

Bulletin #4: District Goals



This District (CPAD) was formed so the residents would be in control of the streets and airport. Along with that control is the responsibility to support the basic financial needs of the District. The District is not a privately-owned entity, nor does it have a Homeowners Association. In terms of ‘Who is responsible for the District?’, it is the residents of Cameron Park Estates (the Airpark), not any other government body. The Airpark residents conduct the District’s business through the CPAD Board, and by voting, when necessary, to ensure the continued success of their community. All funds raised by Measure P come back to the District.

The entire airpark community was invited to a May 2019 community goal setting workshop (13 residents participated) to inform the Board what the community wants. The priority items from that meeting are the basis for this chart.

RESIDENTS GOAL	BACKGROUND	MEASURE P IMPACT
<p><i>Fuel System Upgrade</i></p> <ul style="list-style-type: none"> • Replace in-ground fuel tanks with above ground fuel tanks • Avoid potentially significant environmental liability associated with in-ground tanks • Keep fuel service at O61 as a critical asset the airport • Prepare for offering auto-gas 	<ul style="list-style-type: none"> • In-ground tanks are >31 years old and beyond their expected life span • Insurance on aging tanks is increasingly difficult and expensive to obtain • Elimination of the tanks removes exposure to significant current liability and, therefore, is a high priority • Light Sport growing and needs fuel! 	<ul style="list-style-type: none"> • Part of Measure P will fund detailed engineering planning for this important project • Measure P will provide seed funding to pursue incremental outside funding (e.g., matching funds for grants) for both removal of the existing tanks and acquisition of above-ground tank(s) • Measure P can provide seed funding assessing installation of auto-gas
<p><i>Property Acquisition(s)</i></p> <ul style="list-style-type: none"> • Acquire private property with airport access for airport development • Acquire undeveloped property to protect runway approaches 	<ul style="list-style-type: none"> • Need significant funds and effort • Remaining adjacent properties are currently under private development, much more costly going forward after developed • Vacant lots in runway Part 77 corridors might be obtained 	<ul style="list-style-type: none"> • Measure P will provide money to explore approaches to this goal • Measure P will not raise the estimated \$1M necessary for direct purchase, itself but may provide required matching monies for acquisition grants
<p><i>Enabling Engineering</i></p> <p>Hire professional consults to update/correct drawings and other documents required for funding/grant requests</p>	<ul style="list-style-type: none"> • All external funding sources require technical drawings, documentation, and estimates in an application • O61 only has an old Airport Layout Plan (ALP) that is both obsolete and insufficient 	<ul style="list-style-type: none"> • Measure P will provide funds for both technical and clerical help to develop these necessary engineering documents • Without an ALP, we can’t confidently apply for Caltrans or FAA grants
<p><i>Increase District Annual Tax/Fees</i></p> <p>Take fees to \$2400/year to:</p> <ul style="list-style-type: none"> • Fund Operations • Fund Contingency & Reserves • Fund Prioritized Projects 	<ul style="list-style-type: none"> • The Board created a budget that would fund the District’s future • A thoughtful review of the needs and inputs of the residents a reduced amount is proposed for Measure P 	<ul style="list-style-type: none"> • Measure P will provide \$1200/year per parcel • This amount is sufficient to <i>initiate</i> many goals and seed a savings fund for streets. Reduced fee will not finance all goals and projects

- Additional information can be found at our website;
- www.cameronparkairport.com - look for Measure P
- Questions? email comments@cameronparkairport.com or call 530 676-8316

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<p><i>Increase District Annual Tax/Fees</i> Take fees to \$2400/year to:</p> <ul style="list-style-type: none"> • Fund Operations • Fund Contingency & Reserves • Fund Prioritized Projects 	<ul style="list-style-type: none"> • The Board created a budget that would fund the District’s future <p>A thoughtful review of the needs and inputs of the residents a reduced amount is proposed for Measure P</p>	<ul style="list-style-type: none"> • Measure P will provide \$1200/year per parcel <p>This amount is sufficient to <i>initiate</i> many goals and seed a savings fund for streets. Reduced fee will not finance all goals and projects</p>
<p><i>Update CC&Rs</i></p> <ul style="list-style-type: none"> • Correct obsolete CC&Rs • Enhance CC&Rs that protect aviation aspects of the District • Strengthen CC&Rs that protect quality of Airpark environment 	<p>Major areas to review:</p> <ul style="list-style-type: none"> • CC&Rs were drafted over 40 years ago and in dire need of revision • CC&Rs are clear on many things, but enforcement authority for abuse is with the CSD • CPAD has specific CC&R suggestions to benefit the aviation operations 	<p>Measure P funding will</p> <ul style="list-style-type: none"> • Assist in finalizing legally enforceable CC&R language • Assist in creation of CC&Rs to underscore aviation-centric behavior • Benefit the entire community by raising values in an exclusive aviation neighborhood
<p><i>Front Gate at Fairway</i></p> <ul style="list-style-type: none"> • Enhanced Security • Enhanced Aesthetic Entrance 	<ul style="list-style-type: none"> • Idea of controlled access into the airpark is as old as the neighborhood • Space for a code-compliant entrance is very limited and will encroach on private properties • A community-led analysis was done several years ago. Code and access issues were identified. Project shelved 	<ul style="list-style-type: none"> • Measure P was reduced by eliminating contribution to special residential capital projects • Funding for a residential gate and similar improvement projects would be through a special assessment within the District, separate from the survival funding as contemplated in Measure P
<p><i>Widen Runway</i></p> <ul style="list-style-type: none"> • 60 ft. and include • New lights • Potentially cover viaduct 	<p>Caltrans and FAA notice that O61 runway is not the standard 60ft wide. This non-conformity impacts our grant applications. O61 submitted this for potential FAA grant funding</p>	<p>Measure P will:</p> <ul style="list-style-type: none"> • Provide funds to start developing the necessary documents (ALP) to apply for grants and meet the airport’s contribution obligation (5-10%)
<p><i>Signage for Visitors</i></p>	<p>Legal is working on the determination of <i>Rights of Way</i> on the residential streets. Community input on messaging to visitors is needed.</p>	<p>See <i>Front Gate at Fairway</i>, above</p>
<p><i>Create and Fund Capital Improvement & Replacement Budget.</i></p>	<p>Plan and save for items such as:</p> <ul style="list-style-type: none"> • Above Ground Fuel System • AWOS upgrade • Approach guidance • Pavement repair, etc. 	<p>Measure P will:</p> <ul style="list-style-type: none"> • Fund the initial engineering work to apply for grants; • Provide matching contribution for any awarded grant
<p><i>More CC&R Considerations</i> Beautify streets, homes, review parking for RVs</p>	<p>Residents asking why CC&Rs are ignored; community involvement needed to identify specific concerns and create reasonable, yet enforceable, solutions.</p>	<p>Measure P will help fund the continued clean-up of the airport which also enhances the residential side appearance.</p>

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