



**COSUMNES COMMUNITY SERVICES DISTRICT**  
**CAMDEN ESTATES & CAMDEN POINTE IMPROVEMENT DISTRICT**

**ENGINEER'S REPORT**

FISCAL YEAR 2019-20

APRIL 2019

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

ENGINEER OF WORK:

**SCI Consulting Group**

4745 MANGELS BOULEVARD  
FAIRFIELD, CALIFORNIA 94534

PH: 707.430.4300

FAX: 707.430.4319

WWW.SCI-CG.COM

(THIS PAGE INTENTIONALLY LEFT BLANK)

## **COSUMNES COMMUNITY SERVICES DISTRICT**

---

### **BOARD OF DIRECTORS**

Gil Albani, President  
Orlando Fuentes, Vice President  
Rod Brewer, Director  
Jim Luttrell, Director  
Jaclyn Moreno, Director

### **ACTING GENERAL MANAGER**

Joshua Green

### **ASSESSMENT ENGINEER**

SCI Consulting Group  
Lead Assessment Engineer, John Bliss, M.Eng., P.E.

(THIS PAGE INTENTIONALLY LEFT BLANK)

**TABLE OF CONTENTS**

---

**INTRODUCTION** ..... 1

    OVERVIEW ..... 1

    ASSESSMENT BACKGROUND..... 1

    ASSESSMENT PROCESS ..... 2

    LEGAL REQUIREMENTS ..... 3

**PLANS & SPECIFICATIONS** ..... 4

**FISCAL YEAR 2019-20 ESTIMATE OF COST AND BUDGET** ..... 6

    BUDGET FOR FISCAL YEAR 2019-20..... 6

**METHOD OF ASSESSMENT APPORTIONMENT** ..... 8

    METHOD OF APPORTIONMENT ..... 8

    DISCUSSION OF BENEFIT ..... 8

    BENEFIT FACTORS..... 9

    BENEFIT FINDING..... 11

    GENERAL VERSUS SPECIAL BENEFIT ..... 11

    CALCULATING GENERAL BENEFIT AND SPECIAL BENEFIT PAID FROM OTHER FUNDS..... 12

    ZONES OF BENEFIT..... 16

    METHOD OF ASSESSMENT..... 17

    RESIDENTIAL PROPERTIES ..... 18

    COMMERCIAL/INDUSTRIAL PROPERTIES..... 18

    VACANT/UNDEVELOPED PROPERTIES..... 19

    OTHER PROPERTIES ..... 19

    ANNUAL COST INDEXING ..... 19

    APPEALS OF ASSESSMENTS LEVIED TO PROPERTY..... 19

    ASSESSMENT FUNDS MUST BE EXPENDED WITHIN THE IMPROVEMENT DISTRICT AREA..... 20

    OVERSIGHT, ANNUAL REVIEW AND ACCOUNTABILITY ..... 20

**ASSESSMENT** ..... 21

**ASSESSMENT DIAGRAM**..... 23

**ASSESSMENT ROLL** ..... 25

**APPENDIX – PROPOSED IMPROVEMENTS AND ESTIMATED COSTS** ..... 31

**LIST OF TABLES**

---

TABLE 1 – ESTIMATE OF COSTS AND REVENUES..... 6

TABLE 2 – SUMMARY COST ESTIMATE FOR PARK DISTRICT INCLUDING MAINTENANCE &  
RECREATION IMPROVEMENT DISTRICT FOR FISCAL YEAR 2019-20..... 21

## INTRODUCTION

---

### OVERVIEW

The Cosumnes Community Services District ("District") is a public agency that is responsible for operating and maintaining parks, creeks, streams, open spaces, recreation facilities and recreation programs within its jurisdictional service area. The District's service area for its parks and recreation services encompasses the City of Elk Grove and the unincorporated areas in Sacramento County east, west and south of the City. In addition, the District provides fire and emergency medical services to its park service area, plus the City of Galt.

The District's parks do not receive any revenues from property taxes. In 1994, the District formed a benefit assessment district, the District Wide Landscape and Lighting Assessment District, with 13 benefit zones, to provide funding for the creation, maintenance, improvement and servicing of local parks and recreation facilities within its park service areas. This Assessment District, which was established prior to the approval of Proposition 218 in 1996, was reconfirmed and continued in an assessment ballot proceeding conducted in 1997.

### ASSESSMENT BACKGROUND

The District is primarily funded by the assessment described above. The Elk Grove/West Vineyard benefit zone 3 includes thirteen separate park areas, namely, Amundson, Arcadian Village, Fales, Gage, Hrepich, Jones Family, Jordan Family, Karamanos, Lombardi, MacDonald, Perry, Rau, and Sheldon Place. Over the years, operational costs, including utility costs, have increased.

Over time, expenses exceeded revenues in benefit zone 3, and in 2017 the District conducted a public opinion survey proposing a funding measure for all the properties in this zone to address this shortfall. The survey indicated a proposed funding measure did not have enough support from the property owners to pass, so the District declined to proceed with a ballot measure at that time.

Subsequently, property owners in the area around MacDonald Park, known as Camden Estates & Camden Pointe, approached District staff about the possibility of initiating a funding measure for just their area, to improve the Whitehouse Creek Trail, the streetscapes on Sheldon Road, Spring Azure Way, and White Peacock Way, and the part of the park which is already developed, as well as to enable the District to develop the undeveloped part of the park. In response, in early 2019 the District conducted a survey proposing a funding measure just for Camden Estates & Camden Pointe, and the survey indicated the property owners in this area would support such a funding measure.

The purpose of the Camden Estates & Camden Pointe Improvement District funding measure, which would be in addition to the District-wide assessment described above, is to increase the level of service by making improvements to MacDonald Park, the Whitehouse

Creek Trail, and the streetscapes along Sheldon Road, Spring Azure Way, and White Peacock Way, as described in more detail below.

If the funding from the assessment is not approved, the District will be forced to reduce park, trail and streetscape maintenance and postpone facilities upgrades, resulting in a continuing deterioration of park, trail and streetscape maintenance and facilities. In addition, the District will be unable to develop the undeveloped section of the park, since it will not have the funds to adequately maintain those improvements.

## **ASSESSMENT PROCESS**

This Engineer's Report ("Report") describes the Camden Estates & Camden Pointe Improvement District (the "Improvement District"), the proposed Improvement District boundaries, a description of the facilities, services, and public improvements to be improved and maintained by the assessments (the "Improvements"), and the proposed assessments for Fiscal Year 2019-20 (the "Assessments").

Following submittal of this Report to the Board of Directors (the "Board") for preliminary approval, the Board, by Resolution, may call for an assessment ballot protest proceeding and public hearing on the proposed establishment of Assessments for the provision of the Improvements.

If the Board so directs, a notice of assessment and assessment ballot will be mailed to property owners within the Improvement District boundaries who receive special benefit from the Improvements. Such notice will include a description of the Improvements to be funded by the proposed Assessments, the proposed assessment amount for each parcel owned, and an explanation of the method of submitting a ballot on the Assessments. Each notice will include a ballot on which the property owner would mark his or her support for or opposition to the proposed Assessments and signature, as well as a postage prepaid envelope in which to return the ballot. Ballots are tentatively scheduled to be mailed on or about Wednesday, May 1, 2019.

After the ballots are mailed to property owners in the Improvement District, a minimum 45-day time period must be provided for the return of the assessment ballots. Following this 45-day time period, a public hearing must be held for the purpose of allowing public testimony regarding the proposed Assessments, and the submission of property owner ballots. The Public Hearing is tentatively scheduled for Wednesday, June 19, 2019 at 6:30 pm. At the Public Hearing, the public will have the opportunity to speak on the issue, voice any concerns or protests, obtain further information about the proposed Assessments, and submit ballots.

Tabulation of the returned ballots will begin after the close of the Public Hearing. It is anticipated that the ballots will be tabulated on the same evening as the Public Hearing and that the tabulation results will be announced later that same evening, or at a later date if more time is required to tabulate the ballots. If it is determined that the assessment ballots submitted in opposition to the proposed Assessments do not exceed the assessment ballots submitted in favor of the Assessments (each ballot is weighted by the proportional financial



obligation of the property for which the ballot is submitted) the Board may take action to approve the levying of Assessments for Fiscal Year 2019-20. If the Assessments are so confirmed and approved, the assessment information will be submitted to the County Auditor/Controller. The County Auditor/Controller will include the Assessments on the property tax roll for Fiscal Year 2019-20.

## LEGAL REQUIREMENTS

### PROPOSITION 218

This assessment must comply with Proposition 218, "The Right to Vote on Taxes Act," which was approved by the voters of California on November 6, 1996, and is now codified as Articles XIIC and XIID of the California Constitution. Article XIID, Section 4 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which provide special benefits to the assessed property.

Proposition 218 describes a number of important requirements, including property-owner balloting, for the imposition, increase and extension of assessments, and these requirements were satisfied by the process used to establish this assessment.

## PLANS & SPECIFICATIONS

---

The Cosumnes Community Services District maintains park facilities in locations throughout its boundaries, including MacDonald Park in the Camden Estates & Camden Pointe area. The work and Improvements to be undertaken by the Cosumnes Community Services District's Camden Estates & Camden Pointe Improvement District and the cost thereof paid from the levy of the annual Assessment provide special benefit to Assessor Parcels within the Improvement District 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 are generally described as follows:

The installation, maintenance and servicing of public recreational facilities and improvements, may include, but are not limited to, turf and play areas, landscaping, ground cover, shrubs and trees, irrigation systems, drainage systems, lighting, fencing, entry monuments, basketball courts, tennis courts, other recreational facilities, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, at each of the locations owned, operated or maintained by the Cosumnes Community Services District within the Improvement District boundaries. For a list of the Improvements which are initially planned, see the following page.

As applied herein, "Installation" means the construction of the Improvements, including, but not limited to, land preparation (such as grading, leveling, cutting and filling), sod, landscaping, irrigation systems, parking lots, sidewalks and drainage, lights, playground equipment, play courts, playing fields, recreational facilities and public restrooms.

"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.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing

of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (Streets & Highways Code §22526).

The assessment proceeds will be exclusively used for Improvements within the Improvement District plus incidental expenses. If the funding measure passes, the District will meet with area residents before finalizing development plans for the undeveloped section of the park. Projects initially identified to be accomplished with the assessment proceeds include:

Improvements to existing facilities:

- Renovate the existing portion of the park
- Park, trail and streetscape maintenance
- Increase in water and mowing budgets
- Installation of plants and mulch in shrub beds and along trails
- Graffiti removal
- Turf repairs and replacement
- Replacement of the playground equipment when necessary
- Replacement of shade structure and benches when necessary

Improvements to the undeveloped portion of the park may include the addition of the following facilities:

- A looped trail
- Adult fitness equipment
- Two new children's playgrounds
- A shaded picnic area with benches and barbeque
- Half-court basketball
- A nature garden
- Native grasses and trees

See the Appendix for a complete list of proposed Improvements and estimated costs.

## FISCAL YEAR 2019-20 ESTIMATE OF COST AND BUDGET

### BUDGET FOR FISCAL YEAR 2019-20

The following budget shows the cost of the Improvements that would be funded by the Improvement District in Fiscal Year 2019-20.

**Table 1 – Estimate of Costs and Revenues**

	Total Budget
Installation, Maintenance & Servicing Costs	
Improvements	
Capital improvements to east side of park	\$35,784
Capital improvements to west side of park <sup>1</sup>	\$41,802
Maintenance contracts	\$13,809
Services and supplies and other maintenance <sup>1</sup>	\$27,889
Total for Installation, Maintenance and Servicing	\$119,284
Amount to/from Reserve	\$0
Total Improvements	\$119,284
Less:	
Contributions which can fund general benefit and/or benefit to properties outside the District	\$13,121
Contributions toward special benefits	\$28,681
Total contributions from sources other than the assessment <sup>2</sup>	\$41,802
Total Improvement District Budget <sup>3</sup> (Net Amount to be Assessed)	\$77,482
Budget Allocation to Property	
Total Assessment Budget	\$77,482
Assessment Contribution	EDUs      Effective EDUs
Number of benefit units In Benefit Zone A	480.4      480.4
Number of benefit units In Benefit Zone B	12.0      13.2
Total number of benefit units	493.6
Assessment per Equivalent Dwelling Unit in Zone A <sup>4</sup>	\$156.97
Assessment per Equivalent Dwelling Unit in Zone B <sup>4</sup>	\$172.67
Total revenue from Assessments	\$77,482

**NOTES TO ESTIMATE OF COSTS:**

1. Development of the west side of the park will be paid for with Quimby in-lieu Fees. The costs for these Improvements are amortized over 20 years. Estimated fiscal year 2019-20 incidental costs include assessment administration, county charges for inclusion of assessments on property tax bills and other incidental costs.
2. As determined in the following section, at least 11.0% of the cost of Improvements must be funded from sources other than the assessments to cover any general benefits and/or benefit to properties outside the Improvement District from the Improvements. Therefore, out of the total cost of Improvements of \$119,284 the District must provide contributions of at least \$13,121 from sources other than the assessments. The District will provide contributions of \$41,802 which more than covers any general benefits from the Improvements, even before consideration of the curbs & gutters, drainage, and streets as discussed below.
3. The Act requires that proceeds from the assessments must be deposited into a special fund that has been set up for the revenues and expenditures of the Improvement District. Moreover, funds raised by the assessment shall be used only for the purposes stated within this Report. Any balance remaining at the end of the Fiscal Year, June 30, must be carried over to the next Fiscal Year. The District may also establish a reserve fund for contingencies and special projects as well as a capital improvement fund for accumulating funds for larger capital improvement projects or capital renovation needs. Any remaining balance would either be placed in the reserve fund, the capital improvement fund, or would be used to reduce future years' assessments.
4. The rate shown here is for a single family home or its equivalent. For the definition of the term EDU and rates for other types of property, see the section titled, "Method of Assessment" and the sections following it in this report.

## METHOD OF ASSESSMENT APPORTIONMENT

---

### METHOD OF APPORTIONMENT

This section of the Engineer's Report includes an explanation of the special and general benefits to be derived from the Improvements to park facilities and District maintained property, throughout the Improvement District, and the methodology used to apportion the total assessment to properties within the Improvement District.

The method used for apportioning the assessment is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the Improvement District or to the public at large. Special benefit and the Assessments are calculated for each parcel in the Improvement District using the following process:

1. Identification of special benefit factors derived from the Improvements
2. Calculation and quantification of the general benefits
3. Determination of the relative special benefit within different areas within the Assessment District
4. Determination of the relative special benefit per property type
5. Apportionment of the costs to Assessment and calculation of the Assessment for each individual parcel based upon special benefit; location, property type, property size, property characteristics, improvements on property and other supporting attributes.

### DISCUSSION OF BENEFIT

Assessments can only be levied based on the special benefit conferred to property by the Improvements. This special benefit is received by property over and above any general benefits. Any and all general benefit must be funded from another source. 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.*

*The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California].*

Article XIID, Section 4 of the California Constitution states that assessments must be based on the special benefit conferred to property and that, "No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Since assessments are levied on the basis of special benefit, they are not a tax and are not governed by Article XIII A or XIII C of the California Constitution.

A special benefit is a service or improvement that provides a direct advantage to a parcel. For example, park improvements may be viewed as a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment.

## **BENEFIT FACTORS**

The special benefits from the Improvements increase the utility, functionality and desirability of the assessed properties, and are listed below:

### **PROXIMITY TO IMPROVED PARKS AND RECREATIONAL FACILITIES**

Only the specific properties within close proximity to the Improvements are included in the Improvement District. The Improvement District was narrowly drawn to include only the benefiting parcels. Therefore, property in the Improvement District enjoys unique and valuable proximity (and access, as described in the next section) to the Improvements that the public at large and property outside the Improvement District do not share.

In the absence of the Assessments, the Improvements will not be provided and the parks and recreation areas, as well as the landscape corridor in the Improvement District, would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the Assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what would otherwise be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the Improvement District, they provide a direct advantage and special benefit to property in the Improvement District.

### **ACCESS TO IMPROVED PARKS, OPEN SPACE AND RECREATIONAL AREAS**

The main entrances to MacDonald Park and the Camden Estates & Camden Pointe area are via Harding Hall Drive and Sheldon Creek Drive. Properties to the west, south, and east of the boundary do not enjoy the same access because the streets do not go through to the Camden Estates & Camden Pointe area. Properties to the north are separated from the area by Sheldon Road, a busy thoroughfare. The properties in the Improvement District all use either Harding Hall Drive or Sheldon Creek Drive to access their property, but those outside of it do not. Therefore, the properties in the boundaries of the assessment enjoy unique access to MacDonald Park.

Since the parcels in the Improvement District are the only parcels that enjoy close access to the Improvements, they directly benefit from the unique close access to improved parks, landscaping and recreation areas that are provided by the Improvements. This is a direct advantage and special benefit to property in the Improvement District.

#### **IMPROVED VIEWS**

The Improvement District, by maintaining the landscaping at its park and recreation facilities provides improved views of the Improvements to the proximate properties within the Improvement District. Because of the unique character of Camden Estates & Camden Pointe, with no access other than Harding Hall Drive or Sheldon Creek Drive from the areas surrounding it, there is no traffic just passing through the area, and therefore the park is viewed only by property owners, other residents, and visitors. Therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in the Improvement District.

#### **EXTENSION OF A PROPERTY'S OUTDOOR AREAS AND GREEN SPACES FOR PROPERTIES WITHIN CLOSE PROXIMITY TO THE IMPROVEMENTS**

In large part because it is cost prohibitive to provide large open land areas on property in the Improvement District, the residential, commercial and other benefiting properties in the Improvement District do not have large outdoor areas and green spaces. The Improvements to the park in the Improvement District will provide these larger outdoor areas that serve as an effective extension of the land area for properties because the Improvements are uniquely proximate and accessible to property in close proximity to the Improvements, as described above. The Improvements, therefore, will provide an important, valuable and desirable extension of usable land area and neighborhood-serving amenities for the direct advantage and special benefit of properties within the Improvement District.

According to the industry-standard guidelines established by the National Park and Recreation Association (the "NPRA"), neighborhood parks in urban areas have a service area radius of generally one-half mile. The service radii for neighborhood parks and neighborhood green spaces were specifically established to give all properties within the service radii close proximity and easy walking access to such public land areas. Since proximate and accessible parks serve as an extension of the usable land area for property in the service radii, and since the service radii was specifically designed to provide close proximity and access to neighborhood parks and public land areas, the parcels within the Improvement District clearly receive a direct advantage and special benefit from the Improvements. This advantage is not received by other properties or the public at large. In the case of MacDonald Park, the service area is reduced from this standard to include only the assessed parcels because of the unique characteristics described above, whereby access from other surrounding parcels is limited.



An analysis of the service radii for the Improvements finds that all properties in the Improvement District enjoy the distinct and direct advantage of being close and proximate to the park and landscape corridor within the Improvement District. The benefiting properties in the Improvement District therefore uniquely and specially benefit from the Improvements.

### **BENEFIT FINDING**

In summary, real property located within the boundaries of the Improvement District distinctly and directly benefits from the effectively extended outdoor areas and green spaces; as well as closer proximity, access to and views of the improved park, recreation facilities, landscaping, and other public resources funded by the Assessments.

### **GENERAL VERSUS SPECIAL BENEFIT**

Article XIID, Section 4(a) 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.” 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. Property may be assessed to fund improvements to the extent of the special benefits conferred by the Improvements; but general benefits are not assessable. Accordingly, a separate estimate of the special and general benefit is given in this section.

Article XIID never defines the term “general benefit.” The definition of special benefit in Section 2(i) includes the statement that general enhancement of property value does not constitute special benefit. General benefit may be described as “an indirect, derivative advantage” resulting from the improvements. One infers from Article XIID that all benefit is either general or special.

In other words:

<b>Total Benefit</b>	<b>=</b>	<b>General Benefit</b>	<b>+</b>	<b>Special Benefit</b>
--------------------------	----------	----------------------------	----------	----------------------------

There is no widely-accepted or statutory formula for quantifying the amount of any general benefit that is identified.

In this Report, the general benefit is first identified, conservatively (i.e., generously) estimated, and then budgeted so that it is funded by sources other than the Assessment.

The starting point for evaluating general and special benefits is the current, baseline level of service, which is funded primarily by the existing District-wide assessment. The Assessment funds Improvements “over and above” this general, baseline level and the general benefits estimated in this section are over and above the baseline.

A formula to estimate the general benefit is listed below:

<b>General Benefit</b>	=	<b>Benefit to Real Property Outside the Assessment District</b>	+	<b>Benefit to Real Property Inside the Assessment District that is Indirect and Derivative</b>	+	<b>Benefit to the Public at Large</b>
------------------------	---	---	---	--	---	---------------------------------------

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 or to the public at large.” A special benefit is conferred to a property if the property “receives a direct advantage from the improvement (e.g., proximity to a park).” In this Assessment, as noted, properties in the Improvement District have close and unique proximity, views of and access to the Improvements, and uniquely improved desirability from the Improvements, and other properties and the public at large do not receive such benefits because they do not have proximity, access to or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special, and only minimal general benefit is conferred on property outside the Improvement District or the public at large.

In the 2010 *Beutz* case, the 4<sup>th</sup> District Court of Appeals rejected an assessment for parks in large part because the general benefits were not calculated and quantified. In its decision, the 4<sup>th</sup> Appellate Court suggests that the use of parks in an assessment district by people who live outside of the district likely is a general benefit. This Engineer’s Report includes a specific, quantified calculation of general benefits, as described below, that is based in part on such use by people outside of the Improvement District. Moreover, the proportionality of the Assessments to the special benefits conferred on each parcel, based in large part on proximity is established as well. Therefore, the Assessments and this Engineer’s Report are consistent with the *Beutz* decision.

#### **CALCULATING GENERAL BENEFIT AND SPECIAL BENEFIT PAID FROM OTHER FUNDS**

In this section, the general benefit and special benefit not paid from the assessment, which must be paid from other funds, are conservatively estimated and described, and then budgeted so that it is funded by sources other than the Assessment.

#### **BENEFIT TO PROPERTY OUTSIDE THE IMPROVEMENT DISTRICT**

Properties within the Improvement District receive almost all of the special benefits from the Improvements, because properties in the Improvement District enjoy unique and close proximity and access to the Improvements that is not enjoyed by other properties or the public at large. This is because there are no streets into or out of most of Camden Estates & Camden Pointe other than via Harding Hall Drive or Sheldon Creek Drive. People in the surrounding areas cannot drive to MacDonald Park without taking an inconvenient, roundabout route. Moreover, there are other parks that are easier for them to access.

There are certain properties that are located outside the boundaries of the Improvement District immediately on the north side with an entrance on Sheldon Road which are within the proximity/access radius of the Improvements and that do not lack access due to obstacles other than Sheldon Road. These properties may receive some benefit from the Improvements. The amount of benefit conferred to properties just outside the Improvement District boundaries, must be deducted from the total benefit and not assessed to property in the Improvement District.

All of these properties are on the north side of the Improvements, with other, more easily accessible parks available to the north of Sheldon Road. Since the owners and residents of these properties can either go north to a more easily accessible park, or south to the Improvement District, there is more than a 50% likelihood that they will go to the more easily accessible park rather than the park in the Improvement District. A 50% reduction factor is therefore applied to the benefit received by these properties. Additionally, to access the Improvements they would have to drive twice the average distance from the Improvements compared to properties in the Improvement District. The benefit to property outside of the Improvement District is calculated as follows with the parcel and data analysis performed by SCI Consulting Group.

**Assumptions:**

6 parcels outside the district immediately to the north with an entrance on Sheldon Road and within the proximity/access radius of MacDonald Park  
 534 parcels in the Improvement District  
 50% relative benefit compared to property within the Improvement District

**Calculation**

Benefit to property outside the Improvement District =  $(6 / (6 + 534)) * 0.5 = 0.6\%$

Although it can reasonably be argued that Improvements inside, but near the Improvement District boundaries are offset by similar park and recreational improvements provided outside, but near the Improvement District's boundaries, we use the more conservative approach of finding that 0.6% of the Improvements may be of benefit to property outside the Improvement District.

**BENEFIT TO PROPERTY INSIDE THE DISTRICT THAT IS INDIRECT AND DERIVATIVE**

The "indirect and derivative" benefit to property within the Improvement District is particularly difficult to calculate. A solid argument can be presented that all benefit within the 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 to and views of the Improvements enjoyed by benefiting properties in the Assessment District.

### **BENEFIT TO THE PUBLIC AT LARGE**

Properties in the Improvement District receive special benefits from the Improvements because the benefit flows to those properties when users of these properties (i.e. residents, workers, etc.) enjoy the Improvements. The most common way for a property user to enjoy the Improvements is to visit the park and to use its facilities. Therefore, the general benefit to the public at large can be estimated by the proportionate amount of time that the Improvement District's park and recreational facilities are used and enjoyed by individuals who are not residents, employees, customers or property owners in the Improvement District.

In order to determine the proportionate use as described above, SCI has broadly conducted numerous surveys in similar parks over many years to determine the proportion of park visitors who are also property users in the park's District to those who are not. SCI has conducted these surveys at various times of the day, evening, and week in order to obtain a thorough sampling of different types of park users. Those surveyed were asked to look at a District map and to identify whether they owned property, resided, interacted with property owners, or worked within the park's District, without having to give up their privacy by identifying their exact address or even their block or neighborhood. These surveys found that less than 5% of the use of similar parks and recreation areas, in well-defined housing developments and subdivisions is by people who do not own property or interact with property owners in the park's District, meaning less than 5% of the use is by the public at large.

When people outside the Improvement District use parks, they not only receive benefit from them, but they also diminish the availability of park Improvements for people within the Improvement District. For instance, if a person from outside the Improvement District is using a particular piece of exercise equipment at the park, nobody from inside the Improvement District can use it until the person from outside is finished with it. Not all such visits from people outside the District reduce the benefits for those inside. For instance, if a person from outside the District is using a piece of exercise equipment but the only other people at the park that day are people from inside the District having a neighborhood picnic and they are not interested in using the exercise equipment, then the person from outside the District is having no negative effect on those who are from inside the District. As stated above, about 5% of the visits to similar parks were from people outside the District, and since not all of these visits result in reduced enjoyment to those inside the District, to be conservative it is assumed that all of these visits could potentially inconvenience a person from inside the District. Therefore, another 5% of general benefits are allocated for this potential reduced access to the Improvements.

Combining these two measures of general benefits (5% for those who live outside the District enjoying the Improvements plus 5% for diminishment of enjoyment those from outside cause those from inside the District), we find that 10% of the benefits from the Improvements are general benefits to the public at large.

### TOTAL GENERAL BENEFITS AND SPECIAL BENEFITS PAID FROM OTHER FUNDS

Using a sum of these three measures of general benefit, we find that approximately 10.6% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the Assessments.

General Benefit and Special Benefit Paid From Other Funds =

$$\begin{aligned}
 & 0.6\% \text{ (Outside the district)} \\
 + & 0.0\% \text{ (Inside the district - indirect and derivative)} \\
 + & 10.0\% \text{ (Public at Large)} \\
 \\ 
 = & 10.6\% \text{ (Total General Benefit and Special Benefit paid from other funds)}
 \end{aligned}$$

Although this analysis finds that 10.6% of the Assessment may provide general benefits and special benefit that would need to be paid from funds other than the assessment, the Assessment Engineer establishes a requirement for a minimum contribution from sources other than the Assessments of 11.0%. This additional allocation above the measure of general benefits will serve to provide additional coverage for any other general benefits.

This general benefit and special benefit contribution paid from other funds is the sum of the following components:

The City of Elk Grove owns, maintains, rehabilitates and replaces the curb and gutter along the border of the Assessment District's Improvements. This curb and gutter area is entirely within the Improvement District boundaries, and serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the Improvements. The contribution from the City of Elk Grove towards general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is estimated to be \$5.00 per linear foot, and there are approximately 870 linear feet of curb & gutter on the boundaries of MacDonald Park. 870 linear feet times \$5.00 per linear foot equals \$4,350, or 5.6% of the cost of the Improvements.

The City of Elk Grove owns and maintains a storm drainage system along the border of the Assessment District's Improvements. This system serves to prevent flooding and associated damage to the Improvements, and manage urban runoff including local pollutant loading from the Improvements. The contribution from the City of Elk Grove towards general benefit from the maintenance, and operation of the portion of the local storm drainage system serving the park and within the Improvement District boundaries is estimated to be \$3.50 per linear foot, and there are approximately 1,950 linear feet of storm pipe between the main pipe system and MacDonald Park. 1,950 linear feet times \$3.50 per linear foot equals \$6,825, or 8.8% of the cost of the Improvements.

The City of Elk Grove owns and maintains local public streets along the border of the Assessment District's Improvements. These public streets provide access to the Improvements for its enjoyment as well as efficient maintenance. The contribution from the

City of Elk Grove towards general benefit from the maintenance of local public streets within the Improvement District boundaries is estimated to be \$2.11 per linear foot, and there are approximately 1,950 linear feet of streets between the nearest main road and MacDonald Park. 1,950 linear feet times \$2.11 per linear foot equals \$4,111, or 5.3% of the cost of the Improvements.

The District has collected Quimby in-lieu park fees which it will be using to develop the currently undeveloped portion of MacDonald Park. 100% of these funds are from sources other than the Camden Estates & Camden Pointe assessment. The improvements paid for by these funds will be amortized over 20 years.

A total of \$41,802 from other sources, consisting of the above referenced park Quimby in-lieu fees, is included in the budget to pay for this general benefit requirement. This totals 35.0%, which is substantially more than the amount required of 11.0%, even before taking into account the value of the improvements paid for by the City of Elk Grove, which would add another 19.7% (5.6% + 8.8% + 5.3%).

## ZONES OF BENEFIT

The boundaries of the Improvement District have been carefully drawn to only include the properties in Cosumnes Community Services District that are proximate to the Improvements and that would materially benefit from the Improvements. Certain other properties surrounding and outside the District were excluded from the Improvement area because these properties are generally less proximate to the Improvements and/or they do not enjoy the same access, due to roads that don't go through and/or fences, as described earlier in this Report. In other words, the boundaries of the Improvement District have been narrowly drawn to include only properties that will specially benefit from the Improvements, and would receive a declining level of service if the Assessments were not approved.

In the Improvement District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the Assessment. For the most part, the benefits from the Improvements within the Improvement District do not vary based on proximity of the parcels to the Improvements because the increased benefits of greater proximity to the Improvements are generally offset by a parallel increase in negative factors such as higher levels of traffic, noise, etc. that comes with increased proximity.

However, the properties in very close proximity to MacDonald Park do receive some additional benefit, due to the views provided to those homes, particularly from the second floor windows on those properties. Therefore, the majority of the parcels in the Improvement District are assigned to what will be known as Benefit Zone A, and the properties which enjoy this increased special benefit from the park will be assigned to what will be known as Benefit Zone B.

The increased special benefit in Benefit Zone B is calculated as follows:



Since properties in Benefit Zone B only receive the additional views of the park from the side of the property facing the park, and can best enjoy the view only from the second floor of the residence due to parked cars, traffic, and other obstructions at street level, the Engineer has used his judgement to determine that the increase in the special benefits enjoyed by the parcels in Benefit Zone B, due to direct but limited views of the Improvements in MacDonald Park, is 10%. Therefore, the rate applied to Benefit Zone B is 110% (100% plus 10%) times the rate in Benefit Zone A.

## METHOD OF ASSESSMENT

As previously discussed, the Assessments will provide comprehensive Improvements that will clearly confer special benefits to properties in the Improvement District. The allocation of special benefits to property is partially based on the type of property and the size of property. These benefits can also partially be measured by the occupants on property in the Improvement District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of "traditional" assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based on the type of parcel, the size of parcels and the population density of parcels.

The next step in apportioning assessments 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 Equivalent Dwelling Units (EDUs). This EDU 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 an EDU 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 Equivalent Dwelling Unit or one EDU.

Not only residential improved property will be assessed, because commercial, industrial and other properties also receive direct benefits from the Improvements, and will be assessed.

A fixed or flat assessment is used for all single family residential properties regardless of occupancy or parcel size. Assessments on multi-family residential parcels vary based on the number of dwelling units. Assessments on commercial and industrial property are levied on an acreage basis because larger properties generally support larger buildings and have higher numbers of employees, customers and guests who would benefit from proximity and improved access to well-maintained and improved parks, landscaping and recreational facilities.

Finally, the special benefits to be derived from the Assessments will be conferred on property and are not based on a specific property owner's use of the Improvements, a specific property owner's occupancy of property, or the property owner's demographic status such

as age or number of dependents. The benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could occupy a property, not how the property is currently used by the present owner. Therefore, the number of people who could, or potentially, live on, work at or otherwise occupy a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type of property, the relative size of the property, property location, its relative population and its proximity to parks and recreational facilities. This method is further described below.

### **RESIDENTIAL PROPERTIES**

All improved residential properties represent a single residential dwelling unit and are assigned 1.00 EDU per dwelling unit. Traditional houses, zero-lot line houses, and townhomes are included in this category.

### **COMMERCIAL/INDUSTRIAL PROPERTIES**

EDU values for commercial and industrial land uses are based on the equivalence of special benefit on a land area basis between single family residential property and the average commercial/industrial property. The EDU values for various commercial and industrial land uses are further defined by using average employee densities because the special benefit factors described previously can be measured by the average number of people who work at commercial/industrial properties.

In order to determine employee density factors, the findings from the San Diego Association of Governments Traffic Generators Study (the "SANDAG Study") are used because these findings were approved by the State Legislature as being a good representation of the average number of employees per acre of land area for commercial and industrial properties. As determined by the SANDAG Study, the average number of employees per acre for commercial and industrial property is 24.

In comparison, Census data shows that the average number of people residing in a single family home in the area is 2.55. Since the average lot size for a single family home in the Improvement District is approximately one fifth of an acre, the average number of residents per acre of residential property is 12.75.

The employee density per acre is generally 1.9 times the population density of single family residential property per acre (24 employees per acre / 12.75 residents per acre). Therefore, the average employee density can be used as the basis for allocating benefit to commercial or industrial property since a commercial/industrial property with 1.9 employees receives generally similar special benefit to a residential property with 1 resident. This factor of equivalence of benefit between 1 resident to 1.9 employees is the basis for allocating commercial/industrial benefit. Commercial and industrial property will therefore be assigned 0.5 EDU per one-fifth acre or portion thereof.



## VACANT/UNDEVELOPED PROPERTIES

The Improvements will make the land in the Improvement District more desirable and useable. The benefit to undeveloped properties is determined to be proportional to the corresponding benefits for similar type developed properties, but at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to Improvements for developed property. An analysis of the assessed valuation data from the County of Sacramento found that approximately 30% of the assessed value of improved properties is classified as the land value. It is reasonable to assume, therefore, that approximately 30% of the benefits are related to the underlying land and 70% are related to the improvements and the day-to-day use of the property. Using this ratio, the EDU factor for vacant/undeveloped parcels is 0.30 per parcel.

## OTHER PROPERTIES

Article XIID stipulates that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the Assessment.

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers or guests, who would have access to or use the Improvements. These miscellaneous parcels therefore receive no benefit from the Improvements and are assessed an EDU benefit factor of 0 EDUs.

## ANNUAL COST INDEXING

It should also be noted that, if the Assessments are approved, the maximum assessment rate within the Improvement District may increase in future years based on the annual increase, if any, in the Northern California (San Francisco-Oakland-Hayward) Consumer Price Index-All Urban Consumers (the "CPI"), from February to February of each year.

## APPEALS OF ASSESSMENTS LEVIED TO PROPERTY

Any property owner who feels that the assessment levied on their property is in error as a result of incorrect information being used to apply the foregoing method of assessment may file a written appeal with the Cosumnes Community Services District Administrator or his or her designee. Any such appeal is limited to correction of an assessment during the then current Fiscal Year and applicable law. Upon the filing of any such appeal, the District Administrator or his or her designee will promptly review the appeal and any information provided by the property owner. If the District Administrator or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the

Assessment Roll. If any such changes are approved after the Assessment Roll has been filed with the County for collection, the District Administrator or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the District Administrator or his or her designee shall be referred to the Board of Directors of the Cosumnes Community Services District, and the decision of the Board shall be final.

#### **ASSESSMENT FUNDS MUST BE EXPENDED WITHIN THE IMPROVEMENT DISTRICT AREA**

The net available Assessment funds, after incidental, administrative, financing and other costs, shall be expended exclusively for Improvements within the boundaries of the Improvement District and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

#### **OVERSIGHT, ANNUAL REVIEW AND ACCOUNTABILITY**

The Assessment proceeds and expenditures will be annually audited by an independent auditing entity. The results of the audit will be publicly reviewed at a public meeting of the District. The Assessment proceeds and expenditures will also be reviewed and overseen by the District Board. In addition, the Assessment budget, Assessment rate, Assessment CPI increase, and Improvements will be reviewed at a noticed public hearing by the Board and public.

In general, the public review and accountability process is as follows: The Assessments will not automatically continue and will require specific actions, reports and procedures for continuation. In each subsequent year for which the Assessments will be levied, the Board must preliminarily approve at a public meeting a budget and costs for the upcoming Fiscal Year's Improvements, an updated annual Engineer's Report, and an updated Assessment roll listing all parcels and their Assessments. At this meeting, the Board will also call for the publication in a local newspaper of a legal notice of the intent to continue the Assessments for the next Fiscal Year and set the date for the noticed public hearing. At the annual public hearing, members of the public can provide input to the Board prior to the Board's decision on ordering the Improvements and the Assessments for the next Fiscal Year.

## ASSESSMENT

---

**WHEREAS**, the Board of Directors of the Cosumnes Community Services District directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Improvement District and an assessment of the estimated costs of the Improvements upon all assessable parcels within the Improvement District;

**NOW, THEREFORE**, the undersigned, by virtue of the power vested in me under the Act, Article XIID of the California Constitution, and the order of the Board of the Cosumnes Community Services District, hereby makes the following assessment to cover the portion of the estimated cost of the Improvements, and the costs and expenses incidental thereto to be paid by the Improvement District.

The amount to be paid for said Improvements and the expense incidental thereto, to be paid by the Improvement District for the Fiscal Year 2019-20 is generally as follows:

**Table 2 – Summary Cost Estimate for Park District Including Maintenance & Recreation Improvement District for Fiscal Year 2019-20**

Total for Installation, Maintenance and Servicing	\$119,284
Capital Improvement Reserve	\$0
Total Improvements	\$119,284
Less Contributions from Other Sources	-\$41,802
Net amount to assessments	\$77,482

As required by the Act, an Assessment Diagram showing the exterior boundaries of the Improvement District is hereto attached and incorporated herein by reference. The distinctive number of each parcel or lot of land in the Improvement District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion the net amount of the cost and expenses of the Improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within the Improvement District, in accordance with the special benefits to be received by each parcel or lot, from the Improvements, and more particularly set forth in the Estimate of Cost and Method of Assessment in the Report.

The Assessment is made upon the parcels or lots of land within the Improvement District in proportion to the special benefits to be received by the parcels or lots of land, from the Improvements.

The Assessment is subject to an annual increase tied to the Consumer Price Index-All Urban Consumers for Northern California (San Francisco-Oakland-Hayward) as of February of each succeeding year (the "CPI").

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as will be shown on the Assessor's Maps of the County of Sacramento for the Fiscal Year 2019-20. For a more particular description of the property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby will place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the Fiscal Year 2019-20 for each parcel or lot of land within the Improvement District.

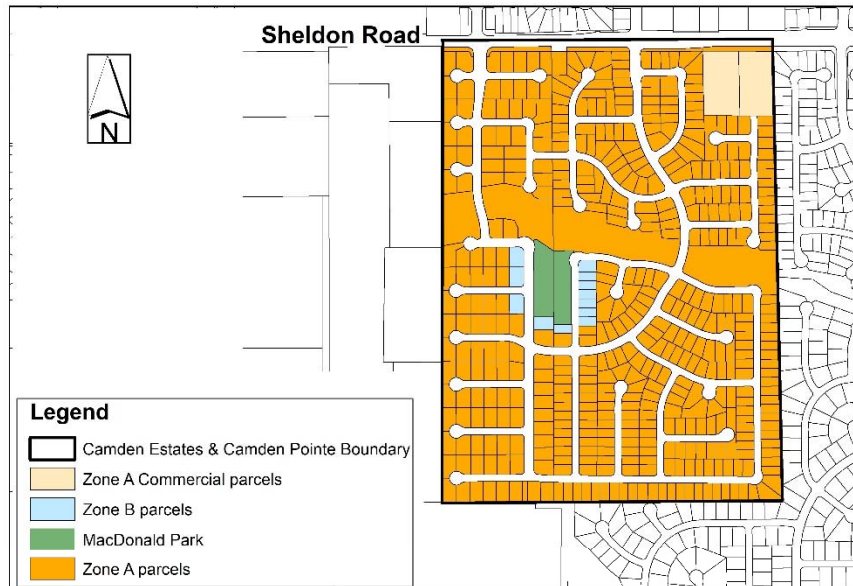
Dated: April 10, 2019

Engineer of Work

By \_\_\_\_\_  
John W. Bliss, License No. C052091

# ASSESSMENT DIAGRAM

The Improvement District includes all properties within the Camden Estates & Camden Pointe area, as displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions as shown on the maps of the Assessor of the County of Sacramento, for Fiscal Year 2019-20, and are incorporated herein by reference, and made a part of this Diagram and this Report.



NOTE: REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SACRAMENTO 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.

FILED AND RECORDED IN THE OFFICE OF THE SECRETARY OF THE BOARD OF THE COSUMNES COMMUNITY SERVICES DISTRICT, COUNTY OF SACRAMENTO, CALIFORNIA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SECRETARY OF THE BOARD

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE BOARD OF DIRECTORS OF THE COSUMNES COMMUNITY SERVICES DISTRICT ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019 FOR THE FISCAL YEAR 2019-20 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 SACRAMENTO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019. REFERENCE IS MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

SECRETARY OF THE BOARD

**Cosumnes Community Services District  
Camden Estates & Camden Pointe  
Assessment District  
Assessment Diagram**

*Prepared by SCI Consulting Group  
4745 Mariposa Blvd, Fairfield, CA 94534*

(THIS PAGE INTENTIONALLY LEFT BLANK)

## ASSESSMENT ROLL

---

An Assessment Roll (a listing of all parcels assessed within the Assessment District and the amount of the assessment) is below.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor 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.

**COSUMNES COMMUNITY SERVICES DISTRICT**  
**Camden Estates and Camden Pointe Improvement District**  
**Assessment Roll 2019-20**

Listed in Order by Assessor Parcel Number

Assessment Number & Assessor					Assessment Number & Assessor						
Parcel Number	Owner Name(s)	Site Address	EDU	LL Zone	Assmnt	Parcel Number	Owner Name(s)	Site Address	EDU	LL Zone	Assmnt
11600300660000	STRICKLING FAMILY	8604 SHELDON	1.00	A	\$156.97	11609500710000	COSTA JOSHUA H	8663 LITTLE WOOD	1.00	A	\$156.97
11600300710000	DDW LIVING TRUST	8672 SHELDON	4.50	A	\$706.37	11609500720000	MANUEL MARK	8667 LITTLE WOOD	1.00	A	\$156.97
11600300720000	DDW LIVING TRUST	8688 SHELDON	4.50	A	\$706.37	11609500730000	WILSON DAVID	8671 LITTLE WOOD	1.00	A	\$156.97
11600300730000	DDW LIVING TRUST		0.00	A	\$0.00	11609500740000	PHILLIPS ERIKA L	8675 LITTLE WOOD	1.00	A	\$156.97
11609500010000	JW WEST LLC	8800 SHELDON CREEK	1.00	A	\$156.97	11609500750000	MAGAO GEORGE C	8679 LITTLE WOOD	1.00	A	\$156.97
11609500020000	ANGEL/MARY JO	8804 SHELDON CREEK	1.00	A	\$156.97	11609500760000	BORD ANDREA J	8683 LITTLE WOOD	1.00	A	\$156.97
11609500030000	PANZIERI VERONICA	8808 SHELDON CREEK	1.00	A	\$156.97	11609500770000	MOORE PHILIP S	8687 LITTLE WOOD	1.00	A	\$156.97
11609500040000	WILLIAM GARY/PATSY	8812 SHELDON CREEK	1.00	A	\$156.97	11609500780000	AARON / TERESA	8853 SHELDON CREEK	1.00	A	\$156.97
11609500050000	KHUU TY	8816 SHELDON CREEK	1.00	A	\$156.97	11609500790000	BITZER IMELDA M	8857 SHELDON CREEK	1.00	A	\$156.97
11609500060000	KENNETH V/MARSHA	8820 SHELDON CREEK	1.00	A	\$156.97	11609500800000	OESTERMAN EMMIE	8861 SHELDON CREEK	1.00	A	\$156.97
11609500070000	AHMAD SOFIA N	8824 SHELDON CREEK	1.00	A	\$156.97	11609500810000	FUENTES JUAN E	8655 DISA ALPINE	1.00	A	\$156.97
11609500080000	SINGH DARAJ	8613 CALLIPPE	1.00	A	\$156.97	11609500820000	MILLER MARK A	8659 DISA ALPINE	1.00	A	\$156.97
11609500090000	ANDREW J/SHARON J	8609 CALLIPPE	1.00	A	\$156.97	11609500830000	HAYASHI PATRICK	8663 DISA ALPINE	1.00	A	\$156.97
11609500100000	BIRCH ROBERT S	8605 CALLIPPE	1.00	A	\$156.97	11609500840000	STOMMEL CRISTIANA	8667 DISA ALPINE	1.00	A	\$156.97
11609500110000	BOLINA HARBINDER	8601 CALLIPPE	1.00	A	\$156.97	11609500850000	FONG WILLIE S	8671 DISA ALPINE	1.00	A	\$156.97
11609500120000	CHEN DE QIANG	8813 METALMARK	1.00	A	\$156.97	11609500860000	ATKINS FAMILY	8675 DISA ALPINE	1.00	A	\$156.97
11609500130000	SAINI FAMILY TRUST	8809 METALMARK	1.00	A	\$156.97	11609500870000	LEAL 2015 LIVING	8853 TRITONIA	1.00	A	\$156.97
11609500140000	TARRANT KEVIN	8805 METALMARK	1.00	A	\$156.97	11609500880000	HERNANDEZ HECTOR	8857 TRITONIA	1.00	A	\$156.97
11609500150000	DECKARD SHORTER	8801 METALMARK	1.00	A	\$156.97	11609500890000	COSUMNES		0.00	A	\$0.00
11609500160000	MAHARAJ SHIRLEY S	8800 METALMARK	1.00	A	\$156.97	11609500900000	COSUMNES		0.00	A	\$0.00
11609500170000	BERRY MYRTLE E	8804 METALMARK	1.00	A	\$156.97	11609500910000	GAMACHE SUE	8631 DISA ALPINE	1.00	A	\$156.97
11609500180000	SHELTON ARDELLE M	8808 METALMARK	1.00	A	\$156.97	11609500920000	HARJIT/ VICKS LIVING	8848 SHELDON CREEK	1.00	A	\$156.97
11609500190000	HENRY ONDRE	8812 METALMARK	1.00	A	\$156.97	11609500930000	FORTES MARILYN D	8852 SHELDON CREEK	1.00	A	\$156.97
11609500200000	TUTOV DOBROMIR	8816 METALMARK	1.00	A	\$156.97	11609500940000	SAEFONG CHENG	8849 TRITONIA	1.00	A	\$156.97
11609500210000	HALLSTROM JUANITA	8820 METALMARK	1.00	A	\$156.97	11609500950000	SAEFONG KENG L	8845 TRITONIA	1.00	A	\$156.97
11609500220000	BREWER MATTHEW S	8824 METALMARK	1.00	A	\$156.97	11609500960000	KEYSER SARAH L	8841 TRITONIA	1.00	A	\$156.97
11609500230000	PATRICIA A/PAIGE R	8828 SONORAN	1.00	A	\$156.97	11609500970000	CHAVEZ NORMA A	8837 TRITONIA	1.00	A	\$156.97
11609500240000	OPENDOOR	8832 SONORAN	1.00	A	\$156.97	11609500980000	AHMED ROSE-STELLA	8683 TENNIS CLUB	1.00	A	\$156.97
11609500250000	BODAI TAKAHASHI	8836 SONORAN	1.00	A	\$156.97	11609500990000	PARMJIT	8679 TENNIS CLUB	1.00	A	\$156.97
11609500260000	DONALD V/SHIRLEY K	8840 SONORAN	1.00	A	\$156.97	11609501000000	ACQUAAH DANIEL	8675 TENNIS CLUB	1.00	A	\$156.97
11609500270000	GOODMAN GREGORY	8846 STATIRA	1.00	A	\$156.97	11609501010000	PARMJIT SINGH /	8671 TENNIS CLUB	1.00	A	\$156.97
11609500280000	EVANS MONICA LYNN	8850 STATIRA	1.00	A	\$156.97	11609501020000	MORRIS PATRICIA	8670 TENNIS CLUB	1.00	A	\$156.97
11609500290000	CORMIER LIVING	8851 STATIRA	1.00	A	\$156.97	11609501030000	PARMJIT SINGH /	8674 TENNIS CLUB	1.00	A	\$156.97
11609500300000	KHEDIM SIDALI	8608 DISA ALPINE	1.00	A	\$156.97	11609501040000	BOZAJIT GEORGIA A	8678 TENNIS CLUB	1.00	A	\$156.97
11609500310000	INMAN YOUNG FAMILY	8616 DISA ALPINE	1.00	A	\$156.97	11609501050000	QUABNER ELAINE M	8682 TENNIS CLUB	1.00	A	\$156.97
11609500320000	TAMEZ YOLANDA R	8639 DISA ALPINE	1.00	A	\$156.97	11609600010000	NGUYEN SONNY	8600 SPRING AZURE	1.00	B	\$172.67
11609500330000	GALOWNIA DAVID	8635 DISA ALPINE	1.00	A	\$156.97	11609600020000	BRASKAMP KEVIN	8900 HYPERIA	1.00	A	\$156.97
11609500350000	HESS CURTIS	8627 DISA ALPINE	1.00	A	\$156.97	11609600030000	ROBINSON CYNTHIA C	8622 SPRING AZURE	1.00	A	\$156.97
11609500360000	MCCAIN LARRY L	8623 DISA ALPINE	1.00	A	\$156.97	11609600040000	CARR ROGER	8626 SPRING AZURE	1.00	A	\$156.97
11609500370000	SOARES WILLIAM A	8619 DISA ALPINE	1.00	A	\$156.97	11609600050000	SMITH PATRICIA D	8630 SPRING AZURE	1.00	A	\$156.97
11609500380000	GREG L SMITH	8615 DISA ALPINE	1.00	A	\$156.97	11609600060000	BROWNFIELD FAMILY	8634 SPRING AZURE	1.00	A	\$156.97
11609500390000	BUKSH FAIAZ	8611 DISA ALPINE	1.00	A	\$156.97	11609600070000	MENDOZA VICTORINO	8640 WHITE PEACOCK	1.00	A	\$156.97
11609500400000	HILL HERMAN W	8607 DISA ALPINE	1.00	A	\$156.97	11609600080000	DINKINS SHAWN E	8644 WHITE PEACOCK	1.00	A	\$156.97
11609500410000	ADAY REV LIVING	8833 SONORAN	1.00	A	\$156.97	11609600090000	BRIDGET D BROWN	8648 WHITE PEACOCK	1.00	A	\$156.97
11609500420000	BOETTCHER LIVING	8608 CALLIPPE	1.00	A	\$156.97	11609600100000	DELGADO ROBERT L	8652 WHITE PEACOCK	1.00	A	\$156.97
11609500430000	BRAGET RANDY R	8612 CALLIPPE	1.00	A	\$156.97	11609600110000	GIUFFRIDA ALFIO F	8656 WHITE PEACOCK	1.00	A	\$156.97
11609500440000	DOLORES C	8616 CALLIPPE	1.00	A	\$156.97	11609600120000	MENDOZA LOURDES	8660 WHITE PEACOCK	1.00	A	\$156.97
11609500450000	DILTZ THERESA M	8620 CALLIPPE	1.00	A	\$156.97	11609600130000	VAN DYKE KENNETH	8664 WHITE PEACOCK	1.00	A	\$156.97
11609500460000	HOPKINS PHILIP H	8840 SHELDON CREEK	1.00	A	\$156.97	11609600140000	LEWIS ERIC B	8668 WHITE PEACOCK	1.00	A	\$156.97
11609500470000	ROZARIO LOURDES C	8844 SHELDON CREEK	1.00	A	\$156.97	11609600150000	BRASHER JEREMIAH J	8683 WHITE PEACOCK	1.00	A	\$156.97
11609500500000	TERBIO LEVI A	8656 LITTLE WOOD	1.00	A	\$156.97	11609600160000	BURNS SHERI L	8679 WHITE PEACOCK	1.00	A	\$156.97
11609500510000	ROBERT P / LISA V P	8660 LITTLE WOOD	1.00	A	\$156.97	11609600170000	KHONG LONG HUU	8889 MYLITTA	1.00	A	\$156.97
11609500520000	JOHNSON FAMILY	8664 LITTLE WOOD	1.00	A	\$156.97	11609600180000	LE BO	8885 MYLITTA	1.00	A	\$156.97
11609500530000	WOODLEY FAMILY	8668 LITTLE WOOD	1.00	A	\$156.97	11609600190000	CLIPPINGER JAMES	8881 MYLITTA	1.00	A	\$156.97
11609500540000	SCHARLENE	8672 LITTLE WOOD	1.00	A	\$156.97	11609600200000	KENNETH C/DELORES	8877 SILVERY BLUE	1.00	A	\$156.97
11609500550000	AUDYCKI FAMILY	8680 LITTLE WOOD	1.00	A	\$156.97	11609600210000	SOUZA KENNETH M	8873 SILVERY BLUE	1.00	A	\$156.97
11609500560000	VO NGA	8841 SHELDON CREEK	1.00	A	\$156.97	11609600220000	HERNANDEZ ANGEL	8869 SILVERY BLUE	1.00	A	\$156.97
11609500570000	TRAN LUC V	8835 SHELDON CREEK	1.00	A	\$156.97	11609600230000	PABALATE EDMUND L	8865 SILVERY BLUE	1.00	A	\$156.97
11609500580000	CANAYA YOLANDA P	8829 SHELDON CREEK	1.00	A	\$156.97	11609600240000	GARCIA SAMUEL M	8861 SILVERY BLUE	1.00	A	\$156.97
11609500590000	BREAZELL	8825 SHELDON CREEK	1.00	A	\$156.97	11609600250000	BALALIS THOMAS M	8650 DISA ALPINE	1.00	A	\$156.97
11609500600000	CONWAY NICKELL	8821 SHELDON CREEK	1.00	A	\$156.97	11609600260000	BROWN KIMBERLY M	8654 DISA ALPINE	1.00	A	\$156.97
11609500610000	SOUZA SHAWN M	8817 SHELDON CREEK	1.00	A	\$156.97	11609600270000	HEATON DANIEL K	8658 DISA ALPINE	1.00	A	\$156.97
11609500620000	SCOTT FREDDIE	8813 SHELDON CREEK	1.00	A	\$156.97	11609600280000	BROWN CODY M	8662 DISA ALPINE	1.00	A	\$156.97
11609500630000	LUSTER EDWARD J	8631 LITTLE WOOD	1.00	A	\$156.97	11609600290000	MINNEHAN CHERLY L	8666 DISA ALPINE	1.00	A	\$156.97
11609500640000	LE THUAN B	8635 LITTLE WOOD	1.00	A	\$156.97	11609600300000	DENJUS MAXIMILIAAN	8670 DISA ALPINE	1.00	A	\$156.97
11609500650000	ROBERTA A LARSON	8639 LITTLE WOOD	1.00	A	\$156.97	11609600310000	BRACCO JUDITH	8674 DISA ALPINE	1.00	A	\$156.97
11609500660000	SINGH JATINDER	8643 LITTLE WOOD	1.00	A	\$156.97	11609600320000	MOJICA PRISCILLA	8675 GOSSAMER	1.00	A	\$156.97
11609500670000	FERNANDEZ DYLAN	8647 LITTLE WOOD	1.00	A	\$156.97	11609600330000	ARANAZU JUAN A	8669 GOSSAMER	1.00	A	\$156.97
11609500680000	BADWALZ IQBAL	8651 LITTLE WOOD	1.00	A	\$156.97	11609600340000	LO FAMILY LIVING	8665 GOSSAMER	1.00	A	\$156.97
11609500690000	BOWERS KELLY C	8655 LITTLE WOOD	1.00	A	\$156.97	11609600350000	JONES PATRICK W	8661 GOSSAMER	1.00	A	\$156.97
11609500700000	SONG MENG	8659 LITTLE WOOD	1.00	A	\$156.97	11609600360000	VAN TASSEL KRISTINE	8657 GOSSAMER	1.00	A	\$156.97



**COSUMNES COMMUNITY SERVICES DISTRICT**  
**Camden Estates and Camden Pointe Improvement District**  
**Assessment Roll 2019-20**

Listed in Order by Assessor Parcel Number

Assessment Number & Assessor						Assessment Number & Assessor					
Parcel Number	Owner Name(s)	Site Address	EDU	LL Zone	Assmnt	Parcel Number	Owner Name(s)	Site Address	EDU	LL Zone	Assmnt
11609600370000	RAMIREZ-PEREZ	8651 GOSSAMER	1.00	A	\$156.97	11610700450000	ROCKYWATER	8699 WHITE PEACOCK	1.00	A	\$156.97
11609600380000	SCHULZE JOSH W	8652 GOSSAMER	1.00	A	\$156.97	11610700460000	BRADLEY XAVIER	8695 WHITE PEACOCK	1.00	A	\$156.97
11609600390000	MARGARET I	8656 GOSSAMER	1.00	A	\$156.97	11610700470000	KENDRICK DAN C	8691 WHITE PEACOCK	1.00	A	\$156.97
11609600400000	PAMELA G CASEY	8660 GOSSAMER	1.00	A	\$156.97	11610700480000	MACKEY SEARS	8687 WHITE PEACOCK	1.00	A	\$156.97
11609600410000	LI SU MEI	8664 GOSSAMER	1.00	A	\$156.97	11610700490000	SPEARS STEPHANIE	8686 WHITE PEACOCK	1.00	A	\$156.97
11609600420000	WMJ ENTERPRISES	8668 GOSSAMER	1.00	A	\$156.97	11610700500000	SYED ERUM A	8690 WHITE PEACOCK	1.00	A	\$156.97
11609600430000	CHAN HIEN P	8672 GOSSAMER	1.00	A	\$156.97	11610700510000	JIANBIN HAO/HUA	8694 WHITE PEACOCK	1.00	A	\$156.97
11609600440000	LEVIN ELIZABETH A F	8880 SHELDON CREEK	1.00	A	\$156.97	11610700520000	KING FAMILY TRUST	8698 WHITE PEACOCK	1.00	A	\$156.97
11609600450000	BLACKBURN LIVING	8876 SHELDON CREEK	1.00	A	\$156.97	11610700530000	EZELI PATRICIA A	8702 WHITE PEACOCK	1.00	A	\$156.97
11609600460000	YIN JINWU	8872 SHELDON CREEK	1.00	A	\$156.97	11610700540000	FINK ROGER E	8706 WHITE PEACOCK	1.00	A	\$156.97
11609600470000	SIPULA PATRICIA	8868 SHELDON CREEK	1.00	A	\$156.97	11610700550000	RICHARDS DAVID B	8710 WHITE PEACOCK	1.00	A	\$156.97
11609600480000	TEMPLE NICOLE	8851 RED SATYR	1.00	A	\$156.97	11610700560000	GOLDSTEIN DENISE	8679 ALASKA RANGE	1.00	A	\$156.97
11609600490000	KAKUDO PATRICK M	8855 RED SATYR	1.00	A	\$156.97	11610700570000	HUYNH VAN T	8675 ALASKA RANGE	1.00	A	\$156.97
11609600500000	KATHRYN M ENOS	8859 RED SATYR	1.00	A	\$156.97	11610700580000	SHAREGHI ALIREZA	8669 ALASKA RANGE	1.00	A	\$156.97
11609600510000	BEI LINNEA A	8858 RED SATYR	1.00	A	\$156.97	11610700590000	HOME PARTNERS GA	8665 ALASKA RANGE	1.00	A	\$156.97
11609600520000	KATT KEVIN A	8854 RED SATYR	1.00	A	\$156.97	11610700600000	HARDING FAMILY	8659 ALASKA RANGE	1.00	A	\$156.97
11609600530000	MURREY PAUL D	8850 RED SATYR	1.00	A	\$156.97	11610700610000	CHEN DAVID	8655 ALASKA RANGE	1.00	A	\$156.97
11609600540000	BACA JOSHUA	8624 DISA ALPINE	1.00	A	\$156.97	11610700620000	ODUNI BRIDGET O	8651 ALASKA RANGE	1.00	A	\$156.97
11609600550000	TELLER REVOCABLE	8855 STATIRA	1.00	A	\$156.97	11610700630000	CUNNINGHAM	8647 ALASKA RANGE	1.00	A	\$156.97
11609600560000	YOUNG TRESHA A	8859 STATIRA	1.00	A	\$156.97	11610700640000	DYKE CRAIG V	8643 ALASKA RANGE	1.00	A	\$156.97
11609600570000	PINEDA JORGE F	8863 STATIRA	1.00	A	\$156.97	11610700650000	RODNEY C / PAULA J	8925 SHELDON CREEK	1.00	A	\$156.97
11609600580000	ESPERANTE FAMILY	8854 STATIRA	1.00	A	\$156.97	11610700660000	FOLCIK CARL	8921 SHELDON CREEK	1.00	A	\$156.97
11609600590000	MUNGUIA ALONZO L	8858 STATIRA	1.00	A	\$156.97	11610700670000	ZAKHARCHENKO	8917 SHELDON CREEK	1.00	A	\$156.97
11609600600000	DIAZ BRANDON L	8862 STATIRA	1.00	A	\$156.97	11610700680000	SMITH BELINDA	8954 IVANPAH	1.00	A	\$156.97
11609600610000	COSUMNES		0.00	A	\$0.00	11610700690000	NAICKER RAJESH	8958 IVANPAH	1.00	A	\$156.97
11609600620000	COSUMNES		0.00	A	\$0.00	11610700700000	KNOTT BARBARA	8962 IVANPAH	1.00	A	\$156.97
11609600630000	COSUMNES	8601 SPRING AZURE	0.00	A	\$0.00	11610700710000	JOHNSTON JOHN E	8966 IVANPAH	1.00	A	\$156.97
11610700010000	ABOUBECHARA	8573 SPRING AZURE	1.00	B	\$172.67	11610700720000	GODWIN ROBERT	8970 IVANPAH	1.00	A	\$156.97
11610700020000	NGUYEN HONG-LAP	8569 SPRING AZURE	1.00	A	\$156.97	11610700730000	LAROCHE ENRIQUE	8974 IVANPAH	1.00	A	\$156.97
11610700030000	SWANSON DAVID D	8561 SPRING AZURE	1.00	A	\$156.97	11610700740000	ORTH FAMILY	8978 IVANPAH	1.00	A	\$156.97
11610700040000	WANN YIFEN	8557 SPRING AZURE	1.00	A	\$156.97	11610700750000	EMBERLEY	8977 IVANPAH	1.00	A	\$156.97
11610700050000	CRUZ JOSE P	8553 SPRING AZURE	1.00	A	\$156.97	11610700760000	DUNN BARBARA L	8973 IVANPAH	1.00	A	\$156.97
11610700060000	MOON ANDREW K	8549 SPRING AZURE	1.00	A	\$156.97	11610700770000	ALCALA FRANCISCO J	8969 IVANPAH	1.00	A	\$156.97
11610700070000	POTTER LARRY W	8545 SPRING AZURE	1.00	A	\$156.97	11610700780000	BACHAND VICTOR	8963 IVANPAH	1.00	A	\$156.97
11610700080000	LI SHENG ZHI	8541 SPRING AZURE	1.00	A	\$156.97	11610700790000	GODWIN ROBERT	8959 IVANPAH	1.00	A	\$156.97
11610700090000	LUCAS TOMMY	8537 SPRING AZURE	1.00	A	\$156.97	11610700800000	CAMBOIA JACOB	8955 IVANPAH	1.00	A	\$156.97
11610700100000	NELSON VICKI K	8533 SPRING AZURE	1.00	A	\$156.97	11610700810000	REV LIVING TRUST	8951 IVANPAH	1.00	A	\$156.97
11610700110000	SOLANKI UDAYSI	8532 SPRING AZURE	1.00	A	\$156.97	11610700820000	BUTZ JULIA	8947 IVANPAH	1.00	A	\$156.97
11610700120000	YUAN GANG	8536 SPRING AZURE	1.00	A	\$156.97	11610700830000	RUSSELL BYRON	8908 SHELDON CREEK	1.00	A	\$156.97
11610700130000	RASHO RAMSEN I	8540 SPRING AZURE	1.00	A	\$156.97	11610700840000	CAROL A WRIGHT	8912 SHELDON CREEK	1.00	A	\$156.97
11610700140000	CHRISTIANSON	8544 SPRING AZURE	1.00	A	\$156.97	11610700850000	COX GREGORY A	8916 SHELDON CREEK	1.00	A	\$156.97
11610700150000	B/T LI TRUST	8548 SPRING AZURE	1.00	A	\$156.97	11610700860000	CHAN YEE SIN	8920 SHELDON CREEK	1.00	A	\$156.97
11610700160000	NAFARRETE	8552 SPRING AZURE	1.00	A	\$156.97	11610700870000	HILL DANIELLE J	8926 SHELDON CREEK	1.00	A	\$156.97
11610700170000	COLE DONALD	8556 SPRING AZURE	1.00	A	\$156.97	11610700880000	LAM HUE D	8930 SHELDON CREEK	1.00	A	\$156.97
11610700180000	DUNHAM CATHLEEN C	8560 SPRING AZURE	1.00	A	\$156.97	11610700890000	MARKS IRVIN	8936 SHELDON CREEK	1.00	A	\$156.97
11610700190000	TA LIEN KIM	8945 SHELDON CREEK	1.00	A	\$156.97	11610700900000	ISMAIL MOHAMMED I	8942 SHELDON CREEK	1.00	A	\$156.97
11610700200000	WHITWORTH JUSTIN	8941 SHELDON CREEK	1.00	A	\$156.97	11610700910000	THOMPSON STEVEN	8907 HYPERIA	1.00	A	\$156.97
11610700210000	SINGH TEJINDER PAL	8937 SHELDON CREEK	1.00	A	\$156.97	11610700920000	RICK / DANA STASSI	8911 HYPERIA	1.00	A	\$156.97
11610700220000	TRINH TRUYEN DAI	8933 SHELDON CREEK	1.00	A	\$156.97	11610700930000	LAU MICHELLE M S	8912 HYPERIA	1.00	A	\$156.97
11610700230000	THAO BEE	8638 ALASKA RANGE	1.00	A	\$156.97	11610700940000	SINGH ASHWANI	8908 HYPERIA	1.00	A	\$156.97
11610700240000	JONES MARIAH G	8642 ALASKA RANGE	1.00	A	\$156.97	11610700950000	WEISHAHN FAMILY	8904 HYPERIA	1.00	A	\$156.97
11610700250000	MONTEZ MICHELE	8646 ALASKA RANGE	1.00	A	\$156.97	11610700960000	DLUGOPOLSKI	8596 SPRING AZURE	1.00	B	\$172.67
11610700260000	ESPINOZA	8650 ALASKA RANGE	1.00	A	\$156.97	11610700970000	WU ALEX C	8592 SPRING AZURE	1.00	B	\$172.67
11610700270000	SAADUT HAMEDA	8945 SIERRA NEVADA	1.00	A	\$156.97	11610700980000	WHITAKER DAVID B	8588 SPRING AZURE	1.00	B	\$172.67
11610700280000	JIMENEZ RYAN	8950 ALPS	1.00	A	\$156.97	11610700990000	JOHNSON CHASE V	8584 SPRING AZURE	1.00	B	\$172.67
11610700290000	WARES ROBERT W	8954 ALPS	1.00	A	\$156.97	11610701000000	MEAD ROBERT	8580 SPRING AZURE	1.00	B	\$172.67
11610700300000	PAYNE JASON E	8955 ALPS	1.00	A	\$156.97	11610701010000	DONOHU TODD	8576 SPRING AZURE	1.00	B	\$172.67
11610700310000	MURILLO SILVERIO	8951 ALPS	1.00	A	\$156.97	11610701020000	CHOW YEE YEE	8572 SPRING AZURE	1.00	A	\$156.97
11610700320000	SAMUEL H/MAY	8680 ALASKA RANGE	1.00	A	\$156.97	11610701030000	HAYER PALVINDER S	8568 SPRING AZURE	1.00	A	\$156.97
11610700330000	HP CALIFORNIA I LLC	8718 WHITE PEACOCK	1.00	A	\$156.97	11612400010000	LIEMTHONGSAMOUT	8513 SPRING AZURE	1.00	A	\$156.97
11610700340000	RUBIA E PACKARD	8722 WHITE PEACOCK	1.00	A	\$156.97	11612400020000	SIMON/CAROLYN M	8517 SPRING AZURE	1.00	A	\$156.97
11610700350000	YANG DAVID J	8726 WHITE PEACOCK	1.00	A	\$156.97	11612400030000	REBENSORF FAMILY	8521 SPRING AZURE	1.00	A	\$156.97
11610700360000	NGUYEN RACHEL	8730 WHITE PEACOCK	1.00	A	\$156.97	11612400040000	ESTOPARE FERNANN	8525 SPRING AZURE	1.00	A	\$156.97
11610700370000	CUNEO KRISTIN	8731 WHITE PEACOCK	1.00	A	\$156.97	11612400050000	NAILS MARY L	8529 SPRING AZURE	1.00	A	\$156.97
11610700380000	MARGRETHE M	8727 WHITE PEACOCK	1.00	A	\$156.97	11612400060000	ALEXANDER FAMILY	8528 SPRING AZURE	1.00	A	\$156.97
11610700390000	CALVAN	8723 WHITE PEACOCK	1.00	A	\$156.97	11612400070000	SAYLOR PAUL	8524 SPRING AZURE	1.00	A	\$156.97
11610700400000	VELLA WILLIAM S	8719 WHITE PEACOCK	1.00	A	\$156.97	11612400080000	ROSENBLATT FAMILY	8520 SPRING AZURE	1.00	A	\$156.97
11610700410000	DUCKWORTH LAURIE	8715 WHITE PEACOCK	1.00	A	\$156.97	11612400090000	ATUEGBU MAUREEN	8516 SPRING AZURE	1.00	A	\$156.97
11610700420000	DURAN FRANCISCO	8711 WHITE PEACOCK	1.00	A	\$156.97	11612400100000	BADWAL DARSHAN S	8512 SPRING AZURE	1.00	A	\$156.97
11610700430000	JENKINS BRENT	8707 WHITE PEACOCK	1.00	A	\$156.97	11612400110000	VERKUYL GERALD R	8992 PANAMINT	1.00	A	\$156.97
11610700440000	PRAKASH ANISH N	8703 WHITE PEACOCK	1.00	A	\$156.97	11612400120000	ENANO EMMANUEL C	8988 PANAMINT	1.00	A	\$156.97

**COSUMNES COMMUNITY SERVICES DISTRICT**  
**Camden Estates and Camden Pointe Improvement District**  
**Assessment Roll 2019-20**

Listed in Order by Assessor Parcel Number

Assessment Number & Assessor					Assessment Number & Assessor						
Parcel Number	Owner Name(s)	Site Address	EDU	LL Zone	Assmnt	Parcel Number	Owner Name(s)	Site Address	EDU	LL Zone	Assmnt
11612400130000	RAM NARANJAN	8984 PANAMINT	1.00	A	\$156.97	11612400840000	ARANJO COLLIN A	8775 WHITE PEACOCK	1.00	A	\$156.97
11612400140000	BUI LANNIE	8980 PANAMINT	1.00	A	\$156.97	11612400850000	GRIMES AVA	8779 WHITE PEACOCK	1.00	A	\$156.97
11612400150000	HADLEY SCOTT	8976 PANAMINT	1.00	A	\$156.97	11612400860000	KENNEDY ERIC J	8783 WHITE PEACOCK	1.00	A	\$156.97
11612400160000	CAMILO IVO S	8972 PANAMINT	1.00	A	\$156.97	11612400870000	ENGLISH RHONDA R	8787 WHITE PEACOCK	1.00	A	\$156.97
11612400170000	DARBY	8968 PANAMINT	1.00	A	\$156.97	11612400880000	REBUYON JOCELYN T	8791 WHITE PEACOCK	1.00	A	\$156.97
11612400180000	BENSON FAMILY	8964 PANAMINT	1.00	A	\$156.97	11612400890000	SEEMSTER ANTHONY	8795 WHITE PEACOCK	1.00	A	\$156.97
11612400190000	HENDRICKSON	8960 PANAMINT	1.00	A	\$156.97	11612400900000	BOURNE KYLE	8799 WHITE PEACOCK	1.00	A	\$156.97
11612400200000	HOWARD MICHELLE	8956 PANAMINT	1.00	A	\$156.97	11612400910000	WHITE PEACOCK SAC	8803 WHITE PEACOCK	1.00	A	\$156.97
11612400210000	JAMALL DOE	8952 PANAMINT	1.00	A	\$156.97	11612400920000	DELVEY WILLIAMS	8807 WHITE PEACOCK	1.00	A	\$156.97
11612400220000	HEATLEY AFFAF	8949 PANAMINT	1.00	A	\$156.97	11612400930000	WALLACE/GERALDINE	8811 WHITE PEACOCK	1.00	A	\$156.97
11612400230000	FLOYD DANA	8953 PANAMINT	1.00	A	\$156.97	11612400940000	OLIVEIRA GLENN A	8815 WHITE PEACOCK	1.00	A	\$156.97
11612400240000	ARSENIO V DUCAY	8957 PANAMINT	1.00	A	\$156.97	11612400950000	TRAN PETER	8819 WHITE PEACOCK	1.00	A	\$156.97
11612400250000	KOLL VIVIAN A	8961 PANAMINT	1.00	A	\$156.97	11612400960000	FOX REVOCABLE	8823 WHITE PEACOCK	1.00	A	\$156.97
11612400260000	DULAI JASWINDER S	8965 PANAMINT	1.00	A	\$156.97	11612400970000	VALLESCAS MERLITA	8827 WHITE PEACOCK	1.00	A	\$156.97
11612400270000	LEWIS SHARON	8969 PANAMINT	1.00	A	\$156.97	11612400980000	WILLIAMS WORDROW	8831 WHITE PEACOCK	1.00	A	\$156.97
11612400280000	TRAC DUC QUANG	8973 PANAMINT	1.00	A	\$156.97	11612400990000	GROVES ARLIS K	8835 WHITE PEACOCK	1.00	A	\$156.97
11612400290000	MCKINNEY TARA J	8977 PANAMINT	1.00	A	\$156.97	11612401000000	LIN FAMILY TRUST	8839 WHITE PEACOCK	1.00	A	\$156.97
11612400300000	MAURER FAMILY	8981 PANAMINT	1.00	A	\$156.97	11612401010000	DEBONO FAMILY	8843 WHITE PEACOCK	1.00	A	\$156.97
11612400310000	WOMACK PEGGY L	8985 PANAMINT	1.00	A	\$156.97	11612401020000	LEE DANNY	8847 WHITE PEACOCK	1.00	A	\$156.97
11612400320000	LE DIAMOND	8989 PANAMINT	1.00	A	\$156.97	11612401030000	NGUYEN HOANG T	8851 WHITE PEACOCK	1.00	A	\$156.97
11612400330000	JILL L JONES 2000	8993 PANAMINT	1.00	A	\$156.97	11614300010000	DIETZ MICHELLE	8963 BECKINGTON	1.00	A	\$156.97
11612400340000	RAMIREZ GINA	8992 SIERRA NEVADA	1.00	A	\$156.97	11614300020000	YIP PETER P	8967 BECKINGTON	1.00	A	\$156.97
11612400350000	OLSON BRIAN	8988 SIERRA NEVADA	1.00	A	\$156.97	11614300030000	NNOLI AUGUSTINE C	8971 BECKINGTON	1.00	A	\$156.97
11612400360000	SANDRA L COLOMBINI	8984 SIERRA NEVADA	1.00	A	\$156.97	11614300040000	WATSON WILLIE J	8975 BECKINGTON	1.00	A	\$156.97
11612400370000	QUIGGLE DANIEL P	8980 SIERRA NEVADA	1.00	A	\$156.97	11614300050000	SIVILS JOHNNY R	8472 SAINT ARVANT	1.00	A	\$156.97
11612400380000	TRAN TUYET T	8976 SIERRA NEVADA	1.00	A	\$156.97	11614300060000	ROEDIGER FAYE	8468 SAINT ARVANT	1.00	A	\$156.97
11612400390000	MENELEY DEBORAH	8972 SIERRA NEVADA	1.00	A	\$156.97	11614300070000	MCCRACKEN MARK	8464 SAINT ARVANT	1.00	A	\$156.97
11612400400000	DELGADO DANIEL A	8968 SIERRA NEVADA	1.00	A	\$156.97	11614300080000	S S HULL TRUST	8460 SAINT ARVANT	1.00	A	\$156.97
11612400410000	2017 CHINH VAN	8964 SIERRA NEVADA	1.00	A	\$156.97	11614300090000	HUSSEIN NAUSHAD	8456 SAINT ARVANT	1.00	A	\$156.97
11612400420000	DHANOTA	8960 SIERRA NEVADA	1.00	A	\$156.97	11614300100000	SOARES	8450 SAINT ARVANT	1.00	A	\$156.97
11612400430000	SILMON FRANCES J	8956 SIERRA NEVADA	1.00	A	\$156.97	11614300110000	ERIK C / KELLI A	8453 SAINT ARVANT	1.00	A	\$156.97
11612400440000	LUCERO-GUIRIT MARY	8949 SIERRA NEVADA	1.00	A	\$156.97	11614300120000	KWONG HENRY	8457 SAINT ARVANT	1.00	A	\$156.97
11612400450000	NGUYEN TONY	8957 SIERRA NEVADA	1.00	A	\$156.97	11614300130000	HEMBRE DEREK J	8461 SAINT ARVANT	1.00	A	\$156.97
11612400460000	CASTILLO JOSE F	8965 SIERRA NEVADA	1.00	A	\$156.97	11614300140000	TAI L NGOC LIVING	8465 SAINT ARVANT	1.00	A	\$156.97
11612400470000	ARNICK-REYNOLDS	8651 PYRENEES	1.00	A	\$156.97	11614300150000	MASHNI AKRAM Y	8469 SAINT ARVANT	1.00	A	\$156.97
11612400480000	PLAZA RUBEN	8655 PYRENEES	1.00	A	\$156.97	11614300160000	WILSON-POUGH	8473 SAINT ARVANT	1.00	A	\$156.97
11612400490000	NELSON PATRICK	8659 PYRENEES	1.00	A	\$156.97	11614300170000	HA MACKENZIE	8472 KINGSLAND	1.00	A	\$156.97
11612400500000	LEE SHANE A	8663 PYRENEES	1.00	A	\$156.97	11614300180000	FIELDS CHRISHANA	8468 KINGSLAND	1.00	A	\$156.97
11612400510000	DAN LY HUE LAM	8667 PYRENEES	1.00	A	\$156.97	11614300190000	ZAWADZKI JOHN A	8464 KINGSLAND	1.00	A	\$156.97
11612400520000	STEIN JOSEPH C	8671 PYRENEES	1.00	A	\$156.97	11614300200000	HERRICK DYLAN	8460 KINGSLAND	1.00	A	\$156.97
11612400530000	GROSJEAN MARY	8675 PYRENEES	1.00	A	\$156.97	11614300210000	Y UYEN HOANG	8456 KINGSLAND	1.00	A	\$156.97
11612400540000	DHILLON FAMILY	8674 PYRENEES	1.00	A	\$156.97	11614300220000	MARKS LINDA D	8452 KINGSLAND	1.00	A	\$156.97
11612400550000	POMPEI VIVIAN S	8670 PYRENEES	1.00	A	\$156.97	11614300230000	SHARMA SANJAY P	8453 KINGSLAND	1.00	A	\$156.97
11612400560000	BLOOMSTINE	8666 PYRENEES	1.00	A	\$156.97	11614300240000	SHELTON RICHARD	8457 KINGSLAND	1.00	A	\$156.97
11612400570000	DUBALE YESHUM S	8662 PYRENEES	1.00	A	\$156.97	11614300250000	CHAVEZ ZACHARY C	8461 KINGSLAND	1.00	A	\$156.97
11612400580000	ORTEGA DANIELLE C	8658 PYRENEES	1.00	A	\$156.97	11614300260000	NGUYEN TRUNG	8465 KINGSLAND	1.00	A	\$156.97
11612400590000	DITLEVSEN CAROLYN	8654 PYRENEES	1.00	A	\$156.97	11614300270000	NORTON RICHARD	8469 KINGSLAND	1.00	A	\$156.97
11612400600000	BYRD REVOCABLE	8650 PYRENEES	1.00	A	\$156.97	11614300280000	THI LE THU CHANH	8473 KINGSLAND	1.00	A	\$156.97
11612400610000	LU VI HUNG	8802 WHITE PEACOCK	1.00	A	\$156.97	11614300290000	RUSSELL C/MARIE B	8864 WHITE PEACOCK	1.00	A	\$156.97
11612400620000	WONG TRAN B	8798 WHITE PEACOCK	1.00	A	\$156.97	11614300300000	MILLER JAMES I	8868 WHITE PEACOCK	1.00	A	\$156.97
11612400630000	RALPH T / CAROL R	8794 WHITE PEACOCK	1.00	A	\$156.97	11614300310000	VIGON JIMMY L	8872 WHITE PEACOCK	1.00	A	\$156.97
11612400640000	NGO HUYEN THANH	8790 WHITE PEACOCK	1.00	A	\$156.97	11614300320000	IKENBERRY DEVIN T	8876 WHITE PEACOCK	1.00	A	\$156.97
11612400650000	GOPAL TRUST	8786 WHITE PEACOCK	1.00	A	\$156.97	11614300330000	DEDONDER BRIAN	8880 WHITE PEACOCK	1.00	A	\$156.97
11612400660000	JAMIAS JAMES	8782 WHITE PEACOCK	1.00	A	\$156.97	11614300340000	GIORGIS ROBERT B	8884 WHITE PEACOCK	1.00	A	\$156.97
11612400670000	PHAM PHUOC HUU	8778 WHITE PEACOCK	1.00	A	\$156.97	11614300350000	NGUYEN TAM	8885 WHITE PEACOCK	1.00	A	\$156.97
11612400680000	ARANA CHARLES E	8774 WHITE PEACOCK	1.00	A	\$156.97	11614300360000	GREEN REVOCABLE	8881 WHITE PEACOCK	1.00	A	\$156.97
11612400690000	BETTENCOURT JACK	8770 WHITE PEACOCK	1.00	A	\$156.97	11614300370000	ORCINO STEVEN F	8877 WHITE PEACOCK	1.00	A	\$156.97
11612400700000	ESTRADA ALFRED	8746 WHITE PEACOCK	1.00	A	\$156.97	11614300380000	FLORY FAMILY TRUST	8873 WHITE PEACOCK	1.00	A	\$156.97
11612400710000	MILLER FAMILY	8742 WHITE PEACOCK	1.00	A	\$156.97	11614300390000	ARPILLEDA JOEL C	8869 WHITE PEACOCK	1.00	A	\$156.97
11612400720000	STEPHEN J /	8738 WHITE PEACOCK	1.00	A	\$156.97	11614300400000	RAM RAJESH	8865 WHITE PEACOCK	1.00	A	\$156.97
11612400730000	N BERNARD	8734 WHITE PEACOCK	1.00	A	\$156.97	11614300410000	MONTALBANO JOHN R	8859 WHITE PEACOCK	1.00	A	\$156.97
11612400740000	DUNCAN GUTIERREZ	8735 WHITE PEACOCK	1.00	A	\$156.97	11614300420000	PEI YANMING	8855 WHITE PEACOCK	1.00	A	\$156.97
11612400750000	HESPELER AMBER A	8739 WHITE PEACOCK	1.00	A	\$156.97	11614300430000	NGUYEN YEN P	8995 BECKINGTON	1.00	A	\$156.97
11612400760000	2017 PINTONGKAM	8743 WHITE PEACOCK	1.00	A	\$156.97	11614300440000	FRENCH RAMON	8991 BECKINGTON	1.00	A	\$156.97
11612400770000	MAESTAS SAMUEL A	8747 WHITE PEACOCK	1.00	A	\$156.97	11614300450000	SMITH JILL WEEKS	8987 BECKINGTON	1.00	A	\$156.97
11612400780000	LOUPRASONG MANILA	8751 WHITE PEACOCK	1.00	A	\$156.97	11614300460000	SPURLIN STEPHANIE	8983 BECKINGTON	1.00	A	\$156.97
11612400790000	ATENCIO FAMILY	8755 WHITE PEACOCK	1.00	A	\$156.97	11614300470000	YOUN ZAPATA	8979 BECKINGTON	1.00	A	\$156.97
11612400800000	BURCH CHRISTINA	8759 WHITE PEACOCK	1.00	A	\$156.97	11614300480000	BOULDER GLEN		0.00	A	\$0.00
11612400810000	SHEA NICOLA	8763 WHITE PEACOCK	1.00	A	\$156.97	11614500010000	BERGER ALAN S	8942 BECKINGTON	1.00	B	\$172.67
11612400820000	FEHER SCOTT A	8767 WHITE PEACOCK	1.00	A	\$156.97	11614500020000	PALMER DONNA M	8938 BECKINGTON	1.00	A	\$156.97
11612400830000	JACOBS LAWRENCE	8771 WHITE PEACOCK	1.00	A	\$156.97	11614500030000	SHIPPAM MEGAN R	8937 BECKINGTON	1.00	A	\$156.97

**COSUMNES COMMUNITY SERVICES DISTRICT**  
**Camden Estates and Camden Pointe Improvement District**  
**Assessment Roll 2019-20**

Listed in Order by Assessor Parcel Number

Assessment Number & Assessor						Assessment Number & Assessor					
Parcel Number	Owner Name(s)	Site Address	EDU	LL Zone	Assmnt	Parcel Number	Owner Name(s)	Site Address	EDU	LL Zone	Assmnt
11614500040000	PATEL HASMUKH	8930 BECKINGTON	1.00	A	\$156.97	11614600220000	NOVACK CATHERINE	8555 CASTLEHAVEN	1.00	A	\$156.97
11614500050000	NGO SHELLA	8926 BECKINGTON	1.00	A	\$156.97	11614600230000	LAM LY FAMILY LIVING	8559 CASTLEHAVEN	1.00	A	\$156.97
11614500060000	SANDHU JASHEM K	8922 BECKINGTON	1.00	A	\$156.97	11614600240000	WONG GARY	8563 CASTLEHAVEN	1.00	A	\$156.97
11614500070000	NGO MICHAEL	8939 BECKINGTON	1.00	A	\$156.97	11614600250000	WARTA JANICE	8567 CASTLEHAVEN	1.00	A	\$156.97
11614500080000	DUTCHER MARCY J	8943 BECKINGTON	1.00	A	\$156.97	11614600260000	CHAMBERS 2002	8571 CASTLEHAVEN	1.00	B	\$172.67
11614500090000	BIBIANO ROSAURA G	8843 STAPLEHURST	1.00	A	\$156.97	11614600270000	COSUMNES		0.00	A	\$0.00
11614500100000	ABRAHAM PHILIP	8847 STAPLEHURST	1.00	A	\$156.97						
11614500110000	SCHURMEIER	8851 STAPLEHURST	1.00	A	\$156.97						
11614500120000	DINESH/ POONAM	8846 STAPLEHURST	1.00	A	\$156.97						
11614500130000	TIEN VINH	8842 STAPLEHURST	1.00	A	\$156.97						
11614500140000	WILLIAMMARCILINE	8838 STAPLEHURST	1.00	A	\$156.97						
11614500150000	RICHARD MICHAEL A	8824 STAPLEHURST	1.00	A	\$156.97						
11614500160000	ASTRIDIDIS DONNA	8816 STAPLEHURST	1.00	A	\$156.97						
11614500170000	DISCIPULO FAMILY	8810 STAPLEHURST	1.00	A	\$156.97						
11614500180000	DIANE MARIE	8825 HARDING HALL	1.00	A	\$156.97						
11614500190000	UPPAL DALJIT S	8829 HARDING HALL	1.00	A	\$156.97						
11614500200000	SINGH MAJOR	8833 HARDING HALL	1.00	A	\$156.97						
11614500210000	YAGHINI DAVOOD	8559 CASTLELYONS	1.00	A	\$156.97						
11614500220000	ANDAYA NICANOR T	8550 CASTLELYONS	1.00	A	\$156.97						
11614500230000	UWAZIE ERNEST E	8551 CASTLELYONS	1.00	A	\$156.97						
11614500240000	RANA NARESH	8555 CASTLELYONS	1.00	A	\$156.97						
11614500250000	AKKAYA CAN	8554 PATRICKSWELL	1.00	A	\$156.97						
11614500260000	FREDERIC/TERESITA	8550 PATRICKSWELL	1.00	A	\$156.97						
11614500270000	NGUYEN NGHIA	8551 PATRICKSWELL	1.00	A	\$156.97						
11614500280000	MCGILL CHARLES W	8555 PATRICKSWELL	1.00	A	\$156.97						
11614500290000	LADA ARMINDER	8554 WANDSWORTH	0.30	A	\$47.09						
11614500300000	SEGURA ARMANDO	8550 WANDSWORTH	1.00	A	\$156.97						
11614500310000	CAMDEN ESTS AT	8551 WANDSWORTH	0.30	A	\$47.09						
11614500320000	CAMDEN ESTS AT	8555 WANDSWORTH	0.30	A	\$47.09						
11614500330000	CAMDEN ESTS AT	8565 NEW MILLS	0.30	A	\$47.09						
11614500340000	CAMDEN ESTS AT	8569 NEW MILLS	0.30	A	\$47.09						
11614500350000	CAMDEN ESTS AT	8573 NEW MILLS	0.30	A	\$47.09						
11614500360000	CAMDEN ESTS AT	8577 NEW MILLS	0.30	A	\$47.09						
11614500370000	CAMDEN ESTS AT	8581 NEW MILLS	0.30	A	\$47.09						
11614500380000	PHUNG KEN C	8580 NEW MILLS	1.00	A	\$156.97						
11614500390000	CHEN JAMES C	8576 NEW MILLS	1.00	A	\$156.97						
11614500400000	JOHANSEN ERIK N	8572 NEW MILLS	1.00	A	\$156.97						
11614500410000	AMPEY FAMILY LIVING	8568 NEW MILLS	1.00	A	\$156.97						
11614500420000	HA LOC T	8564 NEW MILLS	1.00	A	\$156.97						
11614500430000	ZHU JIASUI	8811 STAPLEHURST	1.00	A	\$156.97						
11614500440000	GUPTA RAKESH	8817 STAPLEHURST	1.00	A	\$156.97						
11614500450000	FELIMON / MILA	8823 STAPLEHURST	1.00	A	\$156.97						
11614500460000	STEVEN G BARNETT	8827 STAPLEHURST	1.00	A	\$156.97						
11614500470000	DEDAL ALEXANDER A	8831 STAPLEHURST	1.00	A	\$156.97						
11614500480000	MAH KENMOND	8835 STAPLEHURST	1.00	A	\$156.97						
11614500490000	VINH FAMILY TRUST	8839 STAPLEHURST	1.00	A	\$156.97						
11614500500000	BOULDER GLEN		0.00	A	\$0.00						
11614500510000	BOULDER GLEN		0.00	A	\$0.00						
11614500520000	CITY OF ELK GROVE		0.00	A	\$0.00						
11614500530000	CITY OF ELK GROVE		0.00	A	\$0.00						
11614600010000	BURTON JAMES	8955 BECKINGTON	1.00	B	\$172.67						
11614600020000	JAMES JENNIFER	8959 BECKINGTON	1.00	A	\$156.97						
11614600030000	MOOCK REVOCABLE	8570 STAFFORDSHIRE	1.00	A	\$156.97						
11614600040000	VALENCIA GINA	8566 STAFFORDSHIRE	1.00	A	\$156.97						
11614600050000	LORETTA SHERB	8562 STAFFORDSHIRE	1.00	A	\$156.97						
11614600060000	BRUMLEY RONALD	8558 STAFFORDSHIRE	1.00	A	\$156.97						
11614600070000	GREGORY J	8554 STAFFORDSHIRE	1.00	A	\$156.97						
11614600080000	G/A HEROTA 1998	8550 STAFFORDSHIRE	1.00	A	\$156.97						
11614600090000	JANG STEVEN W	8551 STAFFORDSHIRE	1.00	A	\$156.97						
11614600100000	SCHNEIDER SCOTT S	8555 STAFFORDSHIRE	1.00	A	\$156.97						
11614600110000	DARAB PARISA	8559 STAFFORDSHIRE	1.00	A	\$156.97						
11614600120000	LY KIM-OANH THI	8563 STAFFORDSHIRE	1.00	A	\$156.97						
11614600130000	HANSEN LAURA	8567 STAFFORDSHIRE	1.00	A	\$156.97						
11614600140000	RAVENDRA / RITA	8571 STAFFORDSHIRE	1.00	A	\$156.97						
11614600150000	LAL URMILA WATI	8570 CASTLEHAVEN	1.00	B	\$172.67						
11614600160000	LALA BHAG C	8566 CASTLEHAVEN	1.00	A	\$156.97						
11614600170000	SHARMA IRENE	8562 CASTLEHAVEN	1.00	A	\$156.97						
11614600180000	BERNTSEN MARK J	8558 CASTLEHAVEN	1.00	A	\$156.97						
11614600190000	CCLW TRUST	8554 CASTLEHAVEN	1.00	A	\$156.97						
11614600200000	KINYON STEVE	8550 CASTLEHAVEN	1.00	A	\$156.97						
11614600210000	HUNDAL RICHARD S	8551 CASTLEHAVEN	1.00	A	\$156.97						

## APPENDIX – PROPOSED IMPROVEMENTS AND ESTIMATED COSTS

Capital Improvements for the east side of the park and improved maintenance & services for the whole park, trail & streetscapes:

Replacement Asset	Asset Replacement Cost	Life Expect	Unit of Measure	Quantity of Units	Yearly Amortized Cost	Cost to Replace	Asset Replace Date
B. Pump 7.5-10 HP	\$ 23,000	20	each	1	\$ 1,150	\$ 23,000	2019
Backflow .75"	\$ 300	30	each	1	\$ 10	\$ 300	2029
Backflow 1.5"	\$ 540	30	each	3	\$ 54	\$ 1,620	2029
Backflow 2"	\$ 600	30	each	1	\$ 20	\$ 600	2029
Backflow Cage Med	\$ 1,250	30	each	4	\$ 167	\$ 5,000	2029
Backflow Cage Sm	\$ 1,100	30	each	1	\$ 37	\$ 1,100	2029
Backflow Rebuild .75"	\$ 35	15	each	1	\$ 2	\$ 35	2019
Backflow Rebuild 1.5"	\$ 50	15	each	3	\$ 10	\$ 150	2019
Backflow Rebuild 2"	\$ 50	15	each	1	\$ 3	\$ 50	2019
Ballot Cost	\$ 30,000	25	each	1	\$ 1,200	n/a	2024
Basketball 1/2 Court	\$ 5,500	5	each	1	\$ 1,100	\$ 5,500	2019
BBQ Concrete	\$ 800	20	each	1	\$ 40	\$ 800	2019
Bench Steel Slats (Powder Coated)	\$ 800	30	each	10	\$ 267	\$ 8,000	2029
Bike Rack	\$ 500	25	each	3	\$ 60	\$ 1,500	2024
Contract (Playground Inspections)	\$ 390	2	each	2	\$ 390	\$ 780	2019
Contract Parks (Planter Maintenance)	\$ 0.0068190	1	SF	29800	\$ 2,438	\$ 2,438	2019
Contract Parks (Planter Maintenance)	\$ 0.0068190	1	SF	74334	\$ 6,083	\$ 6,083	2019
Contract Parks (Turf Maintenance)	\$ 0.0056650	1	SF	50735	\$ 3,449	\$ 3,449	2019
Contract Streets (Planter Maintenance)	\$ 0.0121270	1	SF	5986	\$ 871	\$ 871	2019
Contract Streets (Turf Maintenance)	\$ 0.0161030	1	SF	2990	\$ 578	\$ 578	2019
Decomposed Granite	\$ 35	2	SF	2300	\$ 124	\$ 247	2019
Drinking Fountain (Revitalization)	\$ 4,500	30	each	2	\$ 300	\$ 9,000	2029
Electrical Meter Box	\$ 3,500	40	each	1	\$ 88	\$ 3,500	2039
Exercise Equipment (Small Area)	\$ 18,000	20	each	1	\$ 900	\$ 18,000	2019
Fence (Chain link)	\$ 10	10	SF	800	\$ 800	\$ 8,000	2019
Insurance	\$ 536	1	each	1	\$ 536	\$ 536	2019
Irrigation Box Double Sided 24"	\$ 3,100	30	each	3	\$ 310	\$ 9,300	2029
Irrigation Controller "M"	\$ 4,500	25	each	3	\$ 540	\$ 13,500	2024
Park Revitalization Costs (Ph. 1)	\$ 189,690	25	each	1	\$ 7,588	\$ 189,690	2024
Planter Bark	\$ 37	5	SF	35786	\$ 809	\$ 4,046	2019
Planter Replacement	\$ 10	30	SF	29800	\$ 2,483	\$ 74,500	2029
Play Surface EWF	\$ 32	1	SF	7000	\$ 2,074	\$ 2,074	2019
Playground Revitalization	\$ 400,000	30	each	1	\$ 13,333	\$ 400,000	2029
Shade Structure Paint	\$ 2,500	10	each	1	\$ 250	\$ 2,500	2019
Shade Structure Roof (Steel)	\$ 10,000	40	each	1	\$ 250	\$ 10,000	2039
Sign (Park Name Concrete)	\$ 4,000	50	each	1	\$ 80	\$ 4,000	2049
Sprinkler (1800)	\$ 10	20	each	300	\$ 150	\$ 3,000	2019
Sprinkler (Rotor)	\$ 35	20	each	200	\$ 350	\$ 7,000	2019
Staff and Overhead	\$ 12,276	1	SF	1	\$ 12,276	\$ 12,276	2019
Table 72" (Concrete)	\$ 1,000	30	each	4	\$ 133	\$ 4,000	2029
Trash Can Concrete	\$ 600	30	each	5	\$ 100	\$ 3,000	2029
Trash Can Steel Insert	\$ 35	5	each	2	\$ 14	\$ 70	2019
Trees	\$ 69	7	each	339	\$ 3,342	n/a	2019
Turf (Small Soccer Revitalization)	\$ 1,500	5	each	1	\$ 300	\$ 1,500	2019
Valve Box (Green)	\$ 37	40	each	16	\$ 15	\$ 592	2039
Valve Box Lid (Green)	\$ 14	40	each	16	\$ 6	\$ 224	2039
Water Use SCWA	\$ 12,403	1	each	1	\$ 12,403	n/a	2019

### COSUMNES COMMUNITY SERVICES DISTRICT

CAMDEN ESTATES & CAMDEN POINTE IMPROVEMENT DISTRICT  
ENGINEER'S REPORT, FISCAL YEAR 2019-20



Capital improvements for the west side of the park, to be paid for with Quimby in-lieu Fees. Costs to be amortized over 20 years:

ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
1	Clearing and Grubbing	LS	\$20,000.00	1	\$20,000
2	Tree Protection	LS	\$3,000.00	1	\$3,000
3	Site Grading/Earthwork	SF	\$0.30	50,000	\$15,000
4	Construction Site Management	LS	\$10,000.00	1	\$10,000
5	Temporary Construction Fencing	LS	\$3,000.00	1	\$3,000
6	Temporary Drain Inlet Protection	EA	\$250.00	6	\$1,500
7	Temporary Concrete Washout	LS	\$750.00	1	\$750
8	24" Drain Inlet	EA	\$1,600.00	5	\$8,000
9	6" Drain Pipe	LF	\$35.00	404	\$14,140
10	Aggregate Base	TON	\$70.00	450	\$31,500
11	Concrete Paving 3.5	SF	\$7.00	5,400	\$37,800
12	Concrete Paving 5.5	SF	\$8.00	1,800	\$14,400
13	Concrete Basketball Court 4" depth w/ surfacing	SF	\$10.00	2,866	\$28,660
14	6" Concrete Play Curb	LF	\$28.00	160	\$4,480
15	12" Concrete Play Curb	LF	\$32.00	140	\$4,480
16	6" Concrete Mow Curb	LF	\$18.00	700	\$12,600
17	12" Concrete Mow Curb	LF	\$22.00	281	\$6,182
18	Playground Concrete Ramp	EA	\$1,500.00	2	\$3,000.00
19	Playground Equipment (5-12)	EA	\$110,000.00	1	\$110,000
20	Adult Fitness Equipment	LS	\$18,000.00	1	\$18,000
21	Playground Wood Fiber	SF	\$3.00	3,500	\$10,500.00
22	Music Sculptures	EA	\$7,000.00	3	\$21,000
23	Basketball Hoop, Net & Backboard	LS	\$9,000.00	1	\$9,000
24	Basketball Surfacing	LS	\$4,000.00	1	\$4,000
25	Class 200 PVC Pipe - 3/4" to 1-1/2"	LF	\$3.25	2,500	\$8,125

26	Sch. 40 PVC - 1" (Potable)	LF	\$3.50	90	\$315
27	Irrigation Sleeving	LS	\$750.00	1	\$750
28	1" Drip Irrigation Valve	EA	\$400.00	3	\$1,200
29	5" Pop-Up Stainless Steel Rotors	EA	\$125.00	54	\$6,750
30	6" Pop-Up Spray Heads	EA	\$50.00	7	\$350
31	Subsurface Dripperline	SF	\$1.25	15,450	\$19,313
32	On-Grade Drip Irrigation System	LS	\$4,000.00	0	\$0
33	On-Grade Dripperline System for Ex. Trees	LS	\$4,000.00	0	\$0
34	Flush Valve	EA	\$75.00	6	\$450
35	Air Vacuum Relief Valve	EA	\$75.00	3	\$225
36	Irrigation Modifications	LS	\$12,000.00	1	\$12,000
37	Drinking Fountain	EA	\$8,000.00	1	\$8,000
38	Soil Preparation	SF	\$0.25	45,000	\$11,250
39	Trees 15 Gallon	EA	\$150.00	41	\$6,150
40	5 Gallon Shrubs	EA	\$25.00	22	\$550
41	1 Gallon Shrubs/Groundcover	EA	\$10.00	1361	\$13,610
42	Sod Turf	SF	\$0.50	15,000	\$7,500
43	Plant Establishment - 90 Days	LS	\$3,000.00	1	\$3,000
44	Redwood Header	LF	\$2.50	500	\$1,250
45	Bark Mulch	SF	\$0.50	27,000	\$13,500
46	Sandy Loam Import Soil Mix	CY	\$80.00	15	\$1,200
47	DG with Binder	SF	\$2.20	2,300	\$5,060
48	Shade Structure	LS	\$35,000.00	1	\$35,000
49	Picnic Tables	LS	\$2,000.00	4	\$8,000
50	BBQ	LS	\$1,250.00	1	\$1,250
51	Trash Cans	LS	\$1,250.00	2	\$2,500
52	Benches	LS	\$800.00	10	\$8,000
53	Bike Racks	LS	\$500.00	3	\$1,500
54	Park Sign	EA	\$12,000.00	0	\$0
55	Pedestrian Lighting (SMUD) (2)	LS	\$6,800.00	1	\$6,800
56	Irrigation - Booster pump (split with Ph. 1 costs)	EA	\$10,000.00	1	\$10,000

**COSUMNES COMMUNITY SERVICES DISTRICT**

 CAMDEN ESTATES & CAMDEN POINTE IMPROVEMENT DISTRICT  
 ENGINEER'S REPORT, FISCAL YEAR 2019-20

57	Irrigation - Controller box replacement (Split with Ph. 1 costs)	EA	\$1,000.00	1	\$1,000
58	Irrigation - Controller upgrade (Split with Ph. 1 costs)	EA	\$4,000.00	1	\$4,000
<b>CONSTRUCTION SUB TOTAL</b>					<b>\$589,590</b>
	SUPPLEMENTAL WORK FOR UNFORESEEN WORK DURING CONSTRUCTION (7% OF CONSTRUCTION SUBTOTAL)	LS	\$41,271	1	\$41,271
<b>CONSTRUCTION TOTAL</b>					<b>\$630,861</b>
Bid Alternates					
1	Curved Arbor	LS	\$25,000.00	1	\$25,000
2	Drinking Fountain	LS	\$6,000.00	1	\$6,000
3	Remove & Replace Irrigation Controller Enclosure	LS	\$5,500.00	1	\$5,500
4	Boulders	EA	\$600.00	8	\$4,800
5	Cobble	LS	\$4,200.00	1	\$4,200
6	Dog Waste Bag Dispenser	LS	\$950.00	1	\$950
<b>CONSTRUCTION SUB TOTAL</b>					<b>\$46,450</b>
<b>CONSTRUCTION TOTAL WITH ALTERNATIVES</b>					<b>\$636,040</b>