the neighborhood street lighting and park and recreational improvements within each Assessment District ensures that the special benefit from such improvements accrue to the residents of the parcels comprising each such Assessment District. The

street lighting and neighborhood park and recreational facilities located within such Assessment Districts are not extensively used by non-property owners such as visitors and guests due to their neighborhood character. The extent to which such neighborhood facilities within each Assessment District are utilized by non-property owners such as visitors and guests, such use constitutes a general benefit which is calculated in the section of this Engineer's Report which follows entitled "Calculating General Benefit."

PLANS AND SPECIFICATIONS

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

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

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

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

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

DESCRIPTIONS OF THE DISTRICTS

SERVICES FOR INDIVIDUAL DISTRICTS

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

TABLE 1 – SERVICES FOR INDIVIDUAL DISTRICTS

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

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 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 2, below:

TABLE 2 – AIRPARK STREET LIGHTS

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

Unit 6 (LLAD #31)

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

Improvements:

New:

- No Planned Projects.

Existing:

- 92 LS-1A, 70W street light lamps including maintenance (performed by PG&E) and electrical service. The street lights, 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 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 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 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 5, below:

TABLE 5 – UNIT 8 STREET LIGHTS

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

Viewpointe (LLAD #34)

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

Improvements:

New:

- No Planned Projects.

Existing:

- 15 LS-1, 70W 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 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 2020-21

- 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 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 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 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 8, below:

TABLE 8 – UNIT 11 STREET LIGHTS

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

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

Unit 12 (LLAD #37)

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

Improvements:

New:

- No Planned Projects.

Existing:

- 74 LS-1, 70W 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 9, below:

TABLE 9 – UNIT 12 STREET LIGHTS

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

Cameron Woods 1-4 (LLAD #38)

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

Improvements:

New:

- No Planned Projects.

Existing:

- 42 LS-1, 70W 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 10, below:

TABLE 10 – CAMERON WOODS 1-4 STREET LIGHTS

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

Bar J 15A Country Club (LLAD #39)

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

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

Improvements:

New:

- No Planned Projects.

Existing:

- 103 LS-1, 70W 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 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 s.f., 6,746 linear feet of irrigation piping (plus water sourcing and electricity for the irrigation controller), and 104 trees
- 16,740 s.f. 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.

Planned Projects for 2020-21

- No planned projects

Improvements:

New:

- No Planned Projects.

Existing:

- 8 LS-1E HPS 70-watt 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 12, below:

TABLE 12 – BAR J 15B MERRYCHASE STREET LIGHTS

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

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

The improvements to be serviced include 8 existing street lights, 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 2020-21

- 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 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 13, below:

TABLE 13 – CREEKSIDE STREET LIGHTS

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

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

The improvements to be maintained include two elements:

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

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

Improvements:

New:

- Eastwood LLAD will continue to set aside \$10,000 annually for replacement costs for both the sound wall and iron fences.

Existing:

- Tree wells
- Irrigation upgrade (spray irrigation/drip irrigation systems)
- Shrubs
- Bark landscape to Meder Rd.
- 8 (HPSVL), LS-1D, 70 W 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 14, below:

TABLE 14 – EASTWOOD STREET LIGHTS

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

- Irrigated landscape area of 122,330 s.f., 10,804 l.f. of irrigation piping (plus water sourcing and electricity for the irrigation controllers)

- 1,970 l.f. 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 spot light

David West Park (LLAD #43)

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

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

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

Improvements:

New:

- No Planned Projects.

Existing:

- Irrigated landscape area of 98,400 s.f., 5,960 l.f. of irrigation piping (plus water sourcing and electricity for the irrigation controllers)
- 66 trees, plants, shrubs, ground cover
- 2,760 s.f. of concrete walkways, 1,200 l.f. of wood header, 125 l.f. of temporary (retractable) fencing, and 1,560 l.f. 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.)

Planned Projects for 2020-21

- No planned projects

Improvements:

New:

- No Planned Projects.

Existing:

- 9 (HPSVL), LS-1D, 70W 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 15, below:

TABLE 15 – CAMBRIDGE OAKS STREET LIGHTS

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

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

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

Improvements:

New:

- No Planned Projects.

Existing:

- ADA compliant pathway
- Park entrance signage at Auburn Hills

- Security lighting
- Signage throughout park
- 10 street light lamps including maintenance (performed by PG&E) and electrical service. The street lights, 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 s.f., 7,755 l.f. 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 s.f. of concrete walkways and one wooden gate
- 1,227 l.f. of masonry wall with 16 brick pilasters
- 472 l.f. of concrete header (mowstrip)
- 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:

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

TABLE 17 – CAMERON VALLEY ESTATES STREET LIGHTS

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

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

Cameron Woods 8 (LLAD #47)

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

Planned Projects for 2020-21

- No planned projects

Improvements:

New:

- No Planned Projects.

Existing:

- 8 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 18, below:

TABLE 18 – CAMERON WOODS 8

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

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

Improvements:

New:

- None.

Existing:

- None

No charges for Silver Springs LLAD shall be levied until the improvements have commenced.

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 s.f., 6,746 linear feet of irrigation piping (plus water sourcing and electricity for the irrigation controller), and 104 trees
- 16,740 s.f. of walk area (asphalt)

Levy Summary by District

TABLE 19 – FY 2020-21 ASSESSMENT REVENUES

District Designation	District Name	FY 2020-21 Total			Levy Per Unit		
		Assessment Levy	Assessable Parcels	Lights	Rate	Method	Eligible for Increase
30	Airpark	\$19,305	321	112	\$60.14	Per Parcel	No
31	Unit 6	\$16,568	304	92	\$54.50	Per Parcel	No
32	Unit 7	\$12,554	347	67	\$36.18	Per Parcel	No
33	Unit 9	\$15,494	428	81	\$36.20	Per Parcel	No
34	Viewpointe	\$6,218	138	15	\$45.06	Per Parcel	No
35	Goldorado	\$2,935	32	19	*	varies by size	No
36	Unit 11	\$6,883	307	31	\$22.42	Per Parcel	No
37	Unit 12	\$12,340	331	74	\$37.28	Per Parcel	No
38	Cameron Woods 1-5	\$7,790	164	50	\$47.50	Per Parcel	No
39	Bar J 15A	\$24,265	503	105	\$48.24	Per Parcel	No
40	Bar J 15B Merrychase	\$10,652	43	11	\$190.04	+lots A & B	No
41	Creekside	\$2,449	79	12	\$31.00	Per Parcel	No
42	Eastwood	\$40,908	183	10	\$223.54	Per Parcel	No
43	David West	\$29,670	110	0	\$165.00	Per Parcel	Up to 5%/yr to cap of \$165
44	Cambridge	\$1,637	110	9	\$14.88	Per Parcel	No
45	Northview	\$32,308	92	11	\$324.00	Per Parcel	No
46	Cameron Valley	\$12,782	120	6	\$106.52	Per Parcel	No
47	Cameron Woods 8	\$5,999	53	8	\$113.18	Per Parcel	Up to 3%/yr
48	Silver Springs	\$0	58	0	\$0.00	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:		\$283,723					

Note:

LLAD 43, David West has reached the cap set in the original formation documents; the assessment rate for FY 2020-21 will be \$165.00.

LLAD 30, Airpark will be levied at \$60.14 for fiscal year 2020-21 which is below the Maximum Authorized Rate of \$63.02.

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

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:

Total Benefit	=	General Benefit	+	Special Benefit
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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:

General Benefit	=	Benefit to Real Property Outside the Assessment District	+	Benefit to Real Property Inside the Assessment District that is Indirect and Derivative	+	Benefit to the Public at Large
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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 and Bar J 15 A No. 2 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 and Bar J 15 A No. 2 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 and Bar J 15 a No.2 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 street lights 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 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)**

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 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 24. The budgets for each of these two Assessment Districts do not reflect the significant non-assessment revenues contributed by the Cameron Park Community Services District General Fund which pay the following costs: (1) all administration costs; (2) all legal costs; (3) all 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 in fiscal year 2014-15.

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.

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 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.

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 below 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	\$29.40
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	\$80.10
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 = \$190.03 per parcel
Lot A:	\$2,369.65	1 = \$2369.65 per parcel
Lot B:	\$490.27	1 = \$490.27 per parcel

FY 2020-21 ESTIMATE OF COST AND LEVY SUMMARY

The table on the following page summarizes the 2020-21 estimate of cost by individual Landscaping and Lighting District. The budgets should be considered estimates and final budgets will be approved by the Cameron CSD Board after the end of year reconciliation.

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

TABLE 22 – FISCAL YEAR 2020-21 ESTIMATE OF COST

District Designation	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	50	
Assessor Fund Number	20330	20331	20332	20333	20334	20335	20336	20337	20338	20339	20340	20341	20342	20343	20344	20345	20346	20329	20347	20350	
District Description	Airpark	Unit 6	Unit 7	Unit 8	Viewpointe	Goldorado	Unit 11	Unit 12	Cameron Woods 1-4	Bar J 15A Country Club	Bar J 15B Merrychase	Creekside	Eastwood	David West	Cambridge Oaks	Northview	Cameron Valley	Cameron Woods 8	Silver Springs	Bar J15-A No. 2	Totals
EXPENDITURES																					
Salaries	\$901	\$901	\$901	\$901	\$901	\$901	\$901	\$901	\$901	\$10,491	\$5,978	\$901	\$20,266	\$17,798	\$901	\$17,308	\$7,878	\$901		\$10,499	\$101,030
Health, Dental, Vision	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$1,787	\$1,112	\$110	\$5,821	\$3,454	\$110	\$3,454	\$1,268	\$101		\$1,787	\$19,994
Other (WC,Ret, UI/TT)										\$788	\$469		\$2,044	\$1,525		\$1,483	\$632	(\$0)	(\$0)	\$788	\$7,729
Total Salaries and Benefits	\$1,011	\$1,011	\$1,011	\$1,011	\$1,011	\$1,011	\$1,011	\$1,011	\$1,011	\$13,066	\$7,559	\$1,011	\$28,131	\$22,777	\$1,011	\$22,245	\$9,778	\$1,002	(\$0)	\$13,074	\$128,753
Agriculture													\$2,000	\$1,500							\$3,500
Equipment/Maintenance										\$400	\$300		\$700	\$650		\$850	\$300			\$600	\$3,800
Professional Services														\$0		\$0	\$0				\$0
Material/Supplies										\$1,200	\$900		\$8,900	\$3,600		\$3,900	\$2,400			\$1,200	\$22,100
Staff Development										\$50	\$50		\$100	\$100		\$100	\$100			\$50	\$550
Telephone										\$75	\$120		\$120	\$120		\$120	\$120			\$75	\$750
Notice and Hearing Expenses																					\$0
County Tax Collection Fee	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100		\$1,100.00	\$20,900
Electricity	\$20,632	\$19,512	\$12,700	\$16,008	\$7,620	\$2,552	\$6,232	\$12,879	\$6,406	\$7,500	\$1,582	\$1,740	\$2,031	\$750	\$1,205		\$1,500	\$1,352		\$7,500	\$129,701
Water		0						\$0		\$1,750	\$950		\$2,934	\$3,500		\$2,035	\$825			\$1,750	\$13,744
Capital Improvement Fund ¹										\$0	\$0		\$0	\$0		\$0	\$0			\$0	\$0
Subtotal	\$22,743	\$21,623	\$14,811	\$18,119	\$9,731	\$4,663	\$8,343	\$14,990	\$8,517	\$25,141	\$12,561	\$3,851	\$46,016	\$34,097	\$3,316	\$30,350	\$16,123	\$3,454	(\$0)	\$25,349	\$323,798
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	\$21,705	\$18,068	\$13,754	\$16,894	\$6,518	\$3,105	\$7,583	\$13,340	\$8,440	\$25,665	\$11,352	\$2,599	\$46,608	\$36,870	\$1,897	\$33,008	\$13,512	\$6,999	\$0	\$24,567	\$312,483
Facility Use Revenue														\$5,700							\$5,700
Fire Reduction (CCI Grant)														\$2,500		\$2,500					\$5,000
Interfund Trasfer														\$9,020							\$9,020
Interest	\$2,400	\$1,500	\$1,200	\$1,400	\$300	\$170	\$700	\$1,000	\$650	\$1,400	\$700	\$150	\$5,700	\$1,500	\$260	\$700	\$730	\$1,000	\$0	\$1,600	\$23,060
Number of Parcels	321	304	347	428	138	32	307	331	164	503	43	79	183	110	110	92	120	53	53	503	4,221
Cost per Parcel	\$60.14	\$54.50	\$36.18	\$36.20	\$45.06	varies	\$22.42	\$37.28	\$47.50	\$48.24	\$190.04	\$31.00	\$223.54	\$165.00	\$14.88	\$324.00	\$106.52	\$113.18	\$0.00	\$45.66	
Lights	112	92	72	70	15	18	33	74	42	103	8	12	8	0	9	10	6	8	0	0	692
											2369.65										
											490.27										
Replacement Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Fund Balance, July 1, 2020	\$87,000	\$71,000	\$39,000	\$44,000	(\$8,000)	(\$5,000)	\$23,000	\$32,000	\$19,000	(\$65,000)	\$5,000	\$2,000	\$165,000	(\$25,000)	\$10,000	\$5,000	\$51,000	\$48,000	\$12,000	\$120,000	\$630,000
Estimated Net Sources/(Uses)	(\$1,038)	(\$3,555)	(\$1,057)	(\$1,225)	(\$3,213)	(\$1,558)	(\$760)	(\$1,651)	(\$77)	\$524	(\$1,209)	(\$1,252)	\$592	\$2,773	(\$1,419)	\$2,658	(\$2,611)	\$3,545	\$0	(\$782)	(\$11,315)
Estimated Fund Balance June 30, 2021	\$85,962	\$67,445	\$37,943	\$42,775	(\$11,213)	(\$6,558)	\$22,240	\$30,349	\$18,923	(\$64,476)	\$3,791	\$748	\$165,592	(\$22,227)	\$8,581	\$7,658	\$48,389	\$51,545	\$12,000	\$119,218	\$618,685

NOTE: CAMERON PARK CSD WILL CONTINUE TO REVIEW LEVELS OF SERVICE FOR VIEW POINT, GOLDORADO, BAR J15 B, DAVID WEST AND NORTHVIEW 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, 2020 the Board of Directors of the Cameron Park Community Services Landscape and Lighting Assessment District adopted Resolution No. 2020-06 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 2020-21;

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 2018 to December 2019 was 2.45% and the Unused CPI carried forward from the previous fiscal year is 2.13%. Therefore, the maximum authorized assessment rate for fiscal year 2020-21 is increased by 3.00% which equates to

\$131.20 per single family equivalent benefit unit for Cameron Woods 8 and \$55.32 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 2020-21 at the rate of \$113.18 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 0.49% for Silver Springs, therefore, the maximum authorized assessment rate for fiscal year 2020-21 is increased by 2.94% which equates to \$669.40 per single family equivalent benefit unit. The estimate of cost and budget in this Report proposes assessments for fiscal year 2020-21 at the rate of \$0, 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.

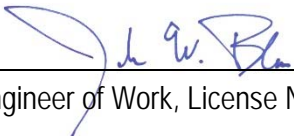
Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of El Dorado for the fiscal year 2020-21. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record 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 2020-21 for each parcel or lot of land within each of the said Assessment District.

Dated: July 1, 2020

Engineer of Work




Engineer of Work, License No. C052091

Attachment 11B

FILED IN THE OFFICE OF THE DISTRICT CLERK
OF THE CAMERON PARK COMMUNITY SERVICES DISTRICT,
COUNTY OF EL DORADO, CALIFORNIA, THIS _____
DAY OF _____, 2020.

DISTRICT CLERK

RECORDED IN THE OFFICE OF THE DISTRICT CLERK
OF THE CAMERON PARK COMMUNITY SERVICES DISTRICT,
COUNTY OF EL DORADO, CALIFORNIA, THIS _____
DAY OF _____, 2020.

DISTRICT CLERK

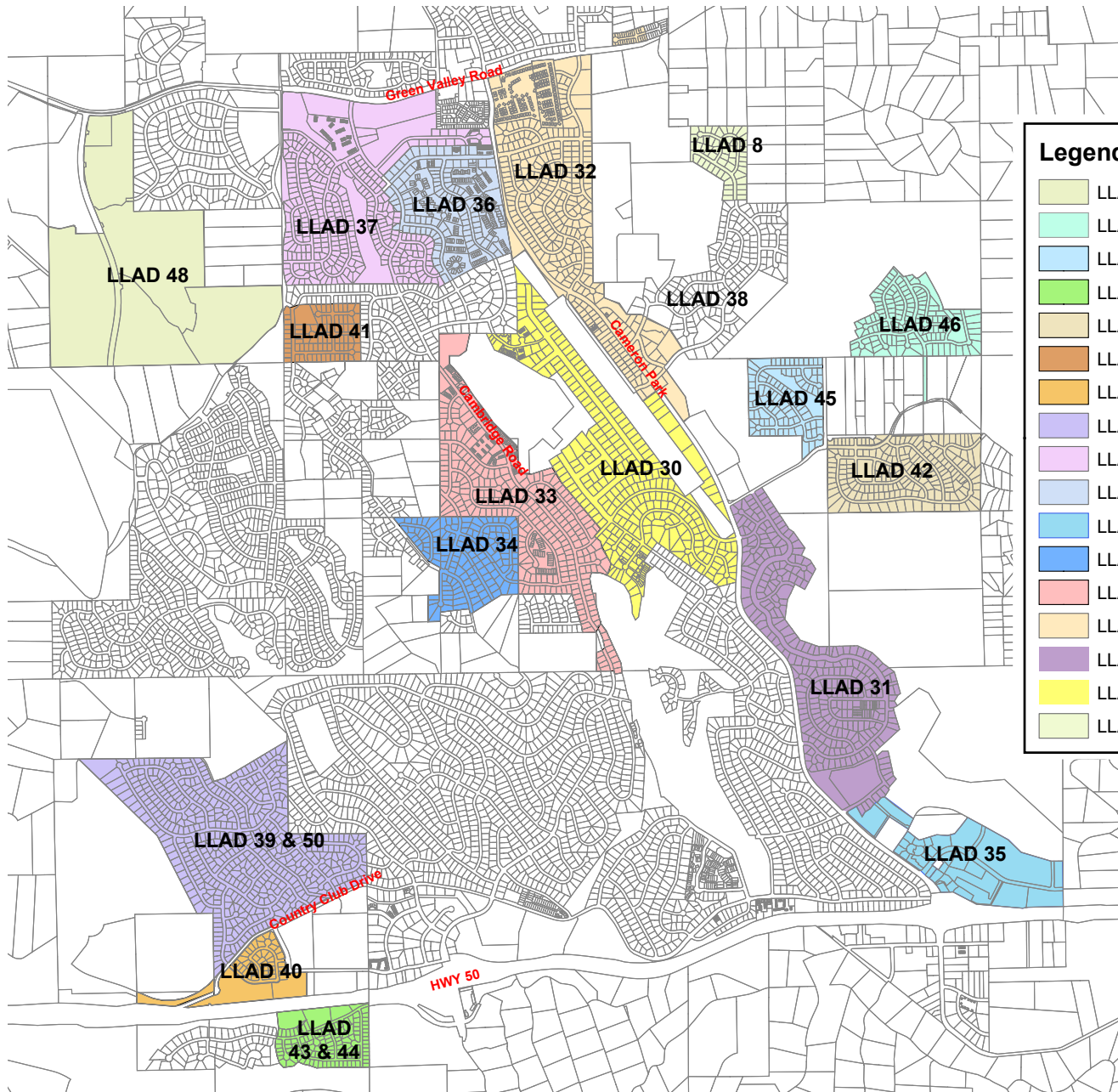
AN ASSESSMENT WAS CONFIRMED AND LEVIED
BY THE DISTRICT BOARD OF THE CAMERON PARK
COMMUNITY SERVICES DISTRICT ON THE LOTS,
PIECES AND PARCELS OF LAND ON THIS ASSESSMENT
DIAGRAM ON THE _____ DAY OF _____
_____, 2020 FOR FISCAL YEAR
2020-21 AND SAID ASSESSMENT DIAGRAM AND THE
ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE
FILED IN THE OFFICE OF THE COUNTY AUDITOR
OF THE COUNTY OF EL DORADO ON THE _____
DAY OF _____, 2020.
REFERENCE IS HEREBY MADE TO SAID RECORDED
ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH
ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

DISTRICT CLERK

FILED THIS _____ DAY OF _____
2020, AT THE HOUR OF _____ O'CLOCK
____ M. IN THE OFFICE OF THE COUNTY
AUDITOR OF THE COUNTY OF EL DORADO,
STATE OF CALIFORNIA, AT THE REQUEST OF
THE GOVERNING BOARD OF THE CAMERON PARK
COMMUNITY SERVICES DISTRICT.

COUNTY AUDITOR, COUNTY OF EL DORADO

Note:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS
OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE
COUNTY OF EL DORADO FOR A DETAILED DESCRIPTION OF
THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN
HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS
CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS.
EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS
DISTINCTIVE ASSESSOR'S PARCEL NUMBER.



Legend	
	LLAD 48
	LLAD 46
	LLAD 45
	LLAD 43 and 44
	LLAD 42
	LLAD 41
	LLAD 40
	LLAD 39 and 50
	LLAD 37
	LLAD 36
	LLAD 35
	LLAD 34
	LLAD 33
	LLAD 32
	LLAD 31
	LLAD 30
	LLAD 8



CAMERON PARK COMMUNITY SERVICES DISTRICT LANDSCAPING AND LIGHTING DISTRICTS 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.



Agenda Transmittal

DATE: July 15, 2020

FROM: Jill Ritzman, General Manager

AGENDA ITEM #12 **RESPONSE TO THE EL DORADO COUNTY GRAND JURY REPORT
"WEST SLOPE FIRE PROTECTION UPDATE," CASE 19-06, JUNE 8,
2020**

RECOMMENDED ACTION: APPROVE

Introduction

On June 15, 2020, the El Dorado County Grand Jury released "West Slope Fire Protection Update," Case 10-06 (Attachment 12A). A response is required from El Dorado County, LAFCO, CAL FIRE Amador-El Dorado Unit, and local fire protection agencies including Cameron Park Community Services District.

Background

The El Dorado County Grand Jury, along with El Dorado County Local Area Formation Commission (LAFCO), local fire districts, and El Dorado County, have studied and discussed the lack of fire protection services in some areas of the County due to budget constraints, and possible solutions to address the issue. The Grand Jury specifically released reports in 2007-2008, 2015-2016, 2017-2018, and 2018-2019. LAFCO discussed the issue on several occasions, most recently with their action on May 27, 2020 to approve a contract with South Fork Consulting for the completion of a Municipal Services Review and Sphere of Influence Study for the fire protection agencies in El Dorado County.

Fire Committee Review

The Fire Committee reviewed the proposed responses and supported moving the report to the Board of Directors for approval

Discussion

The Grand Jury's report contains six Findings and one Recommendation, cited on page 6 of their report. Findings and Recommendation are in *italics*.

For Findings, respondents must specify one of three options:

1. Respondent agrees with finding,
2. Respondent disagrees wholly with finding, or
3. Respondent disagrees partially with finding.

If respondent uses option 2 or 3, the response must specify the portion of the disputed finding along with a clear explanation. This report cites the Grand Jury's Findings (*in italics*) and proposes the District's response.

F1. Long term fiscal sustainability of fire protection on the West Slope of the County is highly questionable.

Agreed.

F2. County citizens on the West Slope experience a wide disparity in fire protection services often masked by Automatic Aid, based on their location and their specific fire district.

Agreed.

F3. Efforts to improve fire protection on the West Slope of the County have been ongoing for many years with limited success.

Agreed.

F4. Cal Fire has the infrastructure, staffing and expertise to be a major component of a solution to the County's fire district disparities.

Agreed.

F5. Improvements in the existing fire protection model for the West Slope requires all fire protection districts to take a holistic view of fire protection and the political will to embrace change.

Agreed.

F6. Fire protection districts on the West Slope have not displayed the ability to take a holistic view of fire protection or the political will to embrace change, to the detriment of all County citizens.

Agreed.

For Recommendations, respondents must specify one of four options:

1. Recommendation has been implemented.
2. Recommendation has not been implemented but will be implementing noting a timeframe.
3. Recommendation requires further analysis or study noting a timeframe not to exceed six months from date Grand Jury Report was issued.
4. Recommendation will not be implemented because it is not warranted or reasonable, with an explanation.

R1. Fire Protection Districts, Cal Fire, BOS and LAFCO should continue discussing ways to improve County fire protection services.

Recommendation requires further analysis or study noting a timeframe not to exceed six months from date Grand Jury Report was issued.

Attachments:

12A – West Slope Fire Protection Update, Case 10-06

12B – LAFCO Staff Report, May 27, 2020

EL DORADO COUNTY GRAND JURY 2019-2020



WEST SLOPE FIRE PROTECTION UPDATE

CASE 19-06 • JUNE 8, 2020

Public Release

JUNE 15, 2020

EL DORADO COUNTY GRAND JURY 2019-2020

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EL DORADO COUNTY 2019-2020 GRAND JURY

WEST SLOPE FIRE PROTECTION UPDATE

Case 19-06 • June 8, 2020

BACKGROUND

Fire protection on the West Slope of El Dorado County is provided by nine special fire protection districts and California Department of Forestry and Fire Protection (Cal Fire). A special fire protection district is an independent political entity having a defined geographic boundary, set revenue base and an elected board of directors. The relatively large number of fire protection entities provide an inconsistent level of services that is unique to most rural California counties.

For many years there have been ongoing conversations about methods to improve County fire protection. Stakeholders in these ongoing discussions include El Dorado County Board of Supervisors (BOS), County staff, El Dorado County Local Agency Formation Commission (LAFCO), the staffs and boards of directors of the fire districts, Cal Fire and previous Grand Juries.

The 2017-2018 Grand Jury Report, *El Dorado County Fire Protection Consolidation* addressed many of the key components of the problem. In summary the report stated:

“Proposition 13 significantly reduced revenues for local governments including fire protection districts. Many El Dorado County (EDC) fire protection districts have struggled to survive while continuing to provide service to their districts. Compelling reasons to consolidate fire agencies in El Dorado County exist, from cost savings to operational efficiency.” and *“Total or partial consolidation of fire protection agencies will take time.”*

The report explained the funding limitations within which fire districts must operate. The report noted benefits of consolidation include cost savings, increased operational efficiency and firefighter safety along with standardization of training, equipment and practices. The report also noted obstacles to consolidation including a disparity in tax revenue, fear of losing local control and labor union resistance.

The 2018-2019 Grand Jury report, *Moving Forward in County Fire Services Sustainability* continued in the same vein as the 2017-2018 Grand Jury report. The 2018-2019 Grand Jury found varied interest in consolidation by fire districts:

from *“...no interest in any type of consolidation.”*

to *“...already involved in some type of consolidation or exploring that possibility.”*

and *“All reported that funding inequities among Districts was the major obstacle to full consolidation.”*

The Grand Jury reported on a series of meetings with LAFCO, El Dorado County Chief Administrative Officer and El Dorado Hills Fire that discussed consolidation and long-term sustainability of County fire services. There was no mention of formal movement toward consolidation in any form.

This Grand Jury report will describe any movement in consolidation and quantify the differences among the nine fire protection districts on the West Slope.

METHODOLOGY

DOCUMENTS REVIEWED

- 2017-2018 and 2018-2019 Grand Jury reports
- Citigate Associates, LLC, May 13, 2010, Fire and Emergency Service Study for El Dorado LAFCO

Interviewed

- El Dorado County elected officials
- El Dorado County appointed personnel
- West Slope fire protection district board members
- West Slope fire protection district employees
- Representative from the Cal Fire Amador-El Dorado County Unit
- Representative from LAFCO

Meetings Attended

- August 28, 2019, LAFCO with agenda item *Consider and provide direction to staff on LAFCO initiating the consolidation of Garden Valley, Georgetown and Mosquito Fire Protection Districts*
- February 5, 2020 Garden Valley Fire Protection District Special Board of Director meeting held to discuss different operation options

DISCUSSION

Ambulance service in the County is managed by a Joint Powers Authority, reporting to the County Board of Supervisors. Ambulances are operated by individual fire districts under fixed price contracts. Most service requests to the districts are for medical assistance. On medical calls, a fire engine responds with an ambulance. In many instances, the fire engine arrives at the scene first. The medical capabilities of engine personnel vary widely by responding district, from basic Emergency Medical Technician (EMT) to Paramedic certification. The level of treatment available to a citizen before an ambulance arrives depends on their location in the County.

Individual West Slope fire protection districts vary greatly in population and density of flammable structures. Each district is varied in the services it provides and is unique in the level of staffing and hours of operation. District staffing includes full-time employee firefighters and volunteers. Volunteers are sometimes paid a small stipend when on duty, depending on the district. El Dorado Hills has three paid employees per engine and operates twenty-four hours per day, 7 days a week (24/7). El Dorado County, Diamond Springs and Rescue, all have two paid employees per engine and also operate 24/7. Cameron Park is operated under contract with Cal Fire and is also 24/7 with two paid employees per engine. The remaining, more rural districts, Georgetown, Garden Valley, Mosquito and Pioneer, have minimal employee staffing and rely on volunteers. These rural districts depend on volunteers in an attempt to stay staffed 24/7. However, there are times when there is nobody on duty. It is not considered safe to respond on a call with less than two firefighters. Nationwide standard practice is to have at least three firefighters on scene before entering a burning structure. Volunteers are required to have the same certification as an employee firefighter. The ability to recruit, train and retain volunteers remains a challenge for these districts.

All fire districts participate in an Automatic Aid (Mutual Assistance) program. Using a single 911 dispatch office for the West Slope, response to a call is from the closest available fire station regardless of fire district borders. It is not uncommon for multiple fire districts to respond to a call. Automatic Aid provides better coverage than any single fire district can provide but in more rural areas Automatic Aid can take as much as 30-45 minutes to arrive at an incident. Automatic Aid is a voluntary agreement between the fire districts. Should a fire district find that they are responding to an inordinate number of calls in another district that is unable to provide adequate service to its own district, the responding district may opt out of Automatic Aid with that district, leaving it under-protected. Citizens, especially those in rural and small districts, need to be more aware of their fire district’s financial and operational condition before the district reaches a breaking point.

Previous Grand Jury reports detailed the financing of our County’s fire districts. The primary source of revenue is a percentage of the property tax collected in the fire district. However, that percentage differs by district. Rural districts with little property tax growth must cover increasing costs another way or reduce service. Individual districts can put ballot measures to the voters for special assessments. The last three ballot measures by El Dorado County, Garden Valley and Lake Valley Fire Protection Districts were defeated. The citizens of these districts are not willing to pay for better fire service. Unfortunately, Automatic Aid may artificially mask the need for additional funding. Long-term fiscal sustainability of current fire protection on the West Slope is highly problematic. Districts also generate revenue by providing strike teams of firefighters and/or equipment to the State or Federal government during major fires. Strike Team revenue is not guaranteed, and it cannot be used in setting an annual budget. Also, the Federal government has changed its procedure to pay districts, requiring districts to pay strike team costs prior to being eligible for reimbursement. That hinders poorer districts from offering strike team service.

The table to the right illustrates money available for fire services by district and per citizen. Population numbers are best current estimates. Revenue amounts are taken from the districts published 2019-2020 budgets and include property taxes, special assessments and basic service fees. The revenue does not include money from ambulance contracts or potential strike team revenue. This revenue amount must support cost of operations as well as reserves for equipment purchases, facility upgrades and emergencies.

District	Revenue (\$)	Population	(\$ Per Person
Cameron Park	2,898,809	21,000	138
Diamond Springs/El Dorado	4,444,359	24,000	185
El Dorado County	12,129,345	71,000	171
El Dorado Hills	19,671,938	47,000	419
Garden Valley	672,749	8,000	84
Georgetown	772,437	3,000	257
Mosquito	356,600	3,500	102
Pioneer	1,111,357	7,000	159
Rescue	1,585,661	5,000	317
Unincorporated West Slope	43,643,255	189,500	230

The operation of nine separate fire districts is inefficient, both financially and operationally. With some limited exceptions, each district has its own training regimen, equipment requirements, administrative costs, supply purchase, insurance policies and salary & benefit schedule. The State has set minimum requirements for training, equipment and hiring standards. However, operations exceeding those standards can vary widely between districts. In interviews with fire district employees and directors there was wide agreement that a single County fire department could function more efficiently financially and operationally.

While there is general acknowledgement that a single fire district is the best option, tremendous obstacles prohibit the County from getting to a single fire district or authority. There have been many recent discussions among fire districts about limited consolidation. The last two consolidations in the County were Coloma/Lotus Fire District consolidating into El Dorado County Fire District, and Latrobe into El Dorado Hills County Water District (the name of the El Dorado Hills Fire Department).

There have been discussions about consolidating the three Divide Fire Districts: Georgetown, Garden Valley and Mosquito. After interviews with all three districts, there is an acknowledgement that a consolidation has merit; however, consolidation is currently not under consideration by all three district boards. After losing their special assessment vote, Garden Valley announced it would be reducing staff from six firefighters to three in fiscal year 2020-2021. On February 5, 2020, the Garden Valley Board of Directors held a special meeting to discuss authorizing exploration of four to five operating alternatives to reducing staff. The board voted to not explore any of the alternatives.

There have been substantive talks about Rescue Fire District consolidating into El Dorado Hills Fire. To complete this consolidation, El Dorado Hills desires a significant annual payment from the County. It appears the County has no interest in providing money for this consolidation. Previously, Cal Fire proposed operating the Rescue department like it does for Cameron Park without requiring additional County funding. That should be a compelling reason to re-explore their proposal.

Cal Fire

Fire protection in California is divided into three areas: Federal, State and Local Responsibility Areas. Cal Fire provides full-service fire protection for State and Local Responsibility Areas in certain counties. Counties where Cal Fire provides most of the service include large counties like San Diego and Riverside, to small counties like Butte and Tehama. Cal Fire has the infrastructure, staffing and expertise to be a major component of a solution to the County's fire district disparities as it has in other California counties.

Cal Fire operates the 911 Emergency Command Center in Camino that dispatches local fire and ambulance responses for the West Slope. In addition, it plays an important part in County fire protection. It operates Cameron Park's fire department under contract with Cameron Park Community Service District. Cal Fire also operates five of its own stations in the County. They have historically been staffed only during fire season unless a fire district pays for year-around coverage. With an extended fire season, they are staffed for much longer periods. Cal Fire funding has increased so that one engine at the Camino station is now year-around. Diamond Springs had paid for a year-around engine at the El Dorado station; however, they no longer have the funds to continue.

Cal Fire has contracted to help fire districts needing interim assistance. For example, they provided an interim fire chief for Georgetown in 2019 while they recruited a new chief. Cal Fire has made proposals to operate Rescue and Lake Valley (Tahoe basin) fire departments. Rescue opted to try to merge with El Dorado Hills. Lake Valley talks are ongoing. Cal Fire also offered several preliminary options to assist Garden Valley. Garden Valley chose to not pursue the discussions.

Conclusion

El Dorado County is suffering from the legacy of many fire districts, locally created at a time when there was no other option. Some of the districts go back more than 100 years. There is strong loyalty to a local home district at the expense of the County as a whole. The citizens of the more rural districts take pride in their independence and isolation from the masses. Living in remote areas comes with the understanding that fire protection service will be only as good as limited revenue can provide. Districts with higher revenue provide a higher level of service and enjoy large financial reserves that insure the level of service and contingencies. Some question the fairness of asking those districts to share their revenues with other districts. Yet, it should be obvious that the level of service now enjoyed in the more rural districts is indirectly subsidized by the wealthier districts through the tenuous Automatic Aid program.

The County Sheriff's Department is a single entity that provides service in every unincorporated part of the County, including remote rural areas along with dense suburban neighborhoods. The consistent high level of service and professionalism we see from the Sheriff's Department is in striking contrast to the many existing fire protection districts, and also a striking example of what a unified County fire protection agency could look like. The men and women firefighters in our County are true professionals that we are proud of. Given a unified County fire agency, the firefighters could receive the support, safety and consistency they deserve.

FINDINGS

- F1. Long term fiscal sustainability of fire protection on the West Slope of the County is highly questionable.
- F2. County citizens on the West Slope experience a wide disparity in fire protection services often masked by Automatic Aid, based on their location and their specific fire district.
- F3. Efforts to improve fire protection on the West Slope of the County have been ongoing for many years with limited success.
- F4. Cal Fire has the infrastructure, staffing and expertise to be a major component of a solution to the County's fire district disparities.
- F5. Improvements in the existing fire protection model for the West Slope requires all fire protection districts to take a holistic view of fire protection and the political will to embrace change.
- F6. Fire protection districts on the West Slope have not displayed the ability to take a holistic view of fire protection or the political will to embrace change, to the detriment of all County citizens.

RECOMMENDATION

- R1. Fire Protection Districts, Cal Fire, BOS and LAFCO should continue discussing ways to improve County fire protection services.

REQUEST FOR RESPONSES

This Grand Jury report is an account of an investigation or review. It contains findings and recommendations, and names those who should respond to each finding and each recommendation pertaining to matters under the respondent's control.

Please review *How to Respond to an El Dorado County Grand Jury Report*, a separate document included with this report.

Responses are requested in accordance with California Penal Code §933 and §933.05.

- Responses to all findings and recommendations are required from the El Dorado County Board of Supervisors.
- Responses to all findings and recommendations are required from the Cameron Park Community Service District Board of Directors.
- Responses to all findings and recommendations are required from the Diamond Springs/El Dorado Fire Protection District Board of Directors.
- Responses to all findings and recommendations are required from the El Dorado County Fire Protection District Board of Directors.
- Responses to all findings and recommendations are required from the El Dorado Hills County Water District Board of Directors.
- Responses to all findings and recommendations are required from the Garden Valley Fire Protection District Board of Directors.
- Responses to all findings and recommendations are required from the Georgetown Fire Protection District Board of Directors.
- Responses to all findings and recommendations are required from the Mosquito Fire Protection District Board of Directors.
- Responses to all findings and recommendations are required from the Pioneer Fire Protection District Board of Directors.
- Responses to all findings and recommendations are required from the Rescue Fire Protection District Board of Directors.
- Responses to all findings and recommendations are invited from the Cal Fire Amador El Dorado Unit.
- Responses to all findings and recommendations are invited from the El Dorado County Local Agency Formation Commission.

EL DORADO COUNTY GRAND JURY 2019-2020

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RESPONDING TO A GRAND JURY REPORT

The written response of each named respondent will appear in a publication to the citizens of El Dorado County. Each must include the name of the Grand Jury report along with the name and official title of the respondent.

California Penal Code Section 933.05 mandates specific requirements for responding to grand jury reports. Before preparing an official response, carefully review the Penal Code and note the pertinent provisions outlined below. Each respondent must use the formats below for responses to each separate finding and recommendation identified above.

Please pay close attention to required explanations and time frames. Incomplete or inadequate responses will likely prompt further investigative inquiries by the grand jury and/or the court.

RESPONSE TO FINDINGS

Finding F#. *[Retype the text of the finding as written in the Grand Jury report, # is the finding number in the report.]*

Response: *Review California Penal Code section 933.05 (a) (1) and (2).*

Respondents must specify one of three options:

1. Respondent agrees with finding,
2. Respondent disagrees wholly with finding or
3. Respondent disagrees partially with finding.

If respondent uses option 2 or 3 then the response must specify the portion of the disputed finding along with a clear explanation.

IMPORTANT NOTE ABOUT GRAND JURY FINDINGS

The Grand Jury derives Findings from testimony and evidence. All testimony and evidence given to the Grand Jury remains confidential by law, and it is the Grand Jury's responsibility to maintain it. California Penal Code §929 provides "... the name of any person, or facts that lead to the identity of any person who provided information to the grand jury, shall not be released." Further, 86 Ops. Cal. Atty. Gen. 101 (2003) prohibits grand jury witnesses from disclosing anything learned during their appearance including testimony given. This is to ensure the anonymity of witnesses and to encourage open and honest testimony.

RESPONSE TO RECOMMENDATIONS

Response R#. [*Retype the text of the recommendation as written in the Grand Jury report, # is the recommendation number in the report.*]

Response: *Review California Penal Code section 933.05 (b) (1) - (4).*

Respondents must specify one of four options:

1. Recommendation has been implemented
2. Recommendation has not been implemented but will be implementing noting a timeframe
3. Recommendation requires further analysis or study noting a timeframe not to exceed six months from date Grand Jury Report was issued
4. Recommendation will not be implemented because it is not warranted or reasonable, with an explanation.

TIME TO RESPOND

The California Penal Code section 933(c) specifies response times.

PUBLIC AGENCIES

The governing body of any public agency (also referring to a department) must respond within 90 days from the release of the report to the public.

ELECTIVE OFFICERS OR AGENCY HEADS

All elected officers or heads of agencies/departments are required to respond within 60 days of the release of the report to the public.

FAILURE TO RESPOND

Failure to respond as required to a grand jury report violates of California Penal Code Section 933.05 and is subject to further action that may include additional investigation on the subject matter of the report by the grand jury.

WHERE TO RESPOND

All responses must be addressed to the Presiding Judge of the El Dorado County Superior Court.

Honorable Suzanne N. Kingsbury
Presiding Judge of the El Dorado County Superior Court
1354 Johnson Blvd, Suite 2
South Lake Tahoe, CA 96150

Response via Email to court-admin@eldoradocourt.org is preferred.

The Court requests that you respond electronically with a Word or PDF document file to facilitate economical and timely distribution.

CALIFORNIA PENAL CODE SECTION 933**933.**

(a) Each grand jury shall submit to the presiding judge of the superior court a final report of its findings and recommendations that pertain to county government matters during the fiscal or calendar year. Final reports on any appropriate subject may be submitted to the presiding judge of the superior court at any time during the term of service of a grand jury. A final report may be submitted for comment to responsible officers, agencies, or departments, including the county board of supervisors, when applicable, upon finding of the presiding judge that the report is in compliance with this title. For 45 days after the end of the term, the foreperson and his or her designees shall, upon reasonable notice, be available to clarify the recommendations of the report.

(b) One copy of each final report, together with the responses thereto, found to be in compliance with this title shall be placed on file with the clerk of the court and remain on file in the office of the clerk. The clerk shall immediately forward a true copy of the report and the responses to the State Archivist who shall retain that report and all responses in perpetuity.

(c) No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All of these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices. One copy shall be placed on file with the applicable grand jury final report by, and in the control of the currently impaneled grand jury, where it shall be maintained for a minimum of five years.

(d) As used in this section "agency" includes a department.

CALIFORNIA PENAL CODE SECTION 933.05

933.05

(a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:

(1) The respondent agrees with the finding.

(2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor.

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:

(1) The recommendation has been implemented, with a summary regarding the implemented action.

(2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.

(3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

(4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefor.

(c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

(d) A grand jury may request a subject person or entity to come before the grand jury for the purpose of reading and discussing the findings of the grand jury report that relates to that person or entity in order to verify the accuracy of the findings prior to their release.

(e) During an investigation, the grand jury shall meet with the subject of that investigation regarding the investigation, unless the court, either on its own determination or upon request of the foreperson of the grand jury, determines that such a meeting would be detrimental.

(f) A grand jury shall provide to the affected agency a copy of the portion of the grand jury report relating to that person or entity two working days prior to its public release and after the approval of the presiding judge. No officer, agency, department, or governing body of a public agency shall disclose any contents of the report prior to the public release of the final report.

AGENDA OF MAY 27, 2020

REGULAR MEETING

TO: Shiva Frentzen, Chair, and
Members of the El Dorado County Local Agency Formation
Commission

FROM: José C. Henríquez, Executive Officer 

AGENDA ITEM #8: CONSIDERATION AND APPROVAL OF THE CONTRACT WITH SOUTH FORK CONSULTING FOR THE COMPLETION OF THE MUNICIPAL SERVICES REVIEW AND SPHERE OF INFLUENCE STUDY FOR THE FIRE SUPPRESSION AGENCIES IN EL DORADO COUNTY

RECOMMENDATION

Staff recommends that the Commission:

1. Approve the contract with South Fork Consulting, LLC to prepare and present the Municipal Service Review and Sphere of Influence Study for the fire districts in El Dorado County at a cost of \$95,000.
2. Authorize the Chair to sign the final agreement. The cost will be covered by the \$23,000 allocated funds in the Professional Services – MSR Outsourcing account of the El Dorado LAFCO 2019-2020 Budget and the \$72,000 allocated in the 2020-21 budget considered in Item #7 of this Agenda.

REASON FOR RECOMMENDED ACTION

El Dorado LAFCO is required to create municipal service reviews (MSRs) and update sphere of influence (SOI) studies for all agencies in the county. Studying and preparing the MSR/SOI study for the fire suppression agencies in El Dorado County is part of the current Cycle 3 MSR/SOI Project Plan. Since the fall of 2019, the Commission has prioritized this study to be finished next. As a result, the Commission allocated funds into this year's and next year's budget to outsource the report. In its response to a circulated Request for Proposals, South Fork Consulting demonstrated that it has the experience, skills, resources and understanding of the scope of work to complete a report to the Commission's satisfaction. By authorizing the Chair to sign the contract, South Fork Consulting commits to completing and presenting the report on or about Summer 2021.

BACKGROUND

Since 2018, the Commission has held several study sessions on the topic of fire service in the county. The Commission has been interested in the state of fire service and possible reorganizations that would make the system more efficient, and more importantly, more sustainable in the long term. During these sessions the Commission prioritized the municipal service review and sphere of influence study as the next report to be completed. Staffing limitations would prevent the MSR/SOI from being completed fast enough.

For these reasons, the Commission directed the Budget Ad Hoc Committee to fund outsourcing this MSR to a consultant. A request for proposals (RFP) was circulated for 40 days. Two qualified responses were received, South Fork Consulting's bid of \$95,000 and a second costing a little less than \$120,000. While both firms are highly qualified, your budget only allows for you to afford South Fork.

The South Fork Consulting proposal specifies that the firm has experience with MSRs, with its team having contracted with Solano, San Joaquin, Nevada and Mendocino LAFCOs in similarly complex projects. Most members of the team are also working on the MSR/SOI for the El Dorado Irrigation District with/for SWALE, Inc. A reference check with those executive officers indicates that all were extremely satisfied with their respective end product. All gave an unqualified endorsement of the firm.

Project

South Fork Consulting proposes analyzing the 12 independent fire suppression agencies plus the 2 dependent special districts using the requirements of Government Code 56430 and 56425 through the lens of various performance measurements, detailed on pages 6-9 of Exhibit A of Attachment A. The time period for this project is approximately 12 months. The total cost will be paid in installments at the completion of five separate tasks and to the satisfaction of the Executive Officer. The total cost also includes approximately \$5,000 in contingency.

Attachment:

Attachment A: Contract with South Fork Consulting, LLC

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



Budget and Administration Committee
Tuesday, July 7, 2020
6:30 p.m.

TELECONFERENCE ZOOM MEETING
<https://us02web.zoom.us/j/85652618995>

Meeting ID: 856 5261 8995

(Teleconference/Electronic Meeting Protocols are attached)

Agenda

Members: Chair Director Eric Aiston (EA), Vice Chair Director Monique Scobey (MS),
and Alternate Director Felicity Wood Carlson (FC)

Staff: Jill Ritzman, General Manager
and Vicky Neibauer, Finance/Human Resources Officer

CALL TO ORDER

ROLL CALL

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

ADOPTION OF AGENDA

APPROVAL OF CONFORMED AGENDA

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. El Dorado Disposal – Proposed Contract Amendment and Rate Adjustment (J. Ritzman, J. England)**

2. Staff Updates

- a. June Check Register Review (V. Neibauer)
- b. Legislative Updates (J. Ritzman)
- c. Credit Card Transaction Monthly Reporting

3. Items for August & Future Committee Meetings

4. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, July 6, 2020
5:30 p.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/86895296669>

Meeting ID: 868 9529 6669

(Teleconference/Electronic Meeting Protocols are attached)

Agenda

Members: Chair Sidney Bazett (SB), Vice Chair Gerald Lillpop (GL), Bob Dutta (BD)
Director Felicity Wood Carlson (FC), Director Holly Morrison (HM)
Alternate Director Ellie Wooten

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. CALL TO ORDER

2. 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.

3. APPROVAL OF AGENDA

4. APPROVAL OF CONFORMED AGENDA

5. OPEN FORUM

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

COMMITTEE REVIEW/ACTION

6. Appoint CC&R Policy and Procedure Subcommittee Members (K. Magoolaghan)

Action: Review and Approve

7. MONTHLY STAFF REPORT

Items Requiring Action:

Item #	Property Address	Unit	Violation	CC&R Violation Case #	Recommended Action
7a.	2695 Country Club Dr	Cameron Park North Unit #2	1. Improperly Stored Trailer 2. Improperly Stored Materials	ARC19-1043	Move from Final Notice to Pre-legal
7b.	2559 Kimberly Rd	Cameron Park North Unit #3	Improperly Stored Materials	ARC19-1086	Move from Final Notice to Pre-legal
7c.	3154 Oakwood Rd	Cameron Park North Unit #3	Improperly Stored Materials	ARC20-1000	Move from Final Notice to Pre-legal

7d. Open Violations

- Initial Notices - 8
- Final Notices - 7
- Pre-Legal Notices –0
- Pending – 3
- Legal Cases – 1

7e. Architectural Review – May and June

- Projects Reviewed – 57 (May-17, June- 40)
- Approved – 55
- Denied – 0
- Withdrawn - 1
- Held Over to July – 1

7f. Staff Update

8. Items for August and Future CC&R Committee Agendas

9. Items to take to the Board of Directors

10. MATTERS TO AND FROM COMMITTEE MEMBERS

11. ADJOURNMENT

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



Fire and Emergency Services Committee
Tuesday, July 7, 2020
5:30 p.m.

TELECONFERENCE ZOOM MEETING
<https://us02web.zoom.us/j/82665784934>

Meeting ID: 826 6578 4934

(Teleconference/Electronic Meeting Protocols are attached)

Agenda

Members: Chair Director Ellie Wooten (EW), Vice Chair Director Monique Scobey (MS)
Alternate Director Eric Aiston (EA)

Staff: General Manager Jill Ritzman, Chief Sherry Moranz, Chief Jed Gaines

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 CONFORMED AGENDA

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. El Dorado County Grand Jury 19-06 West Slope Protection Update (J. Ritzman)**
- 2. Staff Updates**
 - a. Fire Department Report (J. Gaines)
 - b. Cameron Park Lake Dam EAP Update (J. Ritzman)

3. Items for August and Future Committee Agendas

4. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS

ADJOURNMENT

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



Parks & Recreation Committee
Monday, July 6, 2020
6:30 p.m.

TELECONFERENCE ZOOM MEETING
<https://us02web.zoom.us/j/82482169670>

Meeting ID: 824 8216 9670

(Teleconference/Electronic Meeting Protocols are attached)

Agenda

Members: Chair Director Ellie Wooten (EW), Vice Chair Director Felicity Carlson (FC)
Alternate Director Holly Morrison (HM)

Staff: General Manager Jill Ritzman, Recreation Supervisor Whitney Kahn,
Parks Superintendent Mike Grassle

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.

APPROVAL OF AGENDA

APPROVAL OF CONFORMED AGENDA

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. Report Back - Park Improvement Plan, Survey Results, and Funding Strategies (J. Ritzman, Callander Associates)**

2. Pickleball Concerns (M. Grassle)

3. Staff Oral & Written Updates

- a. Parks & Facilities Report (M. Grassle)
 - o Fishing line debris
- b. Recreation Report (W. Kahn)

4. Items for August & Future Committee Agendas

5. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS

ADJOURNMENT

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



Item #15F

**Landscaping & Lighting Assessments Districts
(LLAD) Ad Hoc Committee**

Monday, July 6, 2020

9:30 a.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/87056486712>

Meeting ID: 870 5648 6712

(Teleconference/Electronic Meeting Protocols are attached)

LLAD Ad Hoc Committee responsibilities include:

- *Reviewing reconciled fund balance and current approved budgets;*
- *Recommending appropriate fiscal changes to the Board of Directors;*
 - *Assisting in identifying LLADs to address;*
- *Outreach to neighborhoods and participation at neighborhood meetings;*
- *Collaborating with staff and residents to determine strategies and suitable solutions to balance annual expenditures and revenues.*

Agenda

Members: Chair Director Holly Morrison (HM), Director Eric Aiston (EA), Dyana Anderly (DA)

Staff: General Manager Jill Ritzman, Parks Superintendent Mike Grassle

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 CONFORMED AGENDA – 11/18/19 & 12/16/19 Conformed Agendas

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. Review LLAD Ad Hoc Committee Draft Final Report to the Board of Directors (J. Ritzman)**
- 2. Staff Updates**
- 3. Items to Take to the Board of Directors**

MATTERS TO AND FROM COMMITTEE MEMBERS

ADJOURNMENT