

# Improvements

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## District

The location and description of the properties, which are to be included within the Assessment District and report, are briefly described as follows:

The Assessment District includes properties that are generally located north of Highway 50, southeast of Cameron Park Lake, and west of Cameron Park Drive, in an unincorporated area of the County of El Dorado. In addition to the roads (Oxford Road, Fairway Road, Mira Loma Drive, Alhambra Drive and Cameron Park Drive), which lead into the vicinity of the airport, the properties within the proposed Assessment District are served by several smaller internal streets, including United Drive, Baron Court, Boeing Road, Bonanza Drive, Lockheed Court, Aeronca Way, and Western Drive. A portion of Fairway Drive is within the boundaries of the Assessment District and a portion of Oxford Road adjoins several of the Assessment District's parcels.

Only lots and parcels which are within the CPAD are proposed to be assessed by the Assessment District. The Assessment District is proposed to be comprised of one-hundred and twenty-four (124) assessor parcels, all of which are residential properties. Of these 124 parcels, three (3) parcels consist of (2) lots each and; therefore, the total number of assessable lots on the Assessment District's parcels is one-hundred and twenty-seven (127) lots. At the time this Report was prepared, the 124 residential properties to be assessed consisted of one-hundred and two (102) single-family improved parcels and twenty-two (22) vacant residential parcels.

## Improvements

### A. *Proposed Improvements*

#### 1. **Street Improvements**

The proposed street improvements are needed in order to provide an adequate level of street surfacing within the proposed District. The proposed improvements include:

- ♦ Capital improvements including but not limited to reconstruction and resurfacing of streets, roads, and public ways; as well as supporting improvements and related facilities such as construction and installation of grading, paving, curbs, gutters, sidewalks, street name signs and appurtenant facilities.
  - Aeronca Way: northeasterly from its terminus on Fairway Drive and to and past Lockheed Court and until its terminus on Bonanza Drive;
  - Baron Court: northeasterly from its terminus on the western boundary of the Assessment District and until its terminus on Boeing Road;
  - Boeing Road: northwesterly from its terminus on Western Drive and to and past Baron Court and to and past United Drive and until its terminus north of United Drive;

- Bonanza Drive: southeasterly from its terminus on the northern boundary of the Assessment District and to and past Aeronca Way and until its terminus on Western Drive;
- Lockheed Court: southeasterly until its terminus on Aeronca Way;
- United Drive: southwesterly from its terminus on Boeing Road and until the western boundary of the Assessment District;
- Western Drive: easterly from its terminus on Fairview Road and to and past Bonanza Drive and to and past Boeing Road and until the eastern boundary of the Assessment District;
- A portion of Fairway Road: southeasterly from the northern boundary of the Assessment District and until the southern boundary of the Assessment District; and

## **2. Drainage Improvements**

The proposed street improvements are needed in order to provide an adequate level of drainage within the proposed District. The proposed improvements include:

- ◆ Capital improvements including but not limited to facilities for the collection and disposal of storm waters and for flood control purposes, as well as supporting improvements and related facilities such as construction and installation of storm drains and water pipes and mains, alongside and within the streets and public rights-of-way of the Assessment District.