

**RESOLUTION NO. \_\_\_\_\_**

**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

APPROVING THE PROPOSED RESOLUTION OF INTENTION AND BOUNDARY MAP UNDER SECTION 10104 OF THE STREETS AND HIGHWAYS CODE OF CALIFORNIA IN AND FOR THE CAMERON PARK AIRPORT DISTRICT'S ASSESSMENT DISTRICT NO. 2009-1

**WHEREAS**, the Cameron Park Airport District (the "District"), an airport district duly organized and operating in the County, is beginning special assessment proceedings under the Municipal Improvement Act of 1913, being Division 12 of the Streets and Highways Code of California (the "Act") in and for the District's Assessment District No. 2009-1 (the "Assessment District") for the construction and acquisition of road improvements consisting generally of the reconstruction and resurfacing of roads and the construction of storm drainage improvements within the District;

**WHEREAS**, under Section 10104 of the Act, the District must obtain certain approvals from this Board of Supervisors as a condition to undertaking proceedings for the Assessment District;

**WHEREAS**, the District has filed with the Clerk of this Board of Supervisors a certified copy of a resolution of the Board of Directors of the District requesting this Board of Supervisors to approve the proposed Resolution of Intention and Boundary Map to be used by the District in its proceedings for the Assessment District, together with copies of the proposed Resolution of Intention and Boundary Map; and

**WHEREAS**, the public interest, convenience, and necessity will be served by the conduct of proceedings for the Assessment District by the District for the road and drainage improvements;

**NOW, THEREFORE, BE IT RESOLVED, as follows:**

1. The forms of proposed Resolution of Intention and Boundary Map for the Assessment District submitted by the District to this Board of Supervisors are hereby approved. Copies of said Resolution and Boundary Maps are attached hereto as Exhibits "A" and "B" respectively.

2. The approvals granted herein shall not subject this County to any liability for the costs of the proposed acquisitions and improvements, the assessments to be levied on the property within the Assessment District, nor any of the bonds or other evidences of indebtedness to be issued by the District for the Assessment District.

3. The Clerk of this Board is directed to file a certified copy of this Resolution with the Secretary of the District as soon as possible.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the \_\_\_\_\_ day of \_\_\_\_\_, 2009 by the following vote of said Board:

Attest:  
Suzanne Allen de Sanchez  
Clerk of the Board of Supervisors

Ayes:  
Noes:  
Absent:

By: \_\_\_\_\_  
Deputy Clerk

**Approved by** \_\_\_\_\_  
Chairman, Board of Supervisors

I CERTIFY THAT:  
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

DATE: \_\_\_\_\_  
ATTEST: SUZANNE ALLEN DE SANCHEZ, Clerk of the  
Board of Supervisors Of the County of El Dorado,  
State of California

By Deputy Clerk

EXHIBIT A

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CAMERON PARK AIRPORT DISTRICT OF PUBLIC INTEREST OR NECESSITY AND OF INTENTION TO ACQUIRE AND CONSTRUCT IMPROVEMENTS IN THE CAMERON PARK AIRPORT DISTRICT ASSESSMENT DISTRICT NO. 2009-1 BY THE ESTABLISHMENT OF AN ASSESSMENT DISTRICT PURSUANT TO THE MUNICIPAL IMPROVEMENT ACT OF 1913, ISSUING BONDS PURSUANT TO THE IMPROVEMENT BOND ACT OF 1915 IN CONNECTION THEREWITH AND LEVYING ASSESSMENTS AS SECURITY THEREFOR

CAMERON PARK AIRPORT DISTRICT  
ASSESSMENT DISTRICT NO. 2009-1

RESOLVED, by the Board of Directors (the "Board") of the Cameron Park Airport District (the "District"), El Dorado County, California, that in its opinion the public interest or necessity require and that it is the intention of said Board to establish an assessment district pursuant to the Municipal Improvement Act of 1913, issue bonds in connection therewith pursuant to the provisions of the Improvement Bond Act of 1915; the proceeds of which will be utilized, together with other available funds, to construct and/or acquire the improvements to be installed within Assessment District No. 2009-1, to establish a reserve fund and pay costs of issuance of the bonds, all of the foregoing being collectively referenced herein as the "Project," and to levy assessments on real property located in said Assessment District No. 2009-1 as security therefor and for the purpose of paying principal and interest on said bonds, as follows:

1. That this District hereby declares its intent to form an assessment district within Cameron Park Airport District to be known as "Assessment District No. 2009-1" (the "Assessment District"), and to proceed with the issuance of Cameron Park Airport District, Limited Obligation Improvement Bonds, Assessment District No. 2009-1 (the "Bonds"), the proceeds of which will be used to acquire and construct the improvements set forth in the Project, establish a reserve fund, and pay costs and expenses relating thereto.

2. Said District further declares that all public streets and highways within said Assessment District in use in the performance of a public function as such shall be omitted from the assessment hereafter to be made, as the same will receive no benefit therefrom.

3. Said acquisitions and improvement representing the Project and the costs and expenses associated with the formation of an assessment district and the levy of assessments, in the opinion of this Board, are of more than local or ordinary public benefit, and the costs and expenses thereof are made chargeable upon the proposed Assessment District, the exterior boundaries of which Assessment District are the composite and consolidated area as more particularly shown on a map substantially labeled "Proposed Boundaries, Cameron Park Airport District Assessment District No. 2009-1, County of El Dorado, State of California," prepared by the Engineer of Work and on file in the Office of the District Secretary, to which reference is hereby made for further particulars. Said map indicates by a boundary line the extent of the territory included in the proposed Assessment District and shall govern for all details as to the extent of the Assessment District.

4. Notice is hereby given that fully registered serial and/or term bonds to represent the unpaid assessments, bear interest at a rate not to exceed twelve percent (12%) per annum (the maximum rate permitted by law), the par amount of said bonds is to be determined and based upon an

Engineer's Report, and, are intended to be issued hereunder in the manner provided in the Improvement Bond Act of 1915, being Division 10 of the California Streets and Highways Code (the "1915 Act"), the last installment of such bonds shall mature not to exceed thirty-nine (39) years from the second day of September next succeeding twelve (12) months from their date.

5. The provisions of Part 11.1 of the 1915 Act, providing an alternative procedure for the advance payment of assessments and the calling of bonds shall apply to the assessments and the Bonds. In accordance with the provisions of Part 16 (commencing with Section 8880) of the 1915 Act, a special reserve fund shall be established for the Bonds from the proceeds of the sale of the Bonds, and the amount of said special reserve fund shall be fixed and determined upon the sale of the Bonds, and shall be included in the assessment.

6. This Board hereby covenants with the holders of said assessment bonds to be issued herein that it will, within one hundred fifty (150) days following the due date of any delinquent installment of assessments securing the bonds to be issued, commence and thereafter diligently prosecute to completion a foreclosure action regarding such delinquent installment of assessment against parcels with delinquent assessments in excess of \$3,000 by the October 1 following the close of each Fiscal Year in which assessments were due and will commence judicial foreclosure proceedings against all parcels with delinquent assessments by the October 1 following the close of each Fiscal Year in which it receives assessments in an amount which is less than ninety-five percent (95%) of the total assessment levied, and diligently pursue to completion such foreclosures.

7. Said assessment proceedings and the details of the Project are hereby referred to the Engineer of Work (herein "Engineer"), being a competent person employed by the Board of Directors for that purpose and said Engineer is hereby directed to make and file, or cause to be filed, with the District Secretary a report in writing, presenting the following

- (a) Maps and descriptions of the lands and easements representing the Project;
- (b) Plans and specifications relating to the Project;
- (c) The total cost of the improvements and of the cost of lands, rights-of-way, and easements, if any, representing the completed Project;
- (d) The estimated costs and expenses in connection with the issuance and registration of bonds, all to be charged as an incidental expense of the proceedings;
- (e) A diagram showing, as they existed at the time of adoption of this Resolution, the exterior boundaries of the Assessment District and the lines and dimensions of each parcel of land within the Assessment District. Each subdivision, including each separate condominium interest as defined in Section 783 of the California Civil Code, shall be given a separate number upon the diagram. The diagram may refer to the County Assessor's maps for a detailed description of the lines and dimensions of any parcels, in which case those maps shall govern for all details concerning the lines and dimensions of the parcels;

- (f) A proposed assessment and all costs and expenses of the proceedings proposed, including costs and expenses relating to the proposed issuance of bonds, upon each subdivision of real property in the Assessment District in proportion to the estimated benefits received by those subdivisions, respectively, from the Project. The assessment shall refer to the subdivisions by their respective numbers as assigned pursuant to paragraph (e) above;
- (g) A proposed maximum and annual assessment upon each of the several subdivisions of land in the Assessment District to pay costs incurred by the District and not otherwise reimbursed which result from the administration and collection of assessments or from the administration or registration of any associated bonds and reserve or other related funds; and
- (h) The true value of the parcels of real property in the proposed Assessment District, individually and in the aggregate, "true value" being defined in Part 7.5 of Division 4 of the California Streets and Highways Code, the provisions of which are hereby made applicable hereto.

8. When any portion or percentage of the items herein referenced in paragraph 7(f), above, is to be paid from sources other than assessments, the amount of such portion or percentage shall first be deducted from the estimated total amount of such items, and the assessment upon property proposed in the Report shall include only the remainder of the estimated amount of said items.

9. If any excess shall be realized from the assessment it shall be used, in such amounts as the Board of Directors may determine, in accordance with the provisions of law for one or more of the following purposes:

- (a) Transfer to the general fund of the District, provided that the amount of any such transfer shall not exceed the lesser of \$1,000 or five percent (5%) of the total amount expended from the improvement fund;
- (b) As a credit upon the assessment and any supplemental assessment in accordance with the provisions of Section 10427.1 of the California Streets and Highways Code;
- (c) For the maintenance of the improvements or a specified part thereof; or
- (d) To call bonds, thereby reducing outstanding assessments and subsequent assessment installments. In the event that the Board of Directors determines to use all or some portion of the surplus to call bonds prior to maturity, the finance officer shall do each of the following:
  - (i) Cause the special reserve fund, if any, to be reduced as necessary pursuant to Section 8887 of the 1915 Act to assure that the Bonds will not become subject to federal income taxation.

- (ii) Cause any assessment previously paid in cash to receive a credit in cash pursuant to subdivision (b) of Section 10427.1 of the 1913 Act for the proportionate share of the surplus as determined pursuant to subdivision (a) of Section 10427.1 of the 1913 Act.
- (iii) Cause the preparation of new auditor's records to reflect the adjusted principal amount of the remaining assessment. All subsequent assessment installments shall be based upon the adjusted principal amount of the assessment as reflected in the revised auditor's record.

10. Notice is further given that the District will not obligate itself to advance available funds from the District general fund or any other fund of the District to cure any deficiency which may occur in the bond redemption fund, provided, however, that it shall not preclude itself from so advancing such funds if, in its sole discretion, it so determines.

11. It is further determined pursuant to California Streets and Highways Code Section 8571.5 that the Bonds may be refunded in the manner provided by Divisions 10, 11, and 11.5 of the California Streets and Highways Code if the said Board of Directors determines that it is within the public interest or necessity to do so. The interest rate of such Bonds shall not exceed the maximum rate provided by law, and the last installment of such Bonds shall mature not to exceed thirty-nine (39) years from the second day of September next succeeding twelve (12) months from their date; and any adjustment of assessments resulting from the refunding will be done on a pro rata basis.

NOTICE IS HEREBY GIVEN that, in the opinion of this Board of Directors, the areas contained within said proposed Assessment District are the properties which are benefited by the improvements representing the Project and the issuance of bonds, and that the public interest and convenience require, and that for purposes of satisfying paragraph 7(g) of this resolution it is the intention of this Board of Directors that a maximum annual assessment of not to exceed two percent (2%) of the annual installment of principal and interest on the Bonds issued will be added to each annual installment of the unpaid assessments to pay costs incurred by the District and not otherwise reimbursed, which result from the registration or administration of the Bonds issued, the collection or payment of the amounts due on the Bonds issued, or from the registration or administration of any associated bonds and reserve or other related funds.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_ 2009, by the following vote:

AYES: BOARD MEMBERS:  
NOES: BOARD MEMBERS:  
ABSENT: BOARD MEMBERS:  
ABSTAIN: BOARD MEMBERS:

APPROVED: \_\_\_\_\_  
President of the Board of Directors

ATTEST:

\_\_\_\_\_  
District Secretary

(SEAL)

CERTIFICATE OF THE DISTRICT SECRETARY

I, the undersigned District Secretary, do hereby certify that the foregoing resolution was duly and regularly adopted by the Board of Directors of the Cameron Park Airport District at a regular meeting thereof held on \_\_\_\_\_, 2009, by the vote indicated above, a majority of the members being present; and, in the event the foregoing resolution is not the original on file in my office, I further certify that the foregoing resolution is a true, correct, and complete copy of the original thereof which is on file in my office.

Dated: \_\_\_\_\_, 2009.

\_\_\_\_\_  
District Secretary  
Cameron Park Airport District

EXHIBIT A

CAMERON PARK AIRPORT DISTRICT  
ASSESSMENT DISTRICT NO. 2009-1

**DESCRIPTION OF WORK**

Section 10100 of the Municipal Improvement Act of 1913 (the "Act") provides for the legislative body of any special purpose district to finance certain capital facilities and services within or along any public right-of-way or easement. The following is a list of proposed improvements as allowed under the Act to be constructed, acquired, installed, maintained, repaired or improved under provisions of the Act. For the general location of the improvements to be constructed references is hereby made to the Plans and Specifications described in the Engineer's Report.

Within the Cameron Park Airport District (the "District"), County of El Dorado, State of California, the construction and acquisition of the following public improvements, including the acquisition of all lands, easements, rights-of-way, licenses, franchises, rights of service and use, and permits and the construction of all auxiliary work necessary and/or convenient to the accomplishment thereof in accordance with plans and specifications to be approved by the Cameron Park Airport District:

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, as well as supporting improvements and related facilities such as construction and installation of grading, paving, curbs, gutters, sidewalks, street name signs and survey monuments, alongside and within the streets and public rights-of-way of the Assessment District. The streets to be improved include:

(a) Aeronca Way: northeasterly from its terminus on Fairway Drive and to and past Lockheed Court and until its terminus on Bonanza Drive;

(b) Baron Court: northeasterly from its terminus on the western boundary of the Assessment District and until its terminus on Boeing Road;

(c) 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;

(d) 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;

(e) Lockheed Court: southeasterly until its terminus on Aeronca Way;

(f) United Drive: southwestwardly from its terminus on eastern side of Assessment District east of Boeing Road and until the western boundary of the Assessment District;



(g) 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; and

(h) Fairway Road: southeasterly from the northern boundary of the Assessment District and until the southern boundary of the Assessment District

## 2. Drainage Improvements

In addition to the proposed street improvements drainage improvements will also be funded through the Assessment District. The proposed improvements include:

(a) 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.

## 3. Taxiway/Access Easement Improvements

In addition to the street and drainage improvements, improvements will also be provided over a 45-foot wide taxiway and vehicular access easement over a portion of Lot 258 of Air Park Estates subdivision (the airport site); said easement lying adjacent to the southwesterly boundary of the airport site between the extension of the northerly boundary line of Western Drive and a point approximately 174 feet from the southernmost corner of said Lot 258. Said easement is more particularly described in the "Relinquishment of Easement, Settlement and Mutual Release Agreement" recorded in Book 4047 of the Official Records of the County of El Dorado at Page 492.

Capital improvements may include, but are not limited to: reconstruction and resurfacing of the paved taxiway and vehicular roadway; as well as supporting improvements and related and appurtenant facilities such as construction and installation of grading, paving, gutters, drainage facilities, signs and survey monuments, alongside and within the easement.

# PROPOSED BOUNDARIES

## Cameron Park Airport District

### ASSESSMENT DISTRICT NO. 2009-1

County of El Dorado • State of California

**PROPOSED BOUNDARIES OF THE ASSESSMENT DISTRICT**

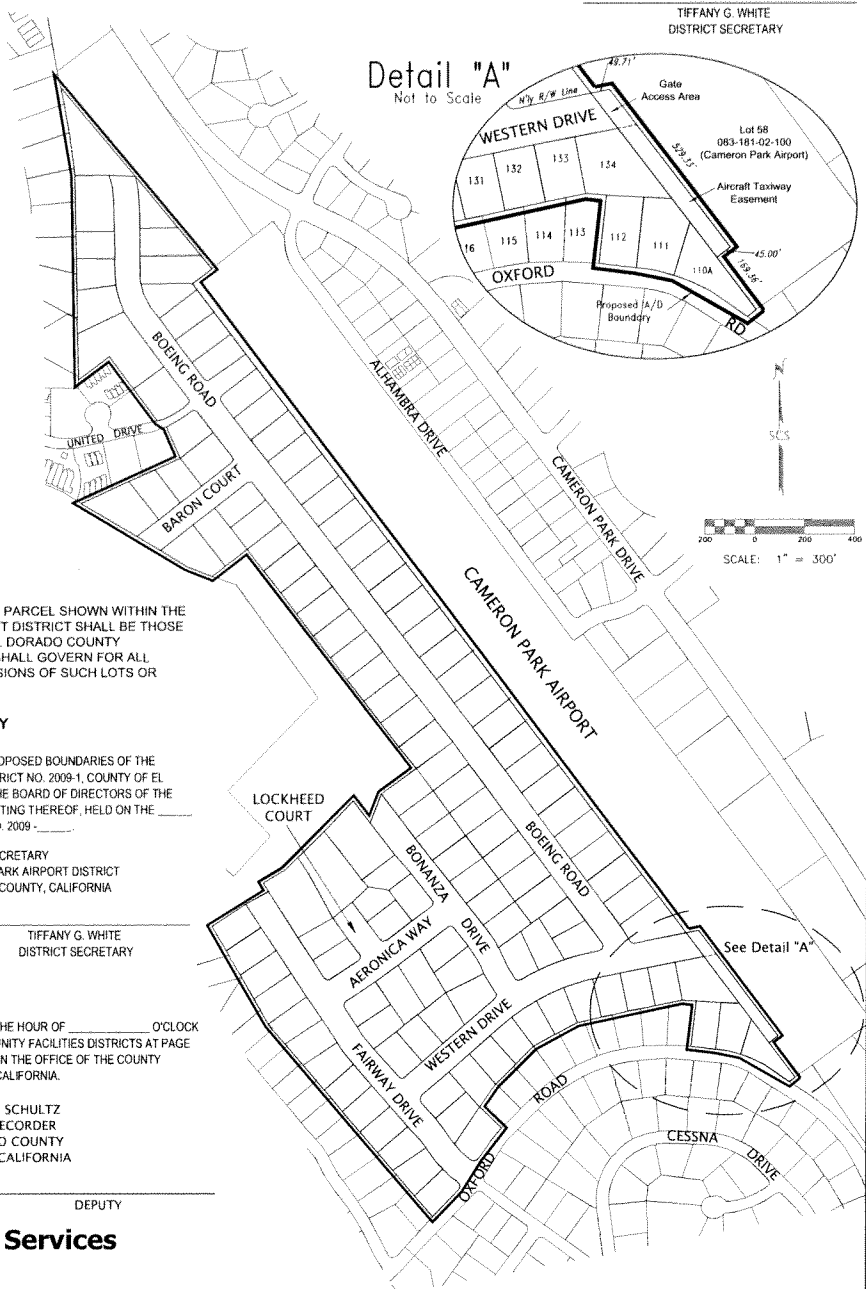
THE PROPOSED BOUNDARIES OF THE ASSESSMENT DISTRICT SHALL INCLUDE THOSE PROPERTIES IDENTIFIED BY THE ASSESSOR'S PARCEL NUMBERS LISTED IN THE TABLE BELOW. THE BOUNDARIES INCLUDE LOTS 110 THROUGH 112, LOTS 122 THROUGH 175, LOTS 187 THROUGH 256, AND A PORTION OF LOT 258 OF AIR PARK ESTATES, SUBDIVISION, TRACT NO. 402, SHOWN ON THE PLAT OF SAID SUBDIVISION FILED IN MAP BOOK D, MAP NO. 78 IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY, CALIFORNIA, AS SUCH LOTS ARE CURRENTLY CONFIGURED AND IDENTIFIED BY THE EL DORADO COUNTY ASSESSOR AS HAVING ACTIVE ASSESSOR'S PARCEL NUMBERS.

**CERTIFICATE OF DISTRICT SECRETARY**

FILED IN THE OFFICE OF THE DISTRICT SECRETARY OF THE CAMERON PARK AIRPORT DISTRICT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

DISTRICT SECRETARY  
CAMERON PARK AIRPORT DISTRICT  
EL DORADO COUNTY, CALIFORNIA

ASSESSOR'S PARCEL NUMBERS	
FROM	TO
083-141-02-100	083-141-09-100
083-141-12-100	083-141-14-100
083-141-17-100	--
083-141-22-100	--
083-141-26-100	--
083-151-08-100	083-151-12-100
083-152-01-100	083-152-07-100
083-153-01-100	083-153-06-100
083-161-01-100	083-161-08-100
083-162-01-100	083-162-10-100
083-171-01-100	083-171-02-100
083-171-07-100	083-171-10-100
083-171-13-100	083-171-15-100
083-172-01-100	083-172-18-100
083-173-01-100	083-173-08-100
083-181-02-100	(Partion)
083-191-03-100	083-191-15-100
083-201-01-100	083-201-10-100
083-202-01-100	083-202-14-100
083-202-24-100	--
083-211-07-100	--



THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN WITHIN THE PROPOSED BOUNDARIES OF THE ASSESSMENT DISTRICT SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE EL DORADO COUNTY ASSESSOR'S MAPS. THE ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

**CERTIFICATE OF DISTRICT SECRETARY**

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE CAMERON PARK AIRPORT DISTRICT, ASSESSMENT DISTRICT NO. 2009-1, COUNTY OF EL DORADO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE CAMERON PARK AIRPORT DISTRICT AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, BY ITS RESOLUTION NO. 2009-\_\_\_\_\_.

DISTRICT SECRETARY  
CAMERON PARK AIRPORT DISTRICT  
EL DORADO COUNTY, CALIFORNIA

TIFFANY G. WHITE  
DISTRICT SECRETARY

**CERTIFICATE OF COUNTY RECORDER**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, AT THE HOUR OF \_\_\_\_\_ O'CLOCK IN BOOK \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_\_, AND AS INSTRUMENT NO. 2009-\_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.

WILLIAM E. SCHULTZ  
COUNTY RECORDER  
EL DORADO COUNTY  
STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

**Scothorn Consulting Services**  
Engineering · Planning · Management

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c2gene@comcast.net

**LEGEND**

PROPOSED BOUNDARY OF THE ASSESSMENT DISTRICT