COPPER VALLEY COMMUNITY SERVICES DISTRICT
Physical-1000 Saddle Creek Drive
Copperopolis, CA 95228
Mailing-PO Box 5158, Sonora CA 95370
(209) 785-0100 – coppervalleycsd.org

DIRECTORS
Rebecca Coleman, President
Mike Renkoski, Vice President
Kenneth Albertson
Patricia Hansen
Bob Vezina

BOARD OF DIRECTORS REGULAR MEETING AGENDA

JANUARY 20, 2026 2:00 PM
LOCATION: COPPER VALLEY SPORTS CENTER

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **CHANGES TO ORDER OF AGENDA**

5. **PUBLIC COMMENT** (Each speaker is limited to two (2) minutes) Members of the public are appreciated for taking the time to attend this meeting and provide comments on matters of District business. Any member of the public may address the Board relating to any matter within the Board's jurisdiction. This need not be related to any item on the agenda; however, the Board cannot act on an item unless it was noticed on the agenda

6. **CONSENT CALENDAR**
Consent Calendar items are considered routine and will be acted upon by one motion. There will be no separate discussion on these items unless a member of the Board, Staff or a member of the Public requests specific items be set aside for separate discussion.

   a) Review of monthly financial report, approval of bills and claims for the month of December 2025
   b) Approval of the minutes form the Board Meeting held December 16, 2025

7. **DISCUSSION AND ACTION ITEMS**
The Board of Directors intends to consider each of the following items and may act at this meeting. Public comment is allowed on each individual agenda item listed below, and such comment will be considered in advance of each Board action.

   a) Review and discussion of the wetlands and ponds reports prepared by Ralph J. Alexander & Associates and Hardy M. Strozier, Inc as it relates to the operation of storm water holding ponds
   b) Review of District Management Objectives and workplan for the 2026 calendar year
   c) Adoption of a Resolution accepting the Road and Sidewalk Encroachment Standards, with authorization for them to be modified and updated from time to time
   d) Adoption of a Resolution Acknowledging and Authorizing Participation in CSDA-Endorsed Payment Services through All Paid

8. **STAFF AND DIRECTOR REPORTS**
Brief reports may be provided by District staff and/or Board members as information on matters of general interest. No action will be taken by the Board during Reports, however items discussed may be recommended for discussion and action on a future agenda.

   - General Manger Report
   - Site Manager Report
     - Update on front gate issue

9. **ADJOURNMENT**
Adjourn to the next regularly scheduled meeting on February 17, 2026

Agenda Materials: May be viewed on the Gate House Copper Valley Entrance Window, on the Sports Club Bulletin Board, in the viewing box outside the CSD main office and at the CSD Website typically three days preceding each meeting date. Materials will also be available at the meeting. Americans with Disabilities Act Compliance: If you require special assistance to participate in Board Meetings, please contact the CVCSD District Clerk at (209) 272-0957. Advance notification will enable the District to make reasonable arrangements to insure accessibility.

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DIRECTORS
Bob Vezina, President
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Kenneth Albertson
Patricia Hansen
Michael Renkoski

BOARD OF DIRECTORS REGULAR MEETING MINUTES
DECEMBER 16, 2025 2:00 PM
LOCATION: COPPER VALLEY SPORTS CENTER

1. **CALL TO ORDER** @ 2:00pm
2. **ROLL CALL** **President Vezina, Vice President Coleman, Director Albertson, Director Renkoski, Director Hansen, General Manager Kampa, Office Manager McCutchen, Site Manger Hebard , Site Supervisor McGeroge**
3. **PLEDGE OF ALLEGIANCE**
4. **CHANGES TO ORDER OF AGENDA** **None**

5. **PUBLIC COMMENT**

6. **CONSENT CALENDAR**

   a) Review of monthly financial report, approval of bills and claims for the month of November 2025.
   b) Approval of the minutes form the Board Meeting held November 18, 2025

   Motion made by Director Albertson to approve the consent calendar for the month of December as is. A second was made by Director Hansen. Motion passes unanimously.

7. **DISCUSSION AND ACTION ITEMS**
   a) **PUBLIC HEARING** - Adoption of a Resolution Approving an Ordinance No. 2025-01 Ordinance of the Board of Directors of the Copper Valley Community Services District Replacing Ordinance 2022-01, Prohibiting Unpermitted Encroachment's on District Maintained roads, Property, and Infrastructure and Establishing Encroachment Permit Requirements for Temporary Encroachments

   Public hearing opened @ 2:26pm discussion took place public comment was accepted during this time. Public hearing closed @2:29pm. Motion made by Director Albertson to Adopt a Resolution Approving an Ordinance No. 2025-01 Ordinance of the Board of Directors of the Copper Valley Community Services District Replacing Ordinance 2022-01, Prohibiting Unpermitted Encroachment's on District Maintained roads, Property, and Infrastructure and Establishing Encroachment Permit Requirements for Temporary Encroachments. Second made by Director Renkoski. Motion passes unanimously

   b.) Adoption of a Resolution approving amendments to the Districts bylaws

   Motion made by Director Hansen to adopt a resolution approving amendments to the Districts bylaws, second made by Director Renkoski. Motion passes unanimously.

   c.) The Board will hold the election of officers for the 2026 calendar year.

   President Vezina makes a motion to nominate Vice President Coleman as President for the 2026 year and Director Mike Renkoski as Vice President for the 2026 year. Second made by Director Albertson. Motion passes unanimously

8. **STAFF AND DIRECTOR REPORTS**
   a) General Manger Report
   b) Site Manager Report
      - Update on Glenn Court cul de sac landscape project

9. **ADJOURNMENT**
   Adjourn @ 2:48pm to the next regularly scheduled meeting on January 20, 2026

Copper Valley Community Services District

Treasurer's Report

December 31, 2025

Copper Valley Community Services District
Treasurer's Report
December 2025

Statement of Cash Flows

For the 6 Months Ending December 31, 2025

	Umpqua Bank Checking	Calaveras Co Fund 2188	LAIF	CA Class Savings	YTD Total
Net Income	**(582,448)**	**(76,148)**	**2,571**	**(131,887)**	**(787,912)**
OPERATING ACTIVITIES					
Adjustments to reconcile Net Income to Net Cash used in Operations:					
1700 Receivable Other	139				139
2000 Accounts Payable	23,347				23,347
2050 Umpqua CSDA Visa	14,747				14,747
2100 Payroll Taxes Payable	2,645				2,645
2150 Accrued Payroll	28,646				28,646
2200 Sales Tax Payable	-				
Net cash used in operating activities	**(512,924)**	**(76,148)**	**2,571**	**(131,887)**	**(718,388)**
Bank Transfers In/Out	**650,000**			**(650,000)**	
Net cash decrease for period	**137,076**	**(76,148)**	**2,571**	**(781,887)**	**(718,388)**
Cash at beginning of period (7/1/2025)	**24,999**	**77,085**	**116,870**	**1,250,641**	**1,469,596**
Cash at end of period	**162,076**	**936**	**119,442**	**468,755**	**751,209**

Copper Valley Community Services District
Treasurer's Report
December 2025

Cash Flow Projection

	FY 25-26							FY 26-27	
	Dec-2025	Jan-2026	Feb-2026	Mar-2026	Apr-2026	May-2026	Jun-2026	Jul-2026	Aug-2026
REGULAR CHECKING									
Beginning Checking Account Balance	**$ 149,283**	**$ 162,076**	**$ 220,056**	**$ 288,167**	**$ 196,147**	**$ 205,199**	**$ 238,729**	**$ 146,709**	**$ 204,689**
Deposits Assessments	$ -	$ -	$ 860,131	$ -	$ -	$ 625,550	$ -	$ -	$ 78,194
Other Income	$ -								
Voided Checks	$ -								
Transfers	$ 100,000	$ 150,000	$ (700,000)		$ 200,000	$ (500,000)		$ 150,000	
Disbursements									
Paychecks	$ 46,639	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000
Payroll Taxes	$ 16,726	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000	$ 13,000
Checks Written									
Other Operating & Admin Costs	$ 4,324	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
Health and Dental Insurance	$ 5,585	$ 4,920	$ 4,920	$ 4,920	$ 4,920	$ 4,920	$ 4,920	$ 4,920	$ 4,920
Property Liability Insurance	$ -	$ -							
Workers Comp Insurance	$ -	$ -							
Lease payments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Outlay	$ -	$ -	*(Budget for this period is unknown at this time)*						
Projects Costs									
Series A (2018 project refinance)	$ -	$ -	$ -	$ -	$ 41,071	$ -	$ -	$ -	$ -
Series B (Phase 2 Road Imrpov.)	$ -	$ -	$ -	$ -	$ 57,857	$ -	$ -	$ -	$ -
Credit Card Payments	$ 13,027	$ 17,000	$ 17,000	$ 17,000	$ 17,000	$ 17,000	$ 17,000	$ 17,000	$ 17,000
ACS Debits - (Utilities, Lease Pymts,P/R processing)	$ 907	$ 2,100	$ 2,100	$ 2,100	$ 2,100	$ 2,100	$ 2,100	$ 2,100	$ 2,100
Total Disbursements	$ 87,207	$ 92,020	$ 92,020	$ 92,020	$ 190,948	$ 92,020	$ 92,020	$ 92,020	$ 92,020
Ending Checking Account Balance	**$ 162,076**	**$ 220,056**	**$ 288,167**	**$ 196,147**	**$ 205,199**	**$ 238,729**	**$ 146,709**	**$ 204,689**	**$ 190,863**
check	$ -								
Check	$ -								

NOTE: *This cash flow projection uses estimates of outlays using information available at the time of preparation*

COPPER VALLEY COMMUNITY SERVICES DISTRICT

FY 2025-26 MONTHLY BUDGET REPORT ANALYSIS

December 2025

		ACTUALS			BUDGET		
		Last Year July - Dec	**This Year July - Dec**	Variance Inc/ (Decr)	***This year's BUDGET***	$ Budget Remaining	*% Budget Remaining*
EXPENDITURES							
SERVICES AND SUPPLIES							
ADMINISTRATION							
OE01	Audit Expense	$ -	$ -	$ -	$ **12,000**	$ 12,000	100%
OE02	Finance Expenses	$ 466	$ 472	$ 6	$ **900**	$ 428	48%
OE02-1	Parcel Tax Implementation	$ -	$ -	$ -	$ **4,675**	$ 4,675	100%
OE03	Advertising	$ 433	$ 1,069	$ 636	$ **600**	$ (469)	-78%
OE04	Legal Expenses	$ 3,836	$ 11,350	$ 7,514	$ **5,600**	$ (5,750)	-103%
OE06	Insurance (Property Loss/Liability)	$ 12,201	$ 1,053	$ (11,148)	$ **12,431**	$ 11,378	92%
OE07	Miscellaneous/Contingency	$ 942	$ 1,015	$ 73	$ **9,000**	$ 7,985	89%
OE08	Professional Development (Travel/Training)	$ 6,235	$ 3,685	$ (2,549)	$ **13,000**	$ 9,315	72%
OE09	Dues, Certifications & Subscriptions	$ 8,601	$ 10,134	$ 1,533	$ **13,900**	$ 3,767	27%
OE10	Uniform Expenses	$ 10,624	$ 10,288	$ (336)	$ **18,700**	$ 8,412	45%
OE11	Electric Power/Water/Sewer	$ 66,684	$ 9,670	$ (57,014)	$ **28,000**	$ 18,330	65%
OE12	Telephone/Internet Service	$ 5,523	$ 10,177	$ 4,654	$ **11,200**	$ 1,023	9%
OE14	Office Supplies/Postage	$ 4,050	$ 5,629	$ 1,579	$ **8,900**	$ 3,271	37%
OE14-1	Office Cleaning	$ 8,806	$ 3,588	$ (5,219)	$ **20,200**	$ 16,613	82%
OE15	Office Equipment Repair/Replacement	$ 705	$ 2,309	$ 1,604	$ **5,300**	$ 2,991	56%
OE15-1	Office Equipment Lease	$ 1,487	$ -	$ (1,487)	$ **-**	$ -	#DIV/0!
OE26	County Fees/LAFCO	$ 4,309	$ 3,600	$ (710)	$ **7,700**	$ 4,100	53%
OE27	Bank Charges	$ 536	$ 534	$ (2)	$ **1,100**	$ 566	51%
OE29	Accounting Services	$ 13,300	$ 14,440	$ 1,140	$ **26,600**	$ 12,160	46%
OE31	Office Lease	$ -	$ -	$ -	$ **-**	$ -	#DIV/0!
OE41	HR Consultant	$ 1,950	$ -	$ (1,950)	$ **2,700**	$ 2,700	100%
OE42	Quail Creek Engineering	$ 855	$ 1,500	$ 645	$ **8,000**	$ 6,500	81%
PE03-1	Payroll Taxes - Administration	$ 11,421	$ 12,455	$ 1,035	$ **-**		
PE06-1	Employee Wages - Administration	$ 139,781	$ 154,326	$ 14,545	$ **-**		
PE03-7	Payroll Taxes - Quail Creek	$ -	$ -	$ -	$ **-**		
PE06-7	Employee Wages - Quail Creek	$ -	$ -	$ -	$ **-**		
	Total Administration	$ 302,744	$ 257,292	$ (45,451)	$ **210,506**	$ **119,995**	57%
COMMON AREAS						$ -	
OE16	Gate Maintenance & Opener Purchase	$ 10,865	$ 15,012	$ 4,147	$ **19,100**	$ 4,088	21%
OE17	Streets/Sidewalks/Lighting Maint &Repair	$ 21,517	$ 4,485	$ (17,032)	$ **31,900**	$ 27,415	86%
PE03-5	Payroll Taxes - Streets	$ -	$ 31	$ 31			
PE06 -5	Employee Wages - Streets	$ -	$ 411	$ 411			
OE18-1	Landscape Supplies & Repairs	$ 55,633	$ 30,899	$ (24,734)	$ **91,000**	$ 60,101	66%
OE18-2	CCWD Water	$ -	$ 53,279	$ 53,279	$ **83,000**	$ 29,721	36%
OE18-3	Landscape Equipment Gas & Oil	$ 4,095	$ 8,928	$ 4,832	$ **9,000**	$ 72	1%
OE18-4	Landscape Equipment Repair/Replacement	$ 20,794	$ 26,877	$ 6,082	$ **48,500**	$ 21,623	45%
PE03-2	Payroll Taxes - Common Areas	$ 11,859	$ 12,255	$ 396			
PE06 -2	Employee Wages - Common Areas	$ 150,269	$ 157,471	$ 7,202	$ **-**		
	Total Common Areas	$ 275,033	$ 309,648	$ 34,616	$ **282,500**	$ **143,020**	51%

MOSQUITO ABATEMENT

COPPER VALLEY COMMUNITY SERVICES DISTRICT

FY 2025-26 MONTHLY BUDGET REPORT ANALYSIS

December 2025

		ACTUALS			BUDGET		
		Last Year July - Dec	This Year July - Dec	Variance Inc/ (Decr)	*This year's BUDGET*	$ Budget Remaining	*% Budget Remaining*
EXPENDITURES							
OE22-1	Mosquito Control Products	$ 101	$ 3,590	$ 3,489	$ 26,300	$ 22,710	86%
OE22-2	Mosquito Abatement Monitoring & Testing	$ 1,307	$ 1,246	$ (61)	$ 3,200	$ 1,954	61%
OE22-3	Mosquito Abatement Vehicles Gas & Oil	$ 8,596	$ 3,077	$ (5,519)	$ 17,300	$ 14,223	82%
OE22-4	Mosquito Abatement Equipment Maintenance	$ 5,448	$ 10,190	$ 4,742	$ 16,000	$ 5,810	36%
PE03-4	Payroll Taxes - Mosquito Abatement	$ 441	$ 344	$ (97)			
PE06-4	Employee Wages - Mosquito Abatement	$ 5,764	$ 4,500	$ (1,264)			
PE03-6	Payroll Taxes - Wetlands	$ -	$ 633	$ 633			
PE06-6	Employee Wages - Wetlands	$ -	$ 8,043	$ 8,043			
	Total Mosquito Abatement	$ 21,656	$ 31,622	$ 9,966	$ 62,800	$ 44,697	71%
Less: Distributed Payroll to Service Areas		*$ (319,534)*	*$ (350,469)*	$ (30,935)			
	TOTAL SERVICES & SUPPLIES	**$ 279,899**	**$ 248,094**	**$ (31,805)**	**$ 555,806**	**$ 307,712**	**55%**
PERSONNEL COSTS				$ -		$ -	
PE01	Worker Compensation Insurance	$ 19,309	$ 281	$ (19,027)	$ 25,800	$ 25,519	99%
PE02	Health Insurance	$ 28,661	$ 33,400	$ 4,740	$ 69,200	$ 35,800	52%
PE03	Payroll Taxes	*$ 25,856*	*$ 27,740*	$ 1,883	$ 49,700	$ 21,960	44%
PE04	Processing Fees	$ 964	$ 1,032	$ 68	$ 2,100	$ 1,068	51%
PE05	Directors Stipend	$ 5,200	$ 5,000	$ (200)	$ 6,000	$ 1,000	17%
PE06	Employee Wages	*$ 322,693*	*$ 351,222*	$ 28,528	$ 621,100	$ 269,878	43%
	TOTAL PERSONNEL COSTS	**$ 402,683**	**$ 418,675**	**$ 15,992**	**$ 773,900**	**$ 355,225**	**46%**
EQUIPMENT OUTLAY							
CO03	Office Furniture & Equipment	$ -	$ -	$ -	$ -	$ -	#DIV/0!
CO04	Shop Grounds Equipment	$ -	$ -	$ -	$ 5,000	$ 5,000	100%
CO04	New Turf Mower	$ -	$ -	$ -	$ -	$ -	#DIV/0!
CO10	Cart Replace - Honda Pioneer W/ Cab	$ -	$ -	$ -		$ -	#DIV/0!
	TOTAL EQUIPMENT OUTLAY	**$ -**	**$ -**	**$ -**	**$ 5,000**	**$ 5,000**	**100%**
CAPITAL OUTLAY/STUDIES/ASSESEMENTS							
OE53-2	Landscape Design	$ -	$ -	$ -	$ -	$ -	#DIV/0!
OE53-1	Landscape Improvements	$ -	$ -	$ -	$ -	$ -	#DIV/0!
OE51-4	Road Improvement **(1)**	$ 115,787	$ -	$ (115,787)		$ -	#DIV/0!
OE51-1	Road Project Assessment & Design	$ -	$ -	$ -	$ 10,000	$ 10,000	100%
OE54-3	Office Building Renovation	$ -	$ 24,900	$ 24,900	$ 27,000	$ 2,100	8%
OE54-7	Gatehouse Renovations		$ -			$ -	#DIV/0!
OE54-8	Copper Glen Landscape		$ 5,077			$ (5,077)	#DIV/0!
OE54-9	Flooring for Gatehouse		$ 18,277		$ 26,000	$ 7,723	30%
OE54-6	Seeder and Spreader	$ 4,637	$ -			$ -	#DIV/0!
OE54-4	Security	$ -	$ -	$ -		$ -	#DIV/0!
TBD	General Engineering			$ -	$ 5,000	$ 5,000	100%
OE54-5	Sidewalk Replacement	$ 361,486	$ -	$ (361,486)		$ -	#DIV/0!
TBD	Mosquito Abatement Cargo Container	$ -	$ -	$ -		$ -	#DIV/0!
	TOTAL STUDIES & ASSESSMENTS	**$ 481,910**	**$ 48,254**	**$ (433,657)**	**$ 68,000**	**$ 19,746**	**29%**

COPPER VALLEY COMMUNITY SERVICES DISTRICT

FY 2025-26 MONTHLY BUDGET REPORT ANALYSIS

December 2025

		ACTUALS			BUDGET		
		Last Year July - Dec	This Year July - Dec	Variance Inc/ (Decr)	*This year's BUDGET*	$ Budget Remaining	*% Budget Remaining*
EXPENDITURES							
DEBT SERVICE							
OE20	John Deere Financing	$ -	$ -	$ -	$ -	$ -	#DIV/0!
OE21	John Deere Financing	$ -	$ -	$ -	$ -		#DIV/0!
OE20-01	Interest Expense	$ -		$ -			#DIV/0!
OE20-3	Series 2018 Installment Sale	$ -	$ -	$ -			#DIV/0!
OE20-4	Phase 1 Road Improvements	$ 41,081	$ 41,086	$ 5	$ 81,722	$ 40,636	50%
OE20-5	Phase 2 Road Improvements	$ 57,873	$ 57,881	$ 8	$ 115,160	$ 57,279	50%
	TOTAL DEBT SERVICE	**$ 98,954**	**$ 98,968**	**$ 13**	**$ 196,882**	**$ 97,914**	**50%**
	TOTAL EXPENSES	**$ 1,263,446**	**$ 813,990**	**$ (449,456)**	**$ 1,599,588**	**$ 785,598**	**49%**
PAYMENTS AND ASSESSMENTS RECEIVED							
Assessment Income							
	Pymt No. 3: (5%) Aug 2025 *(FY24)*	$ -	$ -	$ -	$ 78,194	$ 78,194	
	Pymt No. 1: (55%) Feb 2026 *(FY25)*	$ 832,503	$ -	$ (832,503)	$ 860,131	$ 860,131	
	Pymt No. 2: (40%) May 2026 *(FY25)*	$ -	$ -	$ -	$ 625,550	$ 625,550	
	Total Assessment Income	$ 832,503	$ -	$ (832,503)	$ 1,563,874	$ 1,563,874	
Reimbursement Income						$ -	
	Total Reimbursement Income			$ -	$ -	$ -	
Other Income						$ -	
IN03	Weed Abatement	$ 850	$ 4,326	$ 3,476	$ 1,200	$ (3,126)	-261%
IN05	Investment Interest	$ 33,942	$ 20,684	$ (13,258)	$ 60,026	$ 39,342	66%
IN06	Interest - County	$ 1,171	$ 228	$ (943)	$ 1,561	$ 1,333	85%
IN30	Exp Reimbursement Income	$ -	$ -	$ -	$ 10,000	$ 10,000	100%
IN41	Gate Opener Income	$ 2,585	$ 840	$ (1,745)	$ 4,753	$ 3,913	82%
IN59	Rebates	$ 390	$ -	$ (390)	$ 1,000	$ 1,000	100%
IN70	Quail Creek Deposits	$ -	$ -	$ -	$ -	$ -	#DIV/0!
	Total Other Income	$ 38,938	$ 26,078	$ (12,859)	$ 78,540	$ 52,462	
	TOTAL PAYMENTS & ASSESSMENTS	**$ 871,440**	**$ 26,078**	**$ (845,362)**	**$ 1,642,414**	**$ 1,616,336**	
	Net Income	**$ (392,006)**	$ (787,912)	**$ (395,906)**	$ 42,826	**$ 830,738**	
Other Financing Sources & Uses			$ -		$ -		
	Budget Balance		$ (787,912)		$ -		

Copper Valley Community Services District

Balance Sheet

As of December 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Umpqua Bank Checking	162,076
1020 Cash - Fund 2188	936
1040 Local Agency Investment Fund (LAIF)	119,442
1090 CA Class Savings	468,755
Total Bank Accounts	**$751,209**
Total Current Assets	**$751,209**
Fixed Assets	
1500 Capital Assets	
1501 Equipment	606,236
1503 Roads	4,377,023
1504 Easements	10,344,000
1505 Buildings	203,257
Total 1500 Capital Assets	**15,530,516**
1550 Construction in Progress	20,834
1600 Accumulated Depreciation	
1601 Equipment	-463,233
1603 Roads	-1,752,575
1605 Buildings	-53,998
Total 1600 Accumulated Depreciation	**-2,269,806**
Total Fixed Assets	**$13,281,544**
Other Assets	
1705 Amount Provided For LTD	1,396,845
Total Other Assets	**$1,396,845**
TOTAL ASSETS	**$15,429,598**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	23,347
Total Accounts Payable	**$23,347**
Credit Cards	
2050 Umpqua CSDA Visa	14,747
Total Credit Cards	**$14,747**
Other Current Liabilities	
2100 Payroll Taxes Payable	2,645
2150 Accrued Payroll	28,646
2200 Sales Tax Payable	0

Copper Valley Community Services District

Balance Sheet

As of December 31, 2025

	TOTAL
Total Other Current Liabilities	**$31,291**
Total Current Liabilities	**$69,385**
Long-Term Liabilities	
2600 Series 2018 Installment Sale A	310,123
2601 Series 2018 Installment Sale B	1,086,722
Total Long-Term Liabilities	**$1,396,845**
Total Liabilities	**$1,466,230**
Equity	
3800 Developer Capital Contributions	12,198,796
3900 Fund Balance	1,422,094
3905 Net Investment in Capital Assets	1,130,389
Net Income	-787,912
Total Equity	**$13,963,367**
TOTAL LIABILITIES AND EQUITY	**$15,429,598**

Copper Valley Community Services District

1000 Umpqua Bank Checking, Period Ending 12/31/2025

RECONCILIATION REPORT

Reconciled on: 01/02/2026

Reconciled by: Ever Ventura

Any changes made to transactions after this date aren't included in this report.

Summary

	USD
Statement beginning balance	160,851.31
Checks and payments cleared (45)	-96,927.18
Deposits and other credits cleared (1)	100,000.00
Statement ending balance	163,924.13
Uncleared transactions as of 12/31/2025	-1,848.00
Register balance as of 12/31/2025	162,076.13

Details

Checks and payments cleared (45)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/18/2025	Bill Payment	3455	Jorgenson, Siegel, McClure &...	-7,600.00
11/18/2025	Bill Payment	3457	ANN'S PROFESSIONAL CLE...	-937.50
11/18/2025	Bill Payment	3459	Aaronson, Dickerson etal	-1,350.00
11/18/2025	Bill Payment	3460	Saddle Creek 2	-1,583.07
11/18/2025	Check	3454	Demetre Keldsen	-97.38
12/03/2025	Check	dm	BEAM	-406.21
12/05/2025	Check	dm	NICOLE D MC CUTCHEN	-2,754.36
12/05/2025	Check	dm	Mitchell McDonald	-1,760.88
12/05/2025	Check	dm	Ralph M. McGeorge	-2,872.82
12/05/2025	Check	dm	NICHOLAS B PATRICK	-1,847.22
12/05/2025	Check	dm	Gregory Hebard	-500.00
12/05/2025	Check	dm	Intuit Tax	-7,450.53
12/05/2025	Check	dm	Demetre Keldsen	-1,639.66
12/05/2025	Check	dm	Gregory Hebard	-2,737.23
12/05/2025	Check	dm	NICOLE D MC CUTCHEN	-300.00
12/05/2025	Check	dm	BRENTON HEDDON	-1,612.31
12/05/2025	Check	dm	CHRIS JACOBS	-2,013.47
12/05/2025	Check	dm	PETER J KAMPA	-2,811.11
12/15/2025	Check	dm	Intuit - QBO Online	-80.50
12/16/2025	Bill Payment	3461	Turf Star, Inc.	-328.08
12/16/2025	Bill Payment	3462	HUNT & SONS LLC	-1,893.98
12/16/2025	Bill Payment	3463	Nick Patrick	-100.00
12/16/2025	Bill Payment	3465	Saddle Creek 2	-1,476.66
12/17/2025	Check	3467	REBECCA COLEMAN	-820.35
12/17/2025	Check	3469	MICHAEL J RENKOSKI	-911.50
12/17/2025	Check	3470	ROBERT M VEZINA	-1,002.65
12/18/2025	Check	dm	Intuit Tax	-1,405.00
12/18/2025	Check	dm	Intuit Full Service Payroll	-178.00
12/19/2025	Check	dm	NICHOLAS B PATRICK	-2,014.74
12/19/2025	Check	dm	Ralph M. McGeorge	-2,872.71
12/19/2025	Check	dm	Intuit Tax	-7,870.23
12/19/2025	Check	dm	Gregory Hebard	-500.00
12/19/2025	Check	dm	Gregory Hebard	-2,737.15
12/19/2025	Check	dm	BRENTON HEDDON	-1,757.00
12/19/2025	Check	dm	CHRIS JACOBS	-2,102.30
12/19/2025	Check	dm	PETER J KAMPA	-2,811.11
12/19/2025	Check	dm	Demetre Keldsen	-1,793.12
12/19/2025	Check	dm	NICOLE D MC CUTCHEN	-300.00
12/19/2025	Check	dm	NICOLE D MC CUTCHEN	-2,923.40
12/19/2025	Check	dm	Mitchell McDonald	-1,920.44
12/22/2025	Check	dm	Maintenance Fee	-87.37
12/23/2025	Check	dm	Employer Driven Insurance S...	-160.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/26/2025	Check	dm	Umpqua Bank Commerical CC	-13,027.24
12/29/2025	Check	dm	Anthem Inc	-5,018.48
12/29/2025	Check	dm	PG&E - 7193	-561.42
Total				-96,927.18

Deposits and other credits cleared (1)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/19/2025	Check	dm	Transfer	100,000.00
Total				100,000.00

Additional Information

Uncleared checks and payments as of 12/31/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/16/2025	Bill Payment	3464	A Plus Cleaning Services	-525.00
12/17/2025	Check	3468	PATRICIA M HANSEN	-502.65
12/17/2025	Check	3466	KENNETH R ALBERTSON	-820.35
Total				-1,848.00

Copper Valley Community Services District

Transaction Report

December 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
Umpqua Bank Checking					
Beginning Balance					
12/03/2025	Check	dm	BEAM	Dental Insurance	-406
12/05/2025	Check	dm	Intuit Tax		-7,451
12/05/2025	Check	dm	Ralph M. McGeorge	Pay Period: 11/16/25 - 11/30/25	-2,873
12/05/2025	Check	dm	PETER J KAMPA	Pay Period: 11/16/25 - 11/30/25	-2,811
12/05/2025	Check	dm	NICOLE D MC CUTCHEN	Pay Period: 11/16/25 - 11/30/25	-2,754
12/05/2025	Check	dm	Gregory Hebard	Pay Period: 11/16/25 - 11/30/25	-2,737
12/05/2025	Check	dm	CHRIS JACOBS	Pay Period: 11/16/25 - 11/30/25	-2,013
12/05/2025	Check	dm	NICHOLAS B PATRICK	Pay Period: 11/16/25 - 11/30/25	-1,847
12/05/2025	Check	dm	Mitchell McDonald	Pay Period: 11/16/25 - 11/30/25	-1,761
12/05/2025	Check	dm	Demetre Keldsen	Pay Period: 11/16/25 - 11/30/25	-1,640
12/05/2025	Check	dm	BRENTON HEDDON	Pay Period: 11/16/25 - 11/30/25	-1,612
12/05/2025	Check	dm	Gregory Hebard	Pay Period: 11/16/25 - 11/30/25	-500
12/05/2025	Check	dm	NICOLE D MC CUTCHEN	Pay Period: 11/16/25 - 11/30/25	-300
12/15/2025	Check	dm	Intuit - QBO Online		-81
12/16/2025	Bill Payment (Check)	3464	A Plus Cleaning Services	Invoice #3551	-525
12/16/2025	Bill Payment (Check)	3462	HUNT & SONS LLC	Acct #22656	-1,894
12/16/2025	Bill Payment (Check)	3465	Saddle Creek 2	Water Reimb. 7/16/25 - 9/15/25	-1,477
12/16/2025	Bill Payment (Check)	3461	Turf Star, Inc.	Customer ID: 03904	-328
12/16/2025	Bill Payment (Check)	3463	Nick Patrick	Boot Reimbursement	-100
12/17/2025	Check	3466	KENNETH R ALBERTSON	2025 Director Stipend	-820
12/17/2025	Check	3468	PATRICIA M HANSEN	2025 Director Stipend	-503
12/17/2025	Check	3470	ROBERT M VEZINA	2025 Director Stipend	-1,003
12/17/2025	Check	3469	MICHAEL J RENKOSKI	2025 Director Stipend	-912
12/17/2025	Check	3467	REBECCA COLEMAN	2025 Director Stipend	-820
12/18/2025	Check	dm	Intuit Tax		-1,405
12/18/2025	Check	dm	Intuit Full Service Payroll		-178
12/19/2025	Check	dm	Intuit Tax		-7,870
12/19/2025	Check	dm	NICOLE D MC CUTCHEN	Pay Period: 12/1/25 - 12/15/25	-2,923
12/19/2025	Check	dm	Ralph M. McGeorge	Pay Period: 12/1/25 - 12/15/25	-2,873
12/19/2025	Check	dm	PETER J KAMPA	Pay Period: 12/1/25 - 12/15/25	-2,811
12/19/2025	Check	dm	Gregory Hebard	Pay Period: 12/1/25 - 12/15/25	-2,737
12/19/2025	Check	dm	CHRIS JACOBS	Pay Period: 12/1/25 - 12/15/25	-2,102
12/19/2025	Check	dm	NICHOLAS B PATRICK	Pay Period: 12/1/25 - 12/15/25	-2,015
12/19/2025	Check	dm	Mitchell McDonald	Pay Period: 12/1/25 - 12/15/25	-1,920
12/19/2025	Check	dm	Demetre Keldsen	Pay Period: 12/1/25 - 12/15/25	-1,793
12/19/2025	Check	dm	BRENTON HEDDON	Pay Period: 12/1/25 - 12/15/25	-1,757
12/19/2025	Check	dm	Gregory Hebard	Pay Period: 12/1/25 - 12/15/25	-500
12/19/2025	Check	dm	NICOLE D MC CUTCHEN	Pay Period: 12/1/25 - 12/15/25	-300
12/19/2025	Check	dm	Transfer		100,000
12/22/2025	Check	dm	Maintenance Fee		-87
12/23/2025	Check	dm	Employer Driven Insurance Services		-160
12/26/2025	Check	dm	Umpqua Bank Commerical CC		-13,027
12/29/2025	Check	dm	Anthem Inc		-5,018

Copper Valley Community Services District

Transaction Report

December 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT
12/29/2025	Check	dm	PG&E - 7193		-561
Total for Umpqua Bank Checking					**$12,793**
TOTAL					**$12,793**

COPPER VALLEY COMMUNITY SERVICES DISTRICT — **Quarterly Investment/Treasurer's Report**

2nd Quarter Balances @ December 31, 2025

Cash Accounts	Acct #	Statement Interest Rate	YTD Interest December	Government Funds: General Investment	Road Reserve	Infrastructure Reserve	Equipment Reserves	Total by Investment
Umqua Bank Operating Account	5048		-					162,076.13
LAIF	5-001		2,571.10					119,441.50
Calaveras Fund 2188	2188		227.97					936.36
CA Class	0035	3.86%	18,113.32	142,892.06	88,659.94	149,075.79	88,126.72	468,754.51
			20,912.39	**142,892.06**	**88,659.94**	**149,075.79**	**88,126.72**	**751,208.50**

YE June 30, 2026 YTD Interest Earned December $ 20,912.39

"I certify that the District investments have been made in accordance with the Investment Policy. I further certify that the District has adequate revenue to cover its operating expense for the next six months, in accordance with California Government Code Sections 53646 (b) (2) and (3) respectively."

Name Title

BOARD MEETING AGENDA SUBMITTAL

TO: CVCSD Board of Directors

FROM: Peter Kampa, General Manager

DATE: January 20, 2026

SUBJECT: Item 7a) Review and discussion of the wetlands and ponds reports prepared by Ralph J. Alexander & Associates and Hardy M. Strozier, Inc as it relates to the operation of storm water holding ponds

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RECOMMENDED ACTION:
No formal action is requested at this time. This item is presented for **review and discussion** only. Direction from the Board, if any, will be noted for future follow-up.

BACKGROUND:

Attached for Board review are the wetlands and ponds reports prepared by Ralph J. Alexander & Associates **and** Hardy M. Strozier, Inc. These reports evaluate existing wetlands and storm water holding ponds within the community and include observations and recommendations related to their condition, function, and ongoing operation.

The issue **of** storm water holding pond maintenance and operation was raised during **public** comment at the last Board meeting**.** As a result of that discussion, Board members suggested that this topic be placed on a future agenda for more detailed review and discussion. This agenda item has been included in response to that request.

Staff will provide a summary of the attached reports at the meeting**,** focusing on key findings and considerations as they relate to the operation and maintenance of the storm water holding ponds. The Board's discussion is intended to provide direction on any next steps, potential maintenance strategies, or additional analysis that may be required.

Wetland Maintenance & Monitoring Plan

SADDLE CREEK GOLF CLUB

Copperopolis, California

Ralph J. Alexander & Associates

WETLAND MAINTENANCE & MONITORING PLAN
SADDLE CREEK GOLF CLUB
Copperopolis, California
Corps File No. 199100807

Prepared For:

Cloudburst Partners, L.P.
Saddle Creek Golf Club
P.O. Box 489
Copperopolis, California 95228

Prepared by:

Ralph J. Alexander & Associates
Landscape Architecture, Land Planning, Urban Design
591 Redwood Highway, Suite 3280
Mill Valley, CA 94941
415-388-8777

February 13, 1998

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APPENDIX

TABLE 1 - Performance Criteria for Wetland Creation and Enhancement

Sheets L-1 to L-11 - Wetland Mitigation and Restoration Plan

SADDLE CREEK GOLF CLUB
WETLAND MAINTENANCE AND MONITORING PLAN

I. MAINTENANCE DURING MONITORING PERIOD

Maintenance and monitoring of the preserved and mitigated wetland areas (hereinafter Wetland Areas) and non-credited wetland areas (hereinafter No-Credit Areas) shall be conducted as defined herein and in accordance with the Declaration of Restrictions entered into pursuant to Section 404 Nationwide Permit No.26-199100807.

Maintenance of the Wetland Areas is essential to attainment of the mitigation objectives and performance criteria. Many of the corrective actions triggered by non-attainment of the performance criteria involve maintenance, but routine maintenance should also be conducted even if not required to attain those criteria. Maintenance activities will be performed under the direction of, and funded by, the Saddle Creek Community Services District.

The sites shall be maintained in good ecological condition, and shall be protected in perpetuity for the natural values of the wetland habitats. Included maintenance measures are weed control, trash removal, erosion control, pruning and appropriate water flow regimes, where applicable.

A. Maintenance Activities

Maintenance visits will be necessary to facilitate the establishment of the trees and shrubs. Maintenance visits to check establishment of the wetland vegetation, erosion, etc. will be two visits per year, one in the Spring and one in the Fall. The Spring visit will also include data collection for plant cover, and tree and shrub density and survival as described in Section II.B. Weeding inside any anti-herbivore screens is essential. If the seedling is growing vigorously and could reach the screen top before the next visit, the screen shall be opened. (Screens are left in place as long as they protect the seedling). An open screen provides protection to the trunk from herbivore girdling damage. Eventually, all hardware around seedlings shall be removed.

Protection measures are designed to safeguard the Wetland Areas so that uses incompatible with long-term preservation of the wetland species are prohibited. These include meeting with

development project construction crews to discuss the mitigation efforts and areas to avoid, providing physical protection during any adjacent construction activities, and posting educational signs describing the sensitive resource.

Both the maintenance and protection measures shall be accomplished by a landscape contractor familiar with both native plant materials and the techniques described below.

Weed Control

Planted areas shall be weeded to encourage the success of native plant material and to discourage ruderal or weedy species from establishing populations. This process shall be done by hand. Because these wetlands are in-water, or immediately adjacent to the water, no herbicide spraying of weeds will be allowed, unless specifically required by the biological monitor. If spraying is required, herbicide recommendations must be made by a licensed pest control advisor, and the biological monitor must accompany sprayers to prevent impacts to non-target native or desirable ornamental vegetation that is to be retained. No spraying should be allowed if winds exceed four miles per hour, and spraying equipment should be limited to backpack sprayers as this allows for selective herbicide application to only those plants which need to be eliminated.

Trash And Fill Removal

The removal of trash and fill in the wetland areas shall be performed on a regular basis. It is anticipated that this will need to be addressed at least weekly during implementation and adjacent construction activities, and twice a year thereafter.

Pruning

Pruning may be required to keep weedy vegetation (especially willows) from clogging the channels and accessways. Non-woody plants, such as cattails, may also need regular thinning to keep them from clogging the Wetland Areas.

Erosion Control

If erosion is determined to be a problem, measures shall be taken to divert or slow runoff prior to replanting.

No-Credit Areas

The wetland areas designated as the No-Credit Areas on the Wetland Mitigation and Restoration Plans have been developed and planted as Wetland Areas, but because of various factors, such as proximity to the golf course, are not used as credit for wetland mitigation. These No-Credit Areas will be maintained, but not to the same strict standards as the preservation and mitigation Wetland Areas, and they will not be monitored. The wetland vegetation in these areas will be periodically thinned for safety, playability and visibility (e.g. Pond 'J' on Hole 8, and Pond 'F-1' on Holes 9 and 10).

B. Responsible Parties

The Saddle Creek Community Services District shall contract with the implementing landscape contractor to conduct necessary maintenance during the monitoring period. After the monitoring period is completed and it has been determined that success criteria have been met, maintenance of the sites, consistent with their condition as wetland habitats, will be performed under the direction of the Saddle Creek Community Services District. The persons/entities responsible for financing and carrying out maintenance activities are as follows:

Saddle Creek Community Services District
c/o Brent Harrington, Chief Administrative Officer
County of Calaveras
891 Mountain Ranch Road
San Andreas, CA 95249
ph: 209-754-6303

C. Schedule

Site preparation tasks such as a general clean-up of the area, weed control and grading to create the new Wetland Areas were completed during the Summer of 1997. Planting began in the Fall of 1996, and will be completed by Late-Fall of 1997. Thereafter, planting to replace losses will be accomplished as necessary every Fall for the next five years.

Initial "baseline" or "as-built" monitoring and reporting will be implemented following site preparation and planting in the Fall of 1997. Thereafter, monitoring to determine quantitatively the success of mitigation will be accomplished every year during the

Spring until 2003. Qualitative monitoring for evidence of erosion, fill or litter, flooding or other problems will be conducted at the same time and again about 6 months later in the Fall.

Maintenance plantings, trash and fill removal, and channel clearing will be conducted yearly in the Late-Summer or Early-Fall. Other maintenance activities, such as weed control and herbivory protection, will be done coincidentally with yearly monitoring in the Spring. Additional clean-up of litter or fill will also be accomplished at this time, if necessary.

II. MONITORING PLAN

The overall objective, or goal, of this monitoring plan is to ensure the successful creation of new, and enhancement of existing, wetland habitats by evaluating and providing for the long-term viability of created and enhanced wetland habitats. Monitoring will be needed to determine progress toward these objectives, reflected in the performance standards described below. When monitoring determines the objectives are not being fulfilled, corrective actions will be taken. Intensive yearly monitoring is necessary during this crucial establishment period. The initial monitoring program described here will continue for five years for the initial monitoring activities, plus another three years for the non-human intervention monitoring, under funding by the Saddle Creek Community Services District.

A. Performance Criteria

The Performance Criteria shown in Table I will be used to assess progress towards the specific mitigation and preservation goals. Data on vegetation cover, tree and shrub density and survival will be conducted once a year for the first five years during the growing season (Mid-to Late- Spring). An additional monitoring report will be prepared at the end of a three-year period (after the initial five years) demonstrating continued success of the mitigation program without human intervention. Maintenance monitoring to check for litter, erosion, etc. will be conducted twice a year for the first 5 years - once in the Spring and once in the Fall. The Spring maintenance monitoring visit will coincide with the Spring vegetation data collection site visit.

B. Monitoring Methods

Quantitative assessments will be used to determine: 1) the percentage of canopy or areal cover by species of native and non-native trees, shrubs, grasses and herbs; and 2) the number of living planted trees and shrubs to determine survival rates. Qualitative assessments will be used to access other factors such as erosion, herbivore damage and littering. Photographs will be taken at permanent photo points (established at completion of planting to document as-built conditions) to document the qualitative assessments to facilitate objectivity. Photographs could also be used to document the quantitative assessment; low-flight aerial photographs will be taken after the completion of construction of the Wetland Areas and No-Credit Areas to determine baseline conditions and be the basis for the initial as-builts of the Wetland Areas and No-Credit Areas.

The density (numbers per unit area) and survival rate (number of living planted trees divided by number of total planted trees X 100) will be determined from the tree and shrub counts. This information, as well as the qualitative assessments, will be recorded for each planting area on appropriate data sheets. All living planted trees and shrubs within a 10 foot wide band centered on each transect line, for its full length, shall be counted.

To determine cover, a series of transects will be permanently established with end stakes to support measuring tapes of appropriate lengths. The transects will be set up perpendicular to the flow of water in the Wetland Areas, and perpendicular to water edge in pond areas at bench locations. At each transect, one-meter square plots will be established to estimate woody and herbaceous canopy (areal) cover. At the mitigated Wetland Areas, there will be established a minimum of one plot for each seasonal and perennial wetland section on each side of the water flow zone, and in the wider wetland areas, a minimum of one additional plot in the water flow zone. This will total a minimum of four to five plots at each wetland transect. At the pond areas, there will be established a minimum of one plot for each seasonal and perennial wetland section, or a minimum of two plots on each pond transect. The location of these transects will be field determined to sample a minimum of 20% of the representative sites. It is projected that a minimum of sixty plots will be required to accomplish this. All

mitigated Wetland Areas, even if not sampled, will be visited and visually inspected.

Herbaceous areal cover will be estimated by absolute cover class (< 5 percent, 5-15 percent, 15-25 percent, 25-50 percent, 50-75 percent, 75-100 percent) for each species (native and non-native) in the herbaceous planting areas. Tree and shrub areal cover will be estimated by absolute cover. Crown diameter of seedlings will be estimated. Cover estimates will be averaged to determine overall cover.

Shrub and tree density, cover, and qualitative assessments will be recorded on appropriate data sheets. Each of the quantitative parameters will be totaled for all plots, to determine overall density, survivability and cover for each species. These will be compared with performance criteria to evaluate the need for action.

C. Annual Reports

Annual monitoring reports will be prepared (in standard scientific format) summarizing the monitoring results, for the first five years after project implementation and three years after the first five years. All data sheets and photographs will be included as appendices in the reports. Reports will be submitted to the Saddle Creek Community Services District, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the California Department of Fish and Game and other interested agencies. The reports will cover the calendar year.

The following details will be included in the monitoring reports:

- The Corps file number and date, shown in the report heading.
- A list of all persons who participated in monitoring and prepared the annual report.
- A list of persons receiving the report.
- A one-page summary of report contents.
- A copy of any Corps permit, special conditions and/or letters of modification.

D. Schedule

The monitoring will begin in the Spring 1998, and continue every year until 2003 for the initial establishment period and determination of meeting the success criteria, then until 2006 to determine continued success without human intervention. (See I.C.).

E. Contingency Measures

See Table I for a description of contingency measures for each performance criteria. If a performance criterion is not met for all or any portion of the project, the cause of the failure will be analyzed, and if appropriate, remedial action will be proposed. Remedial action will be implemented upon approval from the permitting agencies (Corps, CDFG).

Table 1

Performance Criteria for Wetland Creation and Enhancement

Objective	Element	Criteria	Corrective Action
Create Wetland Area	*Hydrology*	Hydrologically functioning wetland as evidenced by 1) preponderance of hydrophytic vegetation (see below), 2) saturation or inundation during the growing season and 3). the presence of flowing or ponding water.	Regrade, rechannel, or otherwise meet the wetland hydrology criteria as appropriate.
	Vegetation	Predominance (> 50 percent relative cover) of native hydrophytic (FAC, FACW, OBL) plant species in planting areas (not including regularly inundated, open water habitats).	Replant and/or correct hydrology as necessary to attain criteria, control exotics (see above).
Enhance Wetland Values	*Litter, Fill*	No evidence of littering or fill disposal in wetland or upland buffer areas.	Remove litter and/or fill as needed.
	Vegetation (Survivability)	90 percent survivorship of total woody plants (first 3 years) and 50 percent survivorship within each strata (years 1 to 5). 60 percent final (5th year) survival rate for total woody vegetation.	Replant as necessary to attain performance criteria. If 50 percent survivorship is consistently not attained for a certain strata, obtain approval to substitute native species better adapted to the site.
	Vegetation (Cover)	<u>1st Year</u>: 5 percent canopy cover (absolute) of planted native woody species. 10 percent areal cover (absolute) of native herbaceous species in herbaceous planting areas.	1. Replant as necessary to attain performance criteria. 2. Where bubblers are used, regulate flow more frequently if drought is the reason for failure. 3. Control erosion if it is the cause of failure.
		<u>2nd Year</u>: 10 percent canopy cover (absolute) of planted native woody species. 20 percent areal cover (absolute) of native herbaceous species in herbaceous planting areas.	
		<u>3rd Year</u>: 20 percent canopy cover (absolute) of planted native woody species. 30 percent areal cover (absolute) of native herbaceous species in herbaceous planting areas.	
		<u>4th Year</u>: 30 percent canopy cover (absolute) of planted native woody species. 40 percent areal cover (absolute) of native herbaceous species in herbaceous planting areas.	
		<u>5th Year</u>: 40 percent canopy cover (absolute) of planted native woody species. 50 percent areal cover (absolute) of native herbaceous species in herbaceous planting areas.	
Discourage Unauthorized Uses		Sites not subject to persistent vandalism or unauthorized intrusions.	Replace vandalized features or plantings, sign areas, increase patrolling, and/or temporarily fence sites as necessary.

The Planning Associates
Hardy M. Strozier, Inc.
495 E. RINCON STREET, SUITE 212
CORONA, CALIFORNIA 92879
TELEPHONE: (951) 444-5600
TELECOPIER: (951) 880-0529
WWW.THEPLANNINGASSOCIATES.NET

Date: August 19, 2015

Memo to: Scott Thayer
Senior Vice President
Castle & Cooke (C&C)

From: Hardy Strozier, MPA, AICP
Principal Planner
The Planning Associates (TPA)

Re: Evaluation and Interpretation of ACOE and CDFW Entitlements for Castle and Cooke's Saddle Creek Golf Course located in Copperopolis, California

Introduction and Background

This letter summarizes The Planning Associates evaluation and interpretation of state and federal entitlement agreements and permits for Castle & Cooke's Saddle Creek Golf Course located in Copperopolis, California.

The recent California extended drought has called into question what golf course elements, features, and mitigation areas require man-made irrigation and the types and duration of irrigation for each "element." Included in this discussion are explanations of regulations guiding the trimming or maintenance of vegetation in or near golf course water related elements.

The Saddle Creek Golf Course entitlement goes back some 17 years and beyond. Much local knowledge of the intended water uses on the golf course has been lost. In addition, much of the current usage of water on the golf course "elements" has been surmised by professionals, some correct, and some incorrect. This letter summarizes TPA's forensic investigation of the Saddle Creek Golf Course entitlements, including personal interviews and telephone discussions with professional real estate business staffs, consultants, and attorneys involved with the entitlement process. In addition, this letter illustrates the process in which TPA had collected primary entitlement documents for an independent assessment of the entitlement conditions, design, watering requirements, and maintenance of the golf course elements.

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TPA Qualifications

The Planning Associates is a boutique planning firm experienced in entitlement permitting for major development projects including golf courses. TPA's staffs education and experience in urban planning and water resources planning has allowed the firm to coordinate with and permit various types of projects through the United States Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW), California Regional Water Quality Control Boards (CRWQB) and the United States Fish and Wildlife Service (USFWS) for over 35 years. TPA has prepared numerous jurisdictional and wetlands habitat mitigation and monitoring programs. TPA is also familiar with both native and non-native landscape architecture, irrigation, and biological functions and values, including stream and lake morphology in and around golf courses. TPA manages many mitigation sites for various clients with expertise in golf course design, construction, environmental mitigation, and course management.

The language and graphics within the various entitlement documents for the Saddle Creek Golf Course in Copperopolis is not readily and easily understood by the layman, businessman or public official. This information may be unfamiliar due to their lack of interaction among biology, landscape architecture and the language art and common practice of the state and federal agencies. In fact, there is confusion among the interviewed professionals as to the history and intent of the resource agency agreements. In addition, there is a clear lack of understanding of the permits that govern the installation and operations of the existing and created mitigation features and elements in and around the Saddle Creek Golf Course. Overall, the current and past managers of both local governmental agencies with oversight authority and Castle & Cooke's past and present management staff are unclear on the exact direction provided by the entitlement documents.

Intent of this Study

The intent of this study is to evaluate pertinent entitlement documents and answer questions on how the jurisdictional and non-jurisdictional natural and man-made elements (ponds, wetlands, creeks, marshes, detention basins), operate hydrologically within the Saddle Creek Golf Course, which are based on the reviewed entitlement documents. This report will provide and reference a short summary of facts and also provide the baseline data that allowed TPA to arrive at the below noted summary of conclusions. TPA has also tried to set out specific questions raised by the operator on the on-going monitoring and maintenance responsibilities between the Community Service District (CSD) and Saddle Creek Golf Course (SCGC).

The Planning Associates
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What are Jurisdictional Waters and Wetlands?

To begin this discussion it is important to understand that not all state and federal jurisdictional waters are wetlands, but generally, all wetlands are jurisdictional waters. These various terms are defined in Environmental Protection Agency (EPA) and Army Corps of Engineers (ACOE) guidance. For example, a state or federal jurisdictional water element can be a relatively dry ephemeral desert stream. A wetland can be a pond, a Bog, or a marsh. Wetlands have certain defined characteristics in federal law and regulations. Wetlands must contain water or hydrology for a certain part or duration of the year. In addition, wetlands must have certain types of soil characteristics with dominant plants being water "loving" or obligate. A created wetland, such as within the Saddle Creek Golf Course, may not have all these characteristics, but may have functions equivalent to a natural wetland within the "human" managed biological systems on-site.

When can plant species trimming occur within state and federal jurisdictional areas?

State and federal law do not prohibit trimming of vegetation in or near jurisdictional waters: ponds, streams, catchments, etc. Riparian vegetation naturally reestablishes easily near jurisdictional features following trimming. The only trimming limitation by law would be no trimming during the avian nesting season when birds have nearby active nests that could be disturbed by the trimming. Trimming is always permitted outside the bird nesting season and during the nesting season, trimming may occur with the advice of an on-site biologist to direct the trimming away from nesting birds. Habitat is not ordinarily protected by or through state and federal law. Rare or endangered plant species are not protected by federal law on private property. There are no rare or endangered species identified in any of the Saddle Creek Golf Course documents. Trimming and maintenance may be the subject of a Habitat Mitigation and Monitoring Plan. Trimming within established, created or restored jurisdictional riparian areas normally require periodic trimming and thinning of native and non-native habitat for maintaining beneficial wildlife use, and this is exactly the position of the Alexander plan for trimming and maintenance on every type of feature on SCGC (Alexander Page 2).

Summary of Conclusions

1. The Saddle Creek Golf Couse wetland, jurisdictional design and operational management "elements" are directed and governed by two (2) principal documents (Agreement and Permit), and two (2) state/federal agencies.

    A. Corps of Engineers Nationwide Permit 26 No. 199100807, December 14, 1994.

B. California Department of Fish and Game (now CDFW) Stream or Lake Alteration Agreement, September 19, 1994.

2. The principal operational documents derived from the Corps permit that directs the form, function, and management of all wetland, jurisdictional elements, and credit and no credit features referenced in the Corps document and are herein relative order of importance:

   A. Saddle Creek Golf Club, Copperopolis California, Wetland Maintenance & Monitoring Plan by Ralph J. Alexander & Associates dated February 13, 1998.
   B. Sierra Engineering Associates, LTD., Saddle Creek 1999 Record Drawing Wetland Mitigation Plan and Protected Area Exhibit Map for Wetlands U.S. Army Corps Permit NP 26-199100807.
   C. Declaration of Restrictions, June 12, 1998.
   D. Quality Control Agreement between Saddle Creek Golf Club, L.P, Castle & Cooke Saddle Creek, Inc., Saddle Creek Community Services District and Calaveras County Water District, February 10, 1994.
   E. Water and Sewer Service Facilities Agreement between Calaveras County Water District and Cloudburst Partners, March 8, 1994.
   F. The required annual mitigation and monitoring report(s) validate the implementation of the above 2A. and 2B. key documents.

Alexander and Sierra Engineering

The Alexander and Sierra Engineering reports/mapping form the key management documents identifying and describing the operational characteristics and management guidance to the managers of the golf course. The Alexander and Sierra Engineering maps describe mitigation elements generally outside golf play areas that relate to the implementation actions found within the Corps and CDFW jurisdictional waters mitigation documents. The Alexander and Sierra Engineering plans are the key documents that must be followed by the Community Services District (CSD) and Saddle Creek Golf Course (SCGC) in the management of the "wetland" and other described mitigation elements on the golf course. The Declaration of Restrictions protective easements and covenants required by the Corps permit cite both the Alexander and Sierra Engineering documents for final direction to subsequent regulators (Corps and CDFW), or by the operation, maintenance and monitoring of the mitigation areas within the golf course (CSD and SCGC).

3. Not all jurisdictional "wetland" elements or features are required to be "wet" or irrigated year round. A clear distinction is made in the above documents (2A. and 2B.) between and among the following features and elements listed below.

A. Annual or perennial wetlands and plant life (biota) required to contain or receive water year round.
B. Seasonal ephemeral wetlands or grasslands, which only require hydration from winter rains, and not receiving water year round from man-made irrigation.
C. Storm water multi-function detention facilities (ponds/catchments) may contain some water at operator's discretion for aesthetic golf play purposes, but are permitted to dry or become low in water elevation, so that during the winter months they are designed to contain a certain volume of hydrologic storm "peaks" when the major storm(s) arrive, and thereby these hydrologic systems reduce storm water runoff leaving the site, benefiting the entire down-stream water quality related eco-system in the valley.
D. Golf course architectural features such as ponds, or catchments that may lie within defined jurisdictional easements, but are hydrated and maintained (cattail removals permitted) at the discretion of the golf course operator. These golf course landscape design features are sometimes called in the documents above as "no credit" areas and act more as golf course architectural features, as opposed to year round created and preserved natural wetland mitigation. "No credit" is the term given to features looking similar to a created wetland, but in the opinion of the regulatory agency(s) provides no biology/morphology mitigation credit for the impacts of the project construction on jurisdictional waters because they are integral to golf course play (Alexander Page3).
E. Golf course irrigation "itself" (tees, fairways, greens and grassed side slope areas) are a defined source of regular man-made and natural hydrology for the annual/perennial jurisdictional wetland basins, filter native grasses and ponds generally located off the golf course perimeter. A reduction in golf course irrigation, such as to the grassed side slopes, due to drought regulations or local water agency policies can affect the hydrology and biology of the ponds and the perimeter wetland grasslands that receive water flow from the intended golf course design. The "wetlands" systems on the golf course operate as a naturalized interrelated/integrated system taking and directing water from the golf course down slope into the ponds and filtered at the golf course and pond edges. These interrelated year round and ephemeral systems help retain water runoff "on site" so as not to or minimize golf course waters from entering into the main natural off-site jurisdictional areas of Littlejohns Creek.

4. Maintenance of all ponds, streams, wetlands, features, detention basins are required pursuant to various levels and types of maintenance for each mitigation and golf course feature. (Alexander Page 1, Section I, A.).

A. Included maintenance measures are weed control, trash removal, erosion control, pruning and appropriate water flow regimes, where applicable.
B. All planted areas shall be weeded to encourage the success of native plant material and to discourage ruderal or weedy species from establishing populations.
C. The removal of trash and fill in the wetlands areas shall be performed on a regular basis.
D. Pruning may be required to keep weedy vegetation, especially willows, from clogging the channels and access ways. Non-woody plants such as cattails may also need to have regular thinning to keep the cattails from "clogging" the wetlands and reducing wetland capacity.
E. If erosion is determined to be a problem, measures shall be taken to divert or slow runoff prior to replanting.
F. No-Credit Areas are wetland areas designated on the Wetlands Mitigation and Restoration Plans. These areas have been developed and planted as Wetland Areas; however, because of various resource agency determined factors, such as proximity to the golf course play areas**, these no-credit areas will be maintained, but not to the same strict standards as the preservation and mitigation wetland areas. "These no-credit areas will not be monitored by the CSD"** (Alexander, Page 3). The no-credit wetland areas vegetation will be periodically thinned for golf safety, golf playability and golf shot/play visibility. Please refer to the Alexander L-1 tables for wetland and pond areas receiving no acreage mitigation credit; example Pond J on Hole 8, and Pond F-1 on Hole 9 and 10. It is the intent of the Alexander management report on the No-Credit areas that the golf course superintendent will be the monitor and be responsible for the maintenance of the no-mitigation credit areas since these areas are primarily for golf play wetland-like elements, not regulatory agency permit/agreement mitigation.

5. Both the Alexander and Sierra Engineering, and Corps directed guidance management documents identify the following jurisdictional water element acreages and hydrology required outside the golf course perimeter:

A.	Total Seasonal Wetlands (irrigated by winter rain only)	5.41 acres
B.	Total Perennial Wetlands (year round irrigation)	3.60 acres
C.	**Total Wetlands:**	**9.01 acres**

Each golf course wetland area feature totaled above, (seasonal wetland, perennial wetland, and filter marsh), is detailed in both the Alexander and Sierra Engineering plans for approximately 25 ponds and 14 wetland features located on the golf course areas. Fifteen of these above noted ponds and features (from Alexander L-1) are no-credit mitigation/golf play areas and these no-credit areas

or features do not factor or count into or for the total 9.01 resource agency approved and Alexander report memorialized mitigation acres.

The Planning Associates derived the definitions of 'Perennial' and 'Seasonal' systems requiring some form of natural or man-made irrigation from the Alexander and Sierra Engineering documents noted as:

• **Perennial** – a water source that is continuous throughout the entire year and man-made irrigation may or may not be required for the intended use of the water. Alexander further defines this irrigation term as: "Perennial wetland areas will have a natural or man-made year round flow depending on the terrain and will have a broad flow channel. Not all perennial ponds or features require irrigation" (Alexander L-1).

• **Seasonal** – a water source is intermittent or ephemeral based only on the storm events and time of year, usually the winter months. Seasonal elements or features on the golf course do not require man-made irrigation. Alexander further defines seasonal as**:** "Seasonal Wetland areas are similar to perennial areas but have a natural seasonal water flow and generally have a broader and flatter flow channel. Boulders are used as low dams in order to allow the spread of water flow. Seasonal wet ponds will not have a consistent year-round flow and gradually dry out during the summer" (Alexander L-1).

• Perennial plants in the Alexander plan are generally those native species, usually grasses, (which may die off during the winter months, but reappear during springtime), and which grow year round and are not normally required to be re-planted or require continuous irrigation and form the primary first down slope off the golf course water run-off filter element.

• All other features outside the tees, green and fairways (and rough), but within the golf play area will not require irrigation, such as "no-credit" creek, detention or pond features, but may be irrigated by the golf course operator at his/her discretion without CSD monitoring (Alexander Page 3, No Credit Areas).

TPA Saddle Creek Golf Course Aerial Exhibit 1

The attached aerial Exhibit 1 produced by The Planning Associates, is a reproduction of Ralph Alexander and Associates Wetland Mitigation and Restoration Plan overlaid onto a 2015 Google aerial imagery. This exhibit highlights all 25 ponds in yellow and all 14 wetlands in blue, with the corresponding acreages of the wetland and no-credit areas displayed in the attached chart. Exhibit 1 confirms that all wetlands and ponds have been built and are existing today in the field. In addition, Exhibit 1 displays all fifteen existing golf course features that are not requiring year round irrigation or monitoring for wetland protection or mitigation. These golf course features also serve as receiving

ponds which are ponds that receive overflow water from larger nearby ponds (Pond F-1) and emergency ponds (Pond E). This system is in place to protect the integrity of Littlejohns Creek from receiving potential contaminated water from the golf course. Finally, there is one dedicated detention basin, which serves the golf course (near Wetland C) at the corner of Oak Creek Drive and Knolls Drive. This detention basin does not need to sustain water year round.

Recommendations

The above key documents noted in 2A. and 2B. are unintendedly complicated to understand and they do not lend themselves easily to a clear interpreation of the directed and narrow mitigation management of the jurisdictional and golf course play design elements (No-Credit). This written evaluation with the above Alexander key documents will not by itself permit a simple management course of action on a day to day basis. TPA recommends that a clearer 3rd "in house" management guide be developed to more easily permit the operations (trimming, irrigation, dredging, etc.) of the 25 ponds, 14 golf course features, storm water elements and no-credit areas. This recommended management document would be a simplified written and graphic depiction of operation areas broken down "hole by hole-feature by feature" according to the report direction provided by Sierra Engineering and Ralph Alexander, (1994). TPA understands from consultant interviews that this third level management document was previously recommended to C&C, but not prepared. This type of simplified document is a normal practice following issued technical permits and HMMP's and greatly benefits the on-going management of the mitigation resources and greatly reduces confusion among the regulator and land owner.

Meetings should also be immediately arranged for a short tutorial with verbal and written information in order to instruct the public and private "staffs" on the use of the recommended (Alexander, 1998) management "explanation" document to both the golf course superintendent and golf club manager along with the CSD manager, especially among their respective field representatives who's monitoring and maintenance "boots are on the ground." This meeting or series of meetings should include field inspections and field understandings of the direction from the Alexander/Sierra reports and plans on what elements require CSD monitoring and inspections and which elements are the sole responsibility of the golf course operators and owners. Copies of this report and all relevant documents should be placed on file with both public and private groups (C&C and CSD) in both hard copies and digital computer files to be used by both current and future personnel.

TPA recommends that golf holes with dying Bermuda grass areas be replaced with native grasses similar to golf play on PGA and U.S Open links courses. TPA can make recommendations to the golf course superintendent to determine which native grass can be implemented as a water saving and aesthetic approach to the California drought.

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EXHIBIT 1

GOLF COURSE FEATURES THAT ARE NOT REGULATED IN THE CATEGORIES BELOW

Pond	Seasonal Wetland (Acres)	Perennial Wetland (Acres)	Filter Marsh (Acres)
A	0.16	0.31	0.05
B	0.21	0.55	0.38
C	0.1	0.19	-
D		-	-
E		-	-
F-1		-	-
F-2	0.08	0.12	-
F-3	0.03	0.08	-
F-4	0.05	0.15	-
F-5	0.06	0.18	-
G	0.1	0.65	0.09
H	0.11	-	0.02
I		-	-
J		-	-
K	0.09	0.16	0.03
L		-	-
M	0.1	-	-
N	-	-	-
O		-	-
P		-	-
Q		-	-
R-1	0.08	0.13	-
R-2	0.06	0.13	0.01
S-1		-	-
S-2		-	-
Mitchell	-	-	0.07
Total	1.23	2.65	0.65

Wetland	Seasonal Wetland (Acres)	Perennial Wetland (Acres)	Filter Marsh (Acres)
A	0.74	-	-
B	1	0.39	0.1
C	0.26	-	0.02
D	0.22	-	0.05
E		-	-
F	0.19	-	-
G		-	-
H		-	-
I	1.06	-	0.03
J	0.19	0.38	0.01
K	0.14	0.18	0.02
L	0.07	-	0.02
M		-	-
N	0.31	-	0.01
Total	4.18	0.95	0.26

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Date: March 22, 2016

Memo to: Scott Thayer

From: Hardy Strozier BA, MPA, JD, AICP
Megan MacKay BS, MS

Re: Copperopolis Saddle Creek Golf Course Environmental Pond Water Measurements

Introduction, Background and Summary

The TPA assignment is to prepare a follow up study and report evaluation of water demand for the Saddle Creek Golf Course pond and environmental mitigation/water dependent elements. TPA previously provided a report dated August 19, 2015, researching and evaluating the "permit" requirements for water usage in the golf course environmental ponds and associated water elements. This previous report is attached. In order to better gauge the Saddle Creek Golf Course's short and long term water demand needs, we have conducted research, and calculations of the pond's and other water dependent element's water usage throughout a 12 month period. The intent of this report is to allow the owner and public agencies responsible for water related mitigation to better plan, budget, and provide the necessary water for the golf course water elements required by various agency permits.

In this report we will be evaluating four different types of water elements; Ephemeral – these water elements are seasonal and will be dry or wet dependent on natural rainfall and not man made irrigation, Perennial – these water elements are annual and require man made irrigation to meet their permit required water levels, Hybrid – these water elements are both seasonal and annual, and a portion of the pond is required to remain hydrated while the remaining portion may be dry and fluctuate based on natural rainfall, Unregulated – these water elements are for golf play and aesthetic purposes, they can by dry or hydrates at the will of the Saddle Creek Golf Course and are unregulated by any public agency. Distinguishing these four types of water elements is critical in order to calculate the amount of water which is actually required for each pond according to the permits.

Our research, findings, and subsequent calculations provides the golf course with a total savings of 7,574,476 gallons (23.25 acre feet) of water annually. This savings provides a reduction of water use on the permit regulated and non- permit regulated features of over 50 % of irrigation water over a 12 month period. This irrigated water savings derives from no longer needing to provide water for the seasonal and unregulated water elements on the golf course during times of draught. The unregulated and seasonal elements are defined within the environmental permits and associated referenced management plan (See Alexander Plan Attached) for the Saddle Creek Golf Course.

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Pond Holding Capacities

Pitto and Associates, the principal Civil Engineer on the Saddle Creek Golf Course project, created the original detailed civil engineering design for the golf course and its many water elements. Based on the original civil engineering course design Pitto and Associates provided us a Pond Detail Chart (Exhibit A), on this chart each of the golf course pond or water dependent element holding capacities in cubic feet were calculated and recorded. There are 26 ponds on the golf course and all were evaluated for water usage. Some of Pitto and Associates pond volume data was combined for several ponds noted in Exhibit A. For example, the volume for ponds F-2 and F-3 are combined with pond F-1 (See attached exhibit A for all combined pond information). While this combination makes it a bit more difficult to determine how much water is needed for certain individual ponds, we have estimated the individual pond amounts from this data, and determined it will not affect the estimate of overall water needs for the Saddle Creek Golf Course.

Pond Type Determination

We then reviewed the memo "Evaluation and Interpretation of ACOE and CDFW Entitlements for Castle and Cooke's Saddle Creek Golf Course located in Copperopolis, California"(Permit Evaluation and Interpretation memo) written by TPA earlier this year (August 19, 2015). The Permit Evaluation and Interpretation memo (Exhibit B) distinguished what golf course elements, features, and mitigation areas required man-made irrigation and which areas only required water from natural sources i.e. rainfall. The report also identified unregulated ponds. The distinction between seasonal and perennial was made as follows:

> *"Not all jurisdictional "wetland" elements or features are required to be "wet" or irrigated year round. A clear distinction is made in the above documents (2A[1] and 2B[2].) between and among the following features and elements listed below.*
>
> *A. Annual or perennial wetlands and plant life (biota) required to contain or receive water year round.*
>
> *B. Seasonal ephemeral wetlands or grasslands, which only require hydration from winter rains, and not receiving water year round from man-made irrigation." (Permit Evaluation and Interpretation Memo August 19th 2015)*

Included in the Permit Evaluation and Interpretation memo is a graphic taken in part from the Golf Course Water Management Plan by Alexander and Associates (Exhibit B pg 9) which denotes the number of acres in each water dependent element that are Perennial, Seasonal, Hybrid, or Filter Marshes. As you will see in the chart, the four different water element types (Ephemeral, Perennial, Hybrid, and Unregulated) of water elements are all represented. For example Pond A is a Hybrid; with 0.16 acres seasonal, 0.31 acres perennial, and 0.05 acres

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[1] Saddle Creek Golf Club, Copperopolis California, Wetland Maintenance & Monitoring Plan by Ralph J. Alexander & Associates dated February 13, 1998.

[2] Sierra Engineering Associates, LTD., Saddle Creek 1999 Record Drawing Wetland Mitigation Plan and Protected Area Exhibit Map for Wetlands U.S. Army Corps Permit NP 26-199100807.

filter marsh. Thus for Pond A only the 0.31 acres is required to hold water all year, the rest of the pond may fluctuate with natural rainfall.

Perennial Percentage Calculation

In order to translate acreage of each pond into a tangible amount of water need, we decided to calculate a percentage of each of the ponds that is perennial, that is hydrated year around. Data regarding the surface area of each pond differed slightly between the Permit Evaluation and Interpretation memo and the Pond Detail Chart provided by Pitto and Associates, so first we calculated the area of each pond using the numbers from the Permit Evaluation and Interpretation memo which were gathered from the Alexander Management Plan, both of which are attached. We added the number of Seasonal (Ephemeral), Perennial, and Filter Marsh acres for each pond to get an area in acres for each pond.

As an example Pond A has:

	0.16 seasonal acres
	0.31 perennial acres
+	0.05 filter marsh acres
=	0.52 acres total for Pond A

Then to find the percentage of each pond that is perennial we divided the individual pond's perennial acreage by the individual pond's total acreage and multiplied by 100%.

Continuing with Pond A as an example:

$$\frac{0.31 \text{ perennial acres}}{0.52 \text{ total acres}} \times 100\% = 60\% \text{ of Pond A is perennial}$$

We then calculated the baseline volume for each individual pond that would need to remain hydrated to meet the perennial required levels as required by the permits and management plan. The formula we used includes the percentage we calculated as described above as well as the volume data provided in the Pitto and Associates "Pond Detail Chart". For each pond we multiplied the individual pond's perennial percentage by the individual pond's volume in gallons.

Pond A for example: 55,000 gallons total volume for Pond A
60% of Pond A is perennial

55,000 gallons x 60 %= 33,000 gallons to hydrate the perennial portion of Pond A

We used this formula and approach for all the ponds that are regulated by the permit and management plan, of the 26 ponds 16 are regulated by permits and the management plan (the other 10 ponds are unregulated pursuant to the Alexander Management Plan). These amounts are shown in the Baseline Water Needs Chart (Exhibit C). The total number of gallons to meet the perennial holding capacities for all regulated water elements is 2,139,529. This calculation will serve as a baseline, but will not serve as our final number since it does not account for evaporation and ground seepage.

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Past Water Usage

In the most recent past, it was thought that all of the ponds at Saddle Creek Golf Course had to be kept full. However, with last year's drought and CCWD's reduced water deliveries to the Golf Course (both raw water and treated water from their plant), the Community Services District ("CSD") responsible for maintaining the ponds, and Saddle Creek Golf Course were concerned that the lack of water could place the regulatory permits from the Army Corps of Engineers, the Water Board, and Fish and Wildlife in jeopardy of not being able to comply with the conditions of the various permits. However, through our research, we discovered that not all the ponds were to be treated equally; some were not to receive artificial water. As a result of the ponds being kept full, the third party company who maintains the golf course, Golf Maintenance Services ("GMS"), kept track of the date and the amount of water added to each pond at that time. The data that GMS kept not only accounted for each pond's holding capacity but evaporation and ground seepage as well. It is important to know while the water need numbers in Exhibit C are a place to start, Exhibit C does not take into account the data collected by GMS, and is more of a baseline holding capacity. Exhibit E however, does account for GMS's data, and calculates an increment of additional water needed to meet the permit required levels of water for each pond because of evaporation and seepage.

Golf Maintenance Services (GMS) was asked to review the historical golf course water demand data gathered throughout the year 2014. GMS provided to us the amount of water the golf course must add to each pond or water dependent element to keep it full throughout the year (Exhibit D). Again these amounts of water were added under the direction given to the golf course to keep all water elements full year round. The amounts of water in Exhibit D account for the elements holding capacity, evaporation loss, and pond water ground seepage. We had originally set out to calculate the evaporation and seepage rate for each pond, but found that the amount of water added in order to counter act those losses was a more efficient approach as GMS already had that data available.

Perennial Pond Water

In order to determine a more accurate amount of water that each water element will require annually, we used the data provided by GMS and the perennial percentage (hydrated volume for each pond) we calculated earlier in this process. We multiplied the amount of added water to an individual water element provided by GMS in his chart (Exhibit D), by the percentage of an individual water element that is considered perennial.

For example:

> In the year 2014, 1,849,671 gallons were added to Pond A to keep it full all year.
> We now know that only 60% of Pond A is required by permit to be hydrated.

1,849,671 gallons x 60%= 1,109,803 gallons needed to hydrate the perennial portion of Pond A

This calculation produced a larger number than the calculations shown in Exhibit C because it is the amount of water that is needed to meet the permit required perennial levels of the individual ponds accounting for seepage and evaporation.

A wet or dry year would affect how much water would be added to the ponds to keep them at permit required levels. With more rain during a wet year less water would have to be added to each of the individual ponds to keep them at permit required levels. While the calculations shown in Exhibit E do not include a variable for rainfall, the calculation was done for the year 2014 which was particularly dry year. Since the calculation was done for a dry year we can assume that the amount of water needed for each pond could only be less than what is calculated in Exhibit E if it were a wetter year, with naturally occurring water entering the ponds.

This calculation or formula was used for all 16 of the permit regulated ponds, and provided us with the number of gallons required to keep the perennial portion of each of the 16 permit required ponds or other water dependent elements hydrated per the permit requirements year round. These calculations can be found in the Evaporation and Seepage Water Needs Chart (Exhibit E). This calculation eliminates man made irrigation from the Ephemeral portions of the golf course's water elements and accounts for water loss at each pond caused by evaporation and seepage giving us a more accurate number of gallons required for each water element.

In GMS's data there were several unregulated elements that were kept full year around. For the purpose of this report, because those elements are not required by permit to have water in them, we will be subtracting those water amounts and counting them as a water savings.

Water Savings

In order to get the most accurate overall water savings required by the permit and management plan, we added up the number of gallons required to annually meet the required Perennial water levels of the different golf course mitigation features found in Exhibit E. This water total came to 7,403,463 gallons annually. In the past, the ponds and other water dependent features have required 14,977,939 gallons of water annually. Overall, providing man made irrigation water for just the Perennial portions of the ponds and not the Ephemeral portions or unregulated ponds will save approximately 7,403,463 gallons of water each year. This savings is about a 49% water use reduction annually.

Cost Savings

Water provided by the Calaveras County Water District costs approximately $182.65 per acre foot. We performed most of our calculations using gallons, but for cost we will convert gallons to acre feet:

Total # of gallons saved per year: 7,403,463 gallons
# of gallons per acre foot: 325,851 gallons

$$\frac{7{,}403{,}463 \text{ gallons}}{325{,}851 \text{ gallons per acre foot}} = 22.72 \text{ acre feet}$$

Using the calculated total savings in acre feet we calculated the total cost savings annually:

22.72 x $182.65 = $4,149.81

Providing water for only the perennial portions of the regulated water elements will provide a savings of $4,149.81 annually. The Evaporation and Seepage Water Usage Chart (Exhibit E) breaks down the water needs for each pond, and summarizes the total water needs required by permit for the Saddle Creek Golf Course. This analysis resulted in the savings of approximate 7.5 million gallons of water each year.

Pitto and Associate's Pond Detail Chart

Exhibit A

Lake	Location	Volume (cu ft)	Surface A(sq. ft.)	priority	Common Pests	Supplement Fill
A	1st entrance	7353	6,878	C	azolla, duckweed, primrose	no
B	2nd entrance	66,734	69,897	C	azolla, duckweed, primrose	no
C	behind dr range	?	18773	C	cattails	no
Mitch	#2 (Mitchell Lake)	574,992	262,877	A	cattails, plank algae	no
D	right #9 ladies tee	20,092	9,329	C	azolla, duckweed, cattails	no
E	behind #9 ladies tee	?	27,901	A	azolla, duckweed, primrose, cattails,fila algae	no
F-1	Lodge (irrigation)	965,092	140,551	A	azolla, duckweed, primrose,fila algae	no (irrig fill)
F-2	waterfall	with F-1	1,546	B	azolla, duckweed, primrose, cattails,fila algae	no (irrig fill)
F-3	right #10 gold tee	with F-1	4,277	A	azolla, duckweed, primrose,fila algae	no (irrig fill)
F-4	#27 green	61,014	16,341	B	azolla, duckweed	yes
F-5	#18 green	with F-4	17,406	A	azolla, duckweed, plank algae	yes
G	Sportscenter	141,722	41,872	A	primrose, cattails,fila algae	yes
H	left #17 green	2,523	3,881	X	(EVAPORATION POND)	no
I	right #17 green	?	4,138	B	cattails	yes
J	#8 green	78,481	17,626	A	azolla, duckweed, primrose, cattails,fila algae, plank algae	no
K	left #4 green	90,261	15,874	A	azolla, duckweed, cattails, plank algae	yes
L	behind #5 green	21,733	11,753	B	azolla, duckweed, cattails,fila algae	yes
M	left #7 green	5,304	3,612	X	(EVAPORATION POND)	no
N	#11 green	39,750	30,285	A	azolla, duckweed, cattails,fila algae, plank algae	no
O	#12 tee	17,941	10,992	B	azolla, duckweed, cattails,fila algae	no
P	#13	19,448	35,468	A	azolla, duckweed,fila algae, plank algae	yes
Q	#14	6,577	12,039	A	azolla, duckweed, cattails,fila algae	yes
S-1	#16	?	31,552	A	azolla, duckweed, primrose, cattails,fila algae	yes
S-2	#16	with S-1				
R-1	lower #15	24,960	11,853	B	azolla, duckweed, primrose,fila algae	yes
R-2	upper #15	with R-1	10,511	A	azolla, duckweed, primrose, cattails,fila algae	yes
DBK	Knolls retention basin	90,00	15,000	A	azolla, duckweed, primrose, cattails,fila algae	no
		sq. ft. total	832,232			sq ft of supp fill
		acres	19.10541781			214,630
						cu ft of supp fill
		sq ft of prior A	635,338			365,715
		sq ft of prior B	56,623			
		sq ft of prior C	104,877			

The Planning Associates
Hardy M. Strozier, Inc.
495 E. Rincon Street, Suite 212
Corona, California 92879
Telephone: (951) 444-5600
Telecopier: (951) 880-0529
www.ThePlanningAssociates.net

GOLF COURSE FEATURES THAT ARE NOT REGULATED IN THE CATEGORIES BELOW

Pond	Seasonal Wetland (Acres)	Perennial Wetland (Acres)	Filter Marsh (Acres)
A	0.16	0.31	0.05
B	0.21	0.55	0.38
C	0.1	0.19	-
D		-	-
E		-	-
F-1		-	-
F-2	0.08	0.12	-
F-3	0.03	0.08	-
F-4	0.05	0.15	-
F-5	0.06	0.18	-
G	0.1	0.65	0.09
H	0.11	-	0.02
I		-	-
J		-	-
K	0.09	0.16	0.03
L		-	-
M	0.1	-	-
N	-	-	-
O		-	-
P		-	-
Q		-	-
R-1	0.08	0.13	-
R-2	0.06	0.13	0.01
S-1		-	-
S-2		-	-
Mitchell	-	-	0.07
Total	1.23	2.65	0.65

Wetland	Seasonal Wetland (Acres)	Perennial Wetland (Acres)	Filter Marsh (Acres)
A	0.74	-	-
B	1	0.39	0.1
C	0.26	-	0.02
D	0.22	-	0.05
E		-	-
F	0.19	-	-
G		-	-
H		-	-
I	1.06	-	0.03
J	0.19	0.38	0.01
K	0.14	0.18	0.02
L	0.07	-	0.02
M		-	-
N	0.31	-	0.01
Total	4.18	0.95	0.26

Copperopolis Saddle Creek Golf Course
Baseline Water Needs Chart

Exhibit C

Pond	Volume (cu ft)	Volume (Acre feet)	Volume (Gallons)	Area (Acres)	% of Pond that is Perrenial	# of Gallons needed to meet perennial holding capacity
A	7,353	0.17	55,000	0.52	60%	33,000
B	66,734	1.53	499,170	1.14	48%	239,602
C	?			0.29	66%	?
D	20,092	0.46	150,288		Unregulated	0
E					Unregulated	0
F-1	965,092	22.16	7,218,888		Unregulated	0
F-2	10,615 (of F-1)	0.24	79,400	0.20	60%	47,640
F-3	28,953 (of F-1)	0.66	216,568	0.11	73%	157,504
F-4	61,014	1.40	456,385	0.20	75%	342,289
F-5				0.24	75%	Part of F-5
G	141,722	3.25	1,060,081	0.84	77%	816,262
H	2,523	0.06	18,872	0.13	Seasonal	0
I					Unregulated	0
J	78,481	1.80	587,038		Unregulated	0
K	90,261	2.07	675,152	0.28	57%	384,837
L	21,733	0.50	162,563		Unregulated	0
M	5,304	0.12	39,674		Seasonal	0
N	39,750	0.91	297,330			0
O	17,941	0.41	134,199		Unregulated	0
P	19,448	0.45	145,471		Unregulated	0
Q	6,577	0.15	49,196		Unregulated	0
R-1	24,960	0.57	186,701	0.41	63%	118,396
R-2 (part of R-1)						Part of R-1
S-1					Unregulated	0
S-2 (part of S-1)						Part of S-2
Mitchell				0.07	Seasonal	0

Total # of Gallons to meet the perennial holding capacities of permit and management plan regulated water elements: **2,139,529** *

? Data was unavailable in the Mr. Pitto Pond Detail Chart (Exhibit A)

* This number is a baseline measurement, it does not account for any loss of water due to evaporation or ground seepage.

Exhibit D

Pat Smyth Annual Water Data

Ponds

A- 1,849,671 gallons
B- 3,435,430 gallons
C- Never needs to be filled
D-149,531 gallons
F-2-70,893 gallons
F-3- Never needs to be filled
F-4- 482,354 gallons
F-5- 892,593 gallons
G- 2,059,072 gallons
H- Never filled (Seasonal)
I- Never filled (Seasonal)
J- 298,962 gallons
K- 1,008,071 gallons
L- 605,686 gallons
M- Seasonal
N- Never needs water
O- Never needs water
P- 231,976 gallons
Q- 714,522 gallons
R-1 & R-2 – 1,593,988
S-1 & S-2 – 1,185,190

Wetlands

We only supplement Wetlands **J** and **K** for a total of 400,000 gallons per year. 200,000 per wetland, the rest are seasonal or stay full and don't require supplemental fill.

Total gallons for Ponds and Wetlands: 15,166,778 gallons

Copperopolis Saddle Creek Golf Course

Evaporation and Seepage Water Needs Chart

Exhibit E

Pond	Volume (cu ft)	Volume (Acre feet)	Volume (Gallons)	Area (Acres)	Water Added Anually (Gallons)	% of Pond that is Perrenial	Water needed to meet perennial required water level (Gallons)
A	7,353	0.17	55,000	0.52	1,849,671	60%	1,109,803
B	66,734	1.53	499,170	1.14	3,435,430	48%	1,649,006
C				0.29	Never needs irrigation	66%	0
D	20,092	0.46	150,288		149,531	Unregulated	0
E						Unregulated	0
F-1	965,092	22.16	7,218,888			Unregulated	0
F-2			0	0.20	70,893	60%	42,536
F-3			0	0.11	Never needs irrigation	73%	0
F-4	61,014	1.40	456,385	0.20	482,354	75%	361,766
F-5				0.24	892,593	75%	669,445
G	141,722	3.25	1,060,081	0.84	2,059,072	77%	1,585,485
H	2,523	0.06	18,872	0.13	Seasonal	Seasonal	0
I						Unregulated	0
J	78,481	1.80	587,038		298,962	Unregulated	0
K	90,261	2.07	675,152	0.28	1,008,071	57%	574,600
L	21,733	0.50	162,563		605,686	Unregulated	0
M	5,304	0.12	39,674		Seasonal	Seasonal	0
N	39,750	0.91	297,330		Never needs irrigation		0
O	17,941	0.41	134,199		Never needs irrigation	Unregulated	0
P	19,448	0.45	145,471		231,976	Unregulated	0
Q	6,577	0.15	49,196		714,522	Unregulated	0
R-1	24,960	0.57	186,701	0.41	1,593,988	63%	1,010,822
R-2 (part of R-1)							
S-1					1,185,190	Unregulated	0
S-2 (part of S-1)							
Mitchell				0.07	Seasonal	Seasonal	0

Total Gallons Supplemented for Ponds:	14,577,939	**Total Gallons Supplemented for Perennial Parts of Ponds:**	7,003,463

Wetlands J and K				400,000		400,000

Total Water in Gallons Needed to keep all Ponds and Wetlands full Annually:	**14,977,939**	**Gallons Needed for Perrenial Parts of regulated Ponds and Wetlands Annually:**	**7,403,463**

* Providing water for just the perrenial parts of the ponds will account for a savings of 7,574,476 gallons of water annually

BOARD MEETING AGENDA SUBMITTAL

TO: CVCSD Board of Directors

FROM: Peter Kampa, General Manager

DATE: January 20, 2026

SUBJECT: Item 7b) Review of District Management Objectives and workplan for the 2026 calendar year

---

RECOMMENDED ACTION:

The purpose of this agenda item is to provide the Board with the objectives that were approved last year and to conduct a full Board review to determine whether any of those objectives should be updated, modified, or reaffirmed for the current year.

The objectives as adopted last year are included in full within the packet for ease of reference and to ensure all Board members are reviewing the same baseline document.

BACKGROUND:

During the prior year, the Board formally adopted a set of objectives intended to guide planning, operations, and decision-making. As part of good governance and annual planning practices, staff recommends that these objectives be reviewed periodically to confirm that they remain relevant, accurate, and aligned with current conditions, priorities, and Board direction.

COPPER VALLEY COMMUNITY SERVICES DISTRICT

2025 GENERAL MANAGER GOALS & OBJECTIVES

On going Management Objectives – January 1, 2025 - December 31, 2025

- Advises the Board on issues, programs, financial status
- Develops for Board consideration: long/short range plans, capital improvement plans, and funding (including grant fund options).
- Manages District Investment funds
- Directs the development of specific proposals for action regarding current and future District needs
- Oversees preparation of the annual District budget for Board review and approval.
- Seeks advance input from Board members in development of meeting agenda. Delivers meeting materials to Board Members at least three (3) days in advance of board meetings
- Meets regularly with Board President regarding District matters and receives input regarding community issues
- Updates, improves and maintains District website based on Board direction
- Oversees and evaluates CSD staff, updates job descriptions and defines individual responsibilities
- Works with CV Partners LLC on the development of new roads and landscaping to ensure compliance with CSD standards & requirements.
- Works closely with and develops relationships with CV Partners LLC, County, CCWD & District Engineer.
- Establishes and maintains equipment and infrastructure fiscal reserve accounts.
- Oversees maintenance of: storm drains; District ponds; and mosquito abatement.
- Works with District engineering to implement the ongoing pavement maintenance plan and road condition assessment program
- Provides orientation to new Board Members.

Short Term Management Objectives – January 1, 2025 – June 30, 2025

- Complete the Final Operating Agreement with CV Partners LLC
- Monitor and determine what direction if any to mitigate the speeding issue. If it is determined to go forward present our options for cure.
- Establish a Copper Valley monthly site visit schedule to include the GM, Site Manager, and a Board member as part of a “management by walking around” program

- Determine and resolve the ownership and responsibility of maintenance of Quail Hollow Ln. with the board/HOA of the owners of the bungalows
- Finalize CSD acceptance of the Quail Creek (Phase 7) roads.

Long Term Management Objectives – January 1, 2025 – December 30, 2026

- Develop standards for drought tolerant landscaping to be included in all future phases of the Copper Valley development, as well as included in CSD landscape replacement projects.
- Update the infrastructure and equipment reserve studies…update the road pavement maintenance plan.
- Update the Planning Associates (Hardy M. Strozer, Inc.) August 19, 2015, Memo regarding the "Evaluation and Interpretation of ACOE and CDFW Entitlements for Castle and Cooke's Saddle Creek Golf Course located in Copperopolis, California".
- Update the Planning Associates (Hardy M. Strozer, Inc.) March 22, 2016, Memo regarding "Copperopolis Saddle Creek Golf Course Environmental Pond Water Measurements".
- Update the "Saddle Creek Municipal Service Report" dated August 28, 2017, prepared for the Calaveras Local Agency Formation Commission

Additional Expectations not in Original Ongoing or Short-Term Goals or Objectives

- Consider whether there are any other community services that our CSD now or in the future (5-10 years) we need to support and what we need to do to prepare for accordingly.
- *Board should be updated on any projects/purchases outside the normal scope of districts operating functions for their review before any project/purchase is approved over $1,000.00.*
- *Continue to maintain close lines of communications with Copper Valley development.*

BOARD MEETING AGENDA SUBMITTAL

TO: CVCSD Board of Directors

FROM: Peter Kampa, General Manager

DATE: January 20, 2026

SUBJECT: Item 7c) Adoption of a Resolution accepting the Road and Sidewalk Encroachment Standards, with authorization for them to be modified and updated from time to time

---

RECOMMENDED ACTION:

Adopt Resolution No. 2026-01 approving Right-of-Way, Landscaping, and Vegetation Clearance Standards to protect public safety and District infrastructure.

BACKGROUND:

Vegetation from private property has increasingly encroached into District-maintained sidewalks, streets, and rights-of-way, creating obstructions to pedestrian travel, vehicle visibility, and infrastructure maintenance. In some locations, vegetation has blocked traffic and street signage and impaired sight distance at intersections and driveways, increasing the risk of collisions.

The proposed standards address these issues by requiring:

- No encroachment into District sidewalks or public rights-of-way;
- Minimum vertical clearances of **8 feet over sidewalks** and **14 feet over roadways**;
- Clear visibility of signage and traffic control devices; and
- Unobstructed lines of sight for pedestrians, motorists, and emergency vehicles.

Property owners remain responsible for ongoing vegetation maintenance to ensure compliance.

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COPPER VALLEY COMMUNITY SERVICES DISTRICT ADOPTING RIGHT-OF-WAY, LANDSCAPING, AND VEGETATION CLEARANCE STANDARDS TO PROTECT PUBLIC SAFETY AND DISTRICT INFRASTRUCTURE

WHEREAS, the Copper Valley Community Services District ("District") is responsible for the operation, maintenance, and protection of District-owned and District-maintained infrastructure, including sidewalks, streets, roadways, and public rights-of-way; and

WHEREAS, landscaping and vegetation originating from private property can encroach upon District infrastructure and public rights-of-way, creating obstructions to pedestrian travel, vehicle operations, infrastructure maintenance, and emergency response; and

WHEREAS, vegetation that blocks or obscures traffic control devices, street signs, warning signs, or lines of sight at intersections, driveways, sidewalks, and roadways poses a significant public safety hazard by reducing visibility and increasing the risk of collisions, injuries, and property damage; and

WHEREAS, the District has determined that clear and uniform standards are necessary to define property owner responsibilities for vegetation maintenance adjacent to District infrastructure in order to protect public safety, accessibility, and visibility; and

WHEREAS, the adoption of right-of-way, landscaping, and vegetation clearance standards promotes safe pedestrian and vehicular movement, ensures compliance with accessibility requirements, and supports the District's ability to maintain public facilities;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Copper Valley Community Services District that:

1. **Adoption of Standards**
   The Board hereby adopts the **Right-of-Way, Landscaping, and Vegetation Clearance Standards**, attached hereto and incorporated by reference as **Exhibit A**, as official District policy.
2. **Applicability**
   These standards shall apply to all properties adjacent to, abutting, or otherwise impacting District-owned or District-maintained infrastructure, sidewalks, streets, roadways, and public rights-of-way.
3. **Public Safety Purpose**
   The purpose of these standards is to prevent obstructions to sidewalks and roadways, ensure adequate vertical and horizontal clearances, maintain visibility of signage and traffic control devices, preserve clear lines of sight, and reduce safety hazards to pedestrians, bicyclists, motorists, and District or emergency service personnel.

4. **Property Owner Responsibility**
   Property owners shall be responsible for the ongoing maintenance, pruning, and removal of landscaping and vegetation originating from their property to ensure continued compliance with the adopted standards.
5. **Enforcement Authority**
   The District is authorized to enforce these standards in accordance with applicable laws, regulations, and District policies, including the issuance of notices to comply and the requirement of corrective action when violations are identified.
6. **Effective Date**
   This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ___ day of _____, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Rebecca Coleman
President, Board of Directors
Copper Valley Community Services District

ATTEST:

_____

Peter Kampa
Secretary
Copper Valley Community Services District

EXHIBIT A

Right-of-Way, Landscaping, and Vegetation Clearance Standards

Copper Valley Community Services District
Right-of-Way, Landscaping, and Vegetation Clearance Standards

All properties adjacent to or impacting District infrastructure shall comply with the following standards to ensure safe public access, visibility, and infrastructure maintenance:

1. **Sidewalk Clearance**
    - Landscaping and vegetation originating from private property shall not extend into or over any District-maintained sidewalk.
    - Vegetation shall be maintained and pruned to the backside (property side) of the sidewalk at all times.
    - No portion of landscaping may obstruct pedestrian travel, visibility, or sidewalk maintenance access.
2. **Public Right-of-Way Encroachment**
    - Landscaping and vegetation shall not encroach into the public right-of-way or any District-maintained infrastructure area.
    - Any growth extending beyond the property line into District infrastructure constitutes a violation.
3. **Vertical Clearance – Sidewalks**
    - Tree limbs, branches, and vegetation overhanging sidewalks shall maintain a minimum vertical clearance of eight feet (8') measured from the sidewalk surface.
4. **Vertical Clearance – Streets and Roadways**
    - Tree limbs, branches, and vegetation overhanging streets or roadways shall maintain a minimum vertical clearance of fourteen feet (14') measured from the roadway surface.
5. **Visibility, Signage, and Line-of-Sight Clearance**
    - Vegetation shall not obstruct, obscure, or interfere with the visibility of any traffic control devices, street signs, regulatory signs, warning signs, street name signs, or District signage.
    - Landscaping and vegetation shall not block or impair sight distance at intersections, driveways, crosswalks, sidewalks, or along roadways.
    - Property owners shall maintain clear lines of sight to ensure visibility for pedestrians, bicyclists, motorists, and District maintenance or emergency vehicles.
6. **Public Safety Considerations**
    - Vegetation that obstructs sidewalks, signage, or lines of sight creates a safety hazard by limiting visibility, increasing the risk of pedestrian and vehicle collisions, and impeding safe navigation of public spaces.
    - Failure to maintain vegetation in accordance with these standards may contribute to unsafe conditions and shall be considered a violation subject to corrective action.
7. **Ongoing Maintenance Responsibility**
    - Property owners are responsible for ongoing maintenance of landscaping and vegetation to ensure continued compliance with these clearance, visibility, and safety standards.

BOARD MEETING AGENDA SUBMITTAL

TO: CVCSD Board of Directors

FROM: Peter Kampa, General Manager

DATE: January 20, 2026

SUBJECT: Item 7d) Discussion regarding contracting with All Paid, a merchant services company to electronically collect fees for the District

---

RECOMMENDED ACTION:

Receive information regarding AllPaid, CSDA's Endorsed Affiliate for payment services, and provide direction to staff.

BACKGROUND:

Founded in 1997, AllPaid provides payment services exclusively to government agencies and currently serves over 3,300 agencies nationwide. The company specializes in government-focused payment solutions and remains privately owned. AllPaid's platform improves customer payment convenience while minimizing risk and administrative burden for agencies. Key benefits include:

- 27+ years serving government agencies
- 3,300+ government clients nationwide
- Guaranteed payments; AllPaid absorbs all chargebacks and fraud
- PCI Level 1 compliant payment security
- 24/7/365 live, in-house, multi-lingual customer support
- Online, phone, call center, and on-site payment options
- Funds deposited within two business days
- No cost to the District

allpaid

Powerful Payment Solutions Proposal

Copper Valley Community Services District

January 14, 2026

Company Background

AllPaid was founded in 1997 by a retired county executive who heard the desires of citizens to pay their government agencies using credit and debit cards. Since then, the company has grown to provide payment services to over 3,300 government agencies nationwide.

AllPaid is still privately owned and operated. Our leadership team is available to answer customer questions and is eager to meet the needs and challenges faced by agencies. We are flexible and able to meet your demands in a timely manner.

Why AllPaid:

- AllPaid offers low, competitive rates and the following unique qualifications:
- 27+ years' experience processing payments exclusively for government agencies
- Provides payment solutions to over 3,300 government agencies
- Payment Protection – AllPaid absorbs all chargebacks and fraudulent payments
  - Never a chargeback no matter the situation
- 24/7/365 live, in-house, bi-lingual call center - No outsourcing here.
- PCI Level 1 Compliance – Highest level of payment processing security and validation available
- Over 300 company-owned technology patents
- Over 41 million Transactions and $1.6 billion in payments in 2018
- Receive your money in 2 business days or less
- **No cost to your Agency - Ever**

AllPaid's Simple Solution:

Whether making a payment in person, online, via our live agent call center, or on a mobile device, AllPaid's clients will be met with top-level customer service. AllPaid accepts the four major credit and debit card brands (Visa, MasterCard, Discover, and American Ex- press) as well as prepaid debit/gift cards.

Payers may initiate payments through the following payment channels:

- Online and Mobile via our website at www.AllPaid.com or the Agencies website with a hyperlink to the PCI-compliant AllPaid.com payment site
- Onsite using our FREE e-commerce Gov$wipe® terminal
- Live Agent Multilingual Call Center

In Person Payments

- **Gov$wipe: Our Patent-Pending Point-of-Sale (POS) Solution**

Live Agent Call Center Payments

- **Mobile and Live Call Center Payments**
- **24/7/365 Live Agent Payee and Agency Support - Hosted in our Corp. HQ**
- **Multilingual Operators—140 Languages**

Online Payments

- **AllPaid.com for online payments**
- **Mobile Friendly—Make an Online Payment anywhere in the world**
- **Customized and Agency-Specific Landing Pages with Search Functionality**

Fraud Monitoring and Chargebacks

AllPaid offers certainty of funds, which means that all risks associated with payments are handled and assumed by AllPaid and not your government agency. Once a payment is authorized AllPaid guarantees all funds and provides a "no liability" chargeback solution in which any funds charged back, or disputed, are absorbed by AllPaid… not your government agency.

Problem Solved

AllPaid offers smart payment integration solutions and technologically advanced service options between customers and payers. For over 25 years, AllPaid has served the public sector by offering a secure, single-source payment platform that unlocks efficiencies for governments and their citizens—guaranteeing confidence at all touch points. https://allpaid.com/#/faqs

Rate Proposal

AllPaid is pleased to offer our competitive fee model for consideration. The fee model is a service fee model whereby the payee absorbs the small fee for the convenience of using their credit/ debit/gift card from the comforts of the environment of their choice. Absorbed Fee model is also available.

Online, Mobile and Onsite Rates

Credit/Debit/Gift Card

Rate per Transaction, on-site or remote: 2.25%

Phone Payments Utilizing AllPaid's Call Center-

add: $3.50

NO ADDITIONAL COSTS FOR INTEGRATION OR DEVELOPMENT AS PART OF YOUR ONBOARDING PROCESS

Pricing and proposal are good for 90 days

No Hidden Fees

No matter how transactions are performed, AllPaid has **no hidden or additional fees beyond the above,** and the following services are all included in the proposal:

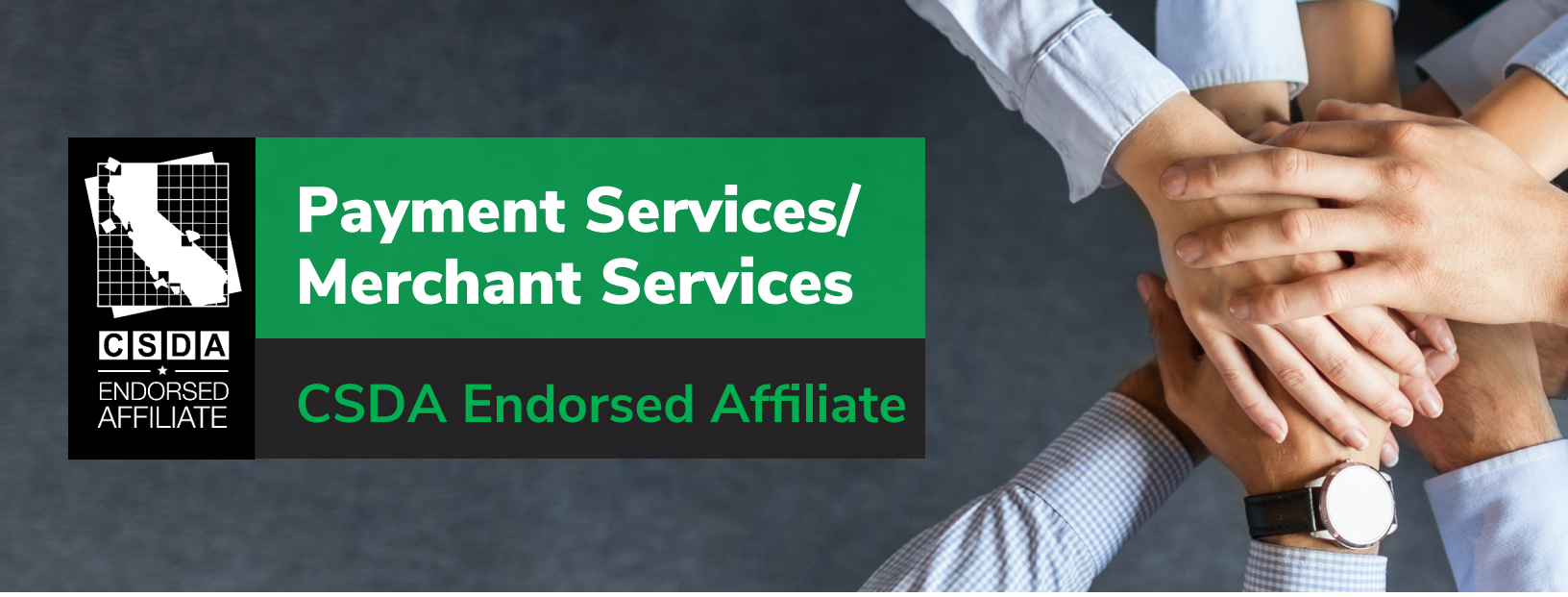
- Full 24/7/365 assistance for Agencies
- Full 24/7/365 customer service for questions or assistance for payees
- Robust reporting - Per transaction notifications and daily reconciliation reports
- Full, no cost integration

Thank you:

Thank you for the opportunity to present our payment solution.

We look forward to supporting you and your customers, constituents and citizens with our industry-leading customer service, competitive rate structure and advanced payment options.

Sincerely,
Ken Lindbloom
Sr. Account Executive AllPaid
(720-300-2142)
ken.lindbloom@allpaid.com
www.AllPaid.com



Payment Services/ Merchant Services

CSDA Endorsed Affiliate

Easier Member Payments, Below Market Rates

AllPaid (formerly GovPayNet) is honored to be selected as CSDA's Endorsed Affiliate for **Payment Services/Merchant Services**. AllPaid's payment platform provides CSDA and its members a secure industry leading payment solution with exceptional customer service and support. These services are available at below market, pre-negotiated rates, exclusively for CSDA members.

Member Rate Options:

There are two member rate options to choose from based on the member's average transaction size. Choose one for the duration.

Best option for $500 or more average transaction size.

Option 1

Rate per Transaction: **1.85%**

Web Payments, add: **$1.50**

Phone Payments, add: **$2.50**

Best option for $500 or less average transaction size.

Option 2

Rate per Transaction: **2.25%**

Web Payments, add: **$0.00**

Phone Payments, add: **$2.25**

AllPaid Key Features and Benefits

- 22 Years Serving Government Agencies
- 3,000 + Existing Customers Nationally
- No Cost to CSDA or Its Members
- 24/7/365 Live, In-house, Multi-Lingual Call Center in Dallas
- Highly Competitive Rate Options
- PCI Level 1 Security
- Detailed Reporting
- Multiple Payment Options: On-Site, Call Center, Online
- Guaranteed Payments - No Charge Backs for Members
- Free Card Swipes

allpaid.com csdamembers@allpaid.com 317-713-6591

allpaid