

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, November 7, 2022
5:30 p.m.**

Cameron Park Community Center – Social Room

**2502 Country Club Drive
Cameron Park, CA 95682**

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTY4Y2EzMzctNDYxNS00OGJiLTlhOWItNzdlYjgwY2JlM2Ex%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d

Agenda

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),
Tim Israel (TI), Director Eric Aiston (EA),
Alternate: Monique Scobey (MS), Bob Dutta (BD)

Staff: General Manager André Pichly, CC&R Compliance Officer Jim Mog, CC&R Compliance Officer
Assistant Tim Reimer

CALL TO ORDER

ROLL CALL

Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

APPROVAL OF AGENDA

1. APPROVAL OF CONFORMED AGENDA

- a. Conformed Agenda – CC&R Meeting – October 3rd, 2022

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
- Total Cases Open = 40
 - Initial Notices – 9
 - Referred to Legal – 1
 - Pre-Legal Notices – 0
 - Final Notices – 10
 - Referred to Outside Agency – 1
 - Courtesy Notices – 7
 - Prior Month's Cleared Cases – 15
 - Prior Month's New Cases - 6
- b. Architectural Review Projects – Period – October 2022
- Projects Reviewed – 22
 - Approved – 22

Summary of ARC Projects:

- Roofs – 12
- Solar – 3
- Tree Removals – 2
- Fences – 0
- New Home Const. – 0
- ADU/JADU – 0
- Swimming Pool – 2
- Exterior House Paint – 1
- Landscape – 0
- Deck – 1
- Exterior Renovation – 1
- Siding Replacement – 0
- Detached Garage - 0

3. Review and Provide Decision

- a. Pre-Legal request for:

3875 Hillsborough Rd. – Cameron Park #2 Section 4g. – Improperly Stored Dump Truck. (Attachment 3a.)

- b. Pre-Legal request for:
4049 Lochaber Dr. – Cameron Valley Estates #1 Section 2.2 Nature of building – 4.2.1 Architectural Review Required by committee. (Attachment 3b.)

4. Staff Updates

- a. Neighborhood Campaign Update (oral, Tim Reimer)
Campaign for Highlands 1 & 3 Begins.
- b. Staff has begun a regular review of Cambridge Rd. This review will be completed in sections and cycle continuously. Section 1 – Country Club Dr to Oxford Rd. Section 2 – Oxford to Royal Park Dr. Section 3 Royal Park to Green Valley Rd.
- c. Update on Legal Notices: - CCR21-1055 3710 Sudbury Rd. Legal notice was sent to abate an improperly stored recreational trailer. Trailer has been abated and case is closed.
CCR21-1041, 2133 Carrillo Ct. Legal notice was sent for improperly stored boat. Owner contacted Legal to discuss. Legal contacted staff to review and will be contacting homeowner to confirm that violation still exists, and abatement is necessary for the boat.
- d. Vacation Home rentals – Review of El Dorado County Code 5.56 (Attachment 4d-1)
- e. TAC Notices – Review of TAC notices and CPCSD role. (Attachment 4e.)

5. Items for Future CC&R Committee Agendas

6. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT

Cameron Park Community Services District
2502 Country Club Drive
Cameron Park, CA 95682



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Meeting
Monday, October 3rd, 2022
5:30 p.m.**

Cameron Park Community Center – Social Room

**2502 Country Club Drive
Cameron Park, CA 95682**

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTY4Y2EzMzctNDYxNS00OGJlTlhOWItNzdlYjgwY2JlM2Ex%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d

Conformed Agenda

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),
Tim Israel (TI), Director Eric Aiston (EA),
Alternate: Monique Scobey (MS), Bob Dutta (BD)

Staff: General Manager André Pichly, CC&R Compliance Officer Jim Mog

CALL TO ORDER - 5:36 PM

ROLL CALL – KK/CHC/TI/EA/BD Present – EW Absent

Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.

APPROVAL OF AGENDA - Approved: 5-0

1. APPROVAL OF CONFORMED AGENDA - *Approved with correction that TI was absent, and BD was present. 5-0*

a. Conformed Agenda – CC&R Meeting – September 19, 2022

OPEN FORUM

Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.

DEPARTMENT MATTERS

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 48
 - Initial Notices – 18
 - Referred to Legal – 0
 - Pre-Legal Notices – 2
 - Pre-legal cases going to legal after notice: CCR21-1055 and CCR21-1041
 - Final Notices – 5
 - Referred to Outside Agency – 1
 - Courtesy Notices – 22
 - Prior Month's Cleared Cases – 14
 - Prior Month's New Cases - 7

- b. Architectural Review Projects – Period – August 2022
 - Projects Reviewed – 11
 - Approved – 11

Summary of ARC Projects:

- Roofs – 6
- Solar – 1
- Tree Removals – 1
- Fences – 0
- New Home Const. – 1
- ADU/JADU – 0
- Swimming Pool – 0
- Exterior House Paint – 0
- Landscape – 0
- Deck – 0
- Exterior Renovation – 0
- Siding Replacement – 0
- Detached Garage - 2

3. Review and Provide Decision

- a. Pre-Legal request transmittal for:
3051 Braemer Dr. – Cameron Valley Estates #3 – Improperly Stored Boat (Attachment 3a. Field Report) – Carried over from 9.19.22 meeting – 9.29.22 update, Violation has been corrected.

4. Staff Updates

- a. Neighborhood Campaign Update (oral, J. Mog)
Next campaign, Highlands 1 & 3.

5. Items for Future CC&R Committee Agendas

- *Request by TI to research restrictions for vacation rentals.*
- *Request by EA to research at what point does the CC&R department become involved with Residential Project Development.*

6. Items to take to the Board of Directors - None

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

- Website return receipt for CC&R complaints – Oral – Andre Pichly

ADJOURNMENT – 5:58 PM

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Jim Mog
CC&R Compliance Officer

Kelly Kantola, Chair
CC&R Committee

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type
CCR21-1041	Referred to Legal	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	2133	CARRILLO	Ct
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR22-1089	Courtesy Notice Sent	Cameron Park Unit #13 Section 10 Vehicle Parking - Open	3352	CAMBRIDGE	Rd
CCR22-1088	Courtesy Notice Sent	Cambridge Hills - 11) Trailer, Commercial Vehicle and Recreational Vehicles - Open	3387	CAMBRIDGE	Rd
CCR22-1087	Courtesy Notice Sent	Cambridge Hills - 11) Trailer, Commercial Vehicle and Recreational Vehicles - Open	3371	CAMBRIDGE	Rd
CCR22-1086	Courtesy Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3495	LA CANADA	Dr
CCR22-1085	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3842	CAMBRIDGE	Rd
CCR21-1076	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3835	CAMBRIDGE	Rd
CCR21-1006	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	Lane
CCR22-1077	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3875	HILLSBOROUGH	Rd
CCR22-1075	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3830	HILLSBOROUGH	Rd
CCR22-1074	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3271	KIMBERLY	Rd
CCR22-1071	Final Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2877	ALHAMBRA	Dr
CCR22-1066	Final Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3446	MAJAR	Ct
CCR22-1043	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3685	MILLBRAE	Rd
CCR22-1040	Final Notice Sent	Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items) - Open	2824	HILLCREST	Dr

CCR22-1023	Final Notice Sent	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building - Open Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review - Open	4049	LOCHABER	Dr
CCR21-1007	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3694	LARKSPUR	Lane
CCR21-1002	Final Notice Sent	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd
CCR22-1082	Initial Notice Sent	Bar J Ranch Unit 3 - 17. Vehicles - Open	4713	CASTANA	Dr
CCR22-1079	Initial Notice Sent	Cameron Park North Unit No. 2 - Clause 6 - Open	3800	ARCHWOOD	Rd
CCR22-1078	Initial Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park N. Unit 7 - Section 7 & 17 - Open	3421	MAJAR	Ct
CCR22-1073	Initial Notice Sent	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	4268	VALTARA	Rd
CCR22-1069	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2777	ALHAMBRA	Dr
CCR22-1068	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2738	LA CIENEGA	Ct
CCR22-1036	Initial Notice Sent	Royal Highlands Unit EC 1 - 12 - Closed Royal Highlands Unit EC 1 - 14 - Closed Royal Highlands Unit EC 1 - 12 - Open Royal Highlands Unit EC 1 - 14 - Open	2767	ROYAL PARK	Dr
CCR22-1032	Initial Notice Sent	Bar J Ranch Ranch #6 - Clause 2.20 - Animals - Open	2701	ALICE	Ct
CCR21-1001	Initial Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	2431	MELLOWDAWN	Way

CCR20-1021	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Closed Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Closed Cameron Park North Unit No. 2 - Unallowed Commercial use of property - Closed Cameron Park North Unit No. 2 - Visible Laundry Prohibited - Closed Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3951	HILLSBOROUGH	Rd
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Number of Cases: 40

CC&R Violation Manager Case Detail Report

Generated: 11/2/2022 11:04 AM

CASE FIELD REPORT

Cameron Park Community Services District/CC&R Violation Manager

Assigned
To:
Mog, Jim

CCR22-1077

Location of Violation: 3875 HILLSBOROUGH Rd
Cameron Park, CA 95682 APN# 082245006

CDBG **Custom Location Field** **Custom Field**
NO
Property Type: Residential
Subdivision: CAMERON PK N 2
Fire District: CAMERON PARK CSD FIRE
Acreage: 0.53000000
Lot Description: L 479 CAMERON PK N 2
Year Built: 1963
Dwelling Units: 1
Square Footage: 1581

Owner Address (if different) Hm:
Name: MARKELL WILLIAM & PAMELA R 9273 Thilow Dr Wk:
Business: SACRAMENTO, CA 95826 Cell:

Open Violation(s) **Code Section**
Cameron Park North Unit No. 2 - Vehicle Parking and Storage
Cameron Park North Unit No. 2 - Clause 4(g): Vehicle Parking and Storage

Entry Date	Note	Action Date	Type	Officer	Note/Activity
09/22/2022	-		Case	Mog, Jim	Case Status changed to Final Notice Sent
09/22/2022	2022-09-22		Note	Mog, Jim	Inspection shows that the dump truck remains on the property. Move case to final notice.
08/31/2022	2022-08-31		Note	Mog, Jim	Dump truck has been in yard for possibly years. Many complaints as well as seen in inspections. Yard usually has debris out front from trees and vegetation.
08/31/2022	-		Violation	Mog, Jim	Added: Cameron Park North Unit No. 2 - Vehicle Parking and Storage
08/31/2022	-		Case	Mog, Jim	Initial Case Status Initial Notice Sent
08/31/2022	-		Case	Mog, Jim	Case Opened (Created)

Follow-up 11/01/2022 Take case to CC&R committee for pre-legal

INVESTIGATION:



Uploaded on: 08/31/2022 - CC&R Pic
Old commercial dump truck observed during inspections for years. Not allowed on lot.



Uploaded on: 09/22/2022 - CC&R Pic
Old Commercial dump truck remains after initial notice.



Uploaded on: 10/25/2022 - CC&R Pic
Dump truck still present after Final Notice



Uploaded on: 10/25/2022 - CC&R Pic
Dump truck still present after Final Notice

CASE FIELD REPORT

Cameron Park Community Services District/CC&R Violation Manager

Assigned
To:
Mog, Jim

CCR22-1023

Location of Violation: 4049 LOCHABER Dr
Cameron Park, CA 95682 APN# 070393007

CDBG
NO

Custom Location Field
Property Type: Residential
Subdivision: CAMERON VLY ESTS #1
Fire District: EL DORADO COUNTY FPD
Acreage: 0.23000000
Lot Description: L 21 CAMERON VLY ESTS #1
Year Built: 2002
Dwelling Units: 1
Square Footage: 1888

Custom Field

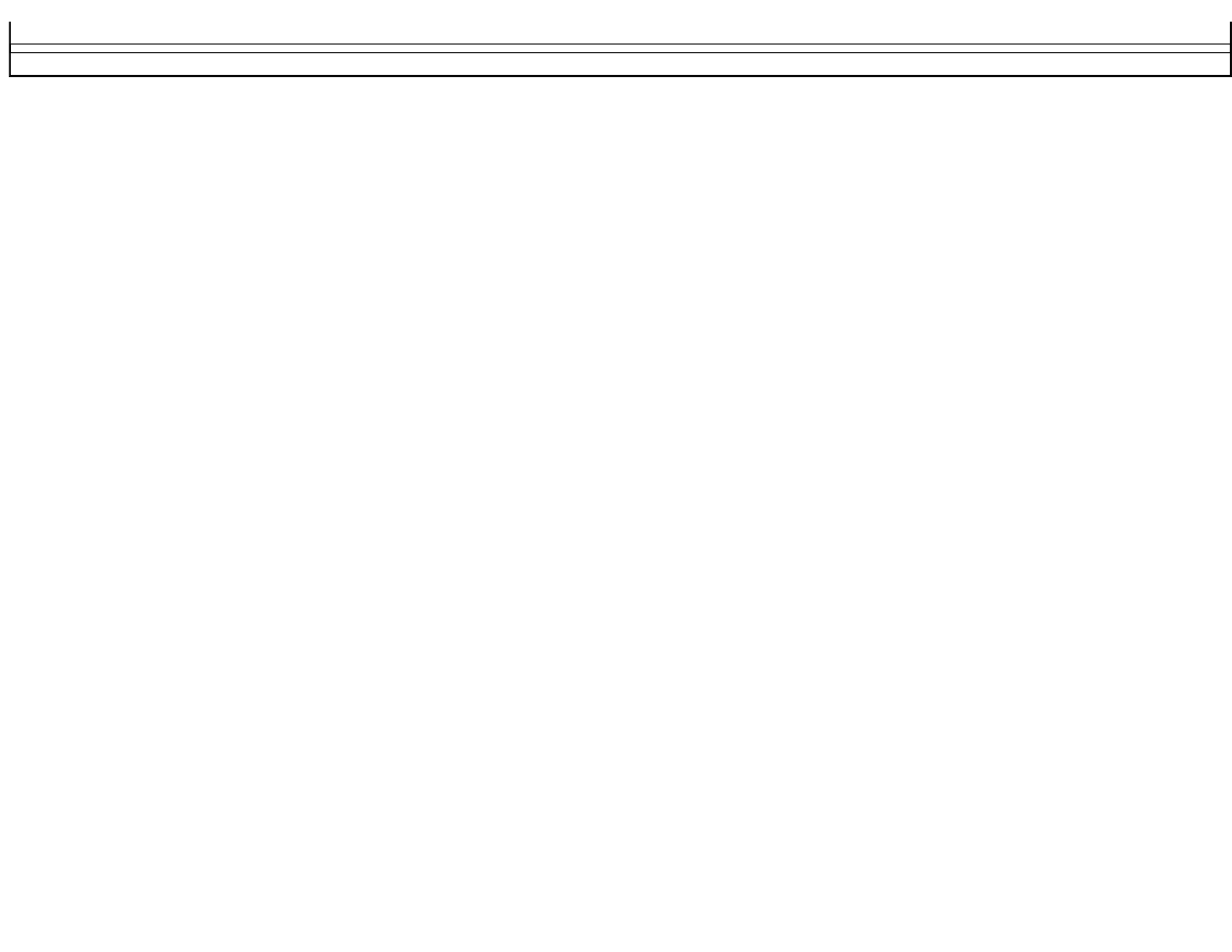
Owner	Address (if different)	Hm:
Name: ROACH JOAN L	4049 Lochaber Dr	Wk:
Business:	SHINGLE SPRINGS, CA 95682	Cell:

Open Violation(s) Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review	Code Section Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review
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Entry Date	Note Action Date	Type	Officer	Note/Activity
10/24/2022	2022-10-24	Note	Mog, Jim	Tim spoke with Joanne Roach. She said she is making progress and that Jay at the EDC Code Compliance office said as long as she is making progress that they would work with them. Mrs. Roach said her timeline is January 1st and that County told her that was OK. MAAT Meeting will be on Wed Oct 26th. Relay notes to Jay at that meeting and get a collective agreement with the agencies that if this violation continues after Jan 1st, that prelegal and county hearings should be moved on.
09/22/2022	2022-09-22	Note	Mog, Jim	Inspection shows that the steel structure remains after notice. Move case to Final Notice.
09/22/2022	-	Case	Mog, Jim	Case Status changed to Final Notice Sent
08/25/2022	-	Violation	Mog, Jim	Added: Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building
08/25/2022	-	Violation	Mog, Jim	Added: Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review
08/25/2022	-	Case	Mog, Jim	Case Status changed to Initial Notice Sent
05/03/2022	2022-05-03	Note	Mog, Jim	Met with Jay Roberts of EDC Code enforcement to get update on violation. This case was referred to EDC for a non permitted structure. Jay had mentioned that she has not heard from the owner but she said that the Building department has had communication from the owner. Still waiting on resolution.
03/30/2022	-	Case	Mog, Jim	Case Status changed to Referred to Outside Agency
03/25/2022	2022-03-25	Note	Mog, Jim	Large aluminum shed that did not receive EDC permit or CRCSD ARC Approval.
03/25/2022	-	Case	Mog, Jim	Initial Case Status Complaint Filed
03/25/2022	-	Case	Mog, Jim	Case Opened (Created)

Follow-up 01/01/2023 Reinspection

INVESTIGATION:





Uploaded on: 03/25/2022 - CC&R Pic
Large Aluminum storage structure without approval and within setbacks



Uploaded on: 09/22/2022 - CC&R Pic
Un-approved steel structure on lot



*Cameron Park
Community Services District*

Agenda Transmittal

DATE: November 7, 2022

FROM: Jim Mog CC&R Manager

AGENDA ITEM #4D: EL DORADO COUNTY CODE 5.56. – VACATION HOME RENTALS

RECOMMENDATION: REVIEW AND DISCUSS

Introduction

Committee member Tim Israel requested staff to research the restrictions of vacation rentals in Cameron Park.

Upon research, staff found that 5-years ago El Dorado County adopted a vacation rental home code, Chapter 5.56. This code was adopted on September 11, 2018. The new code addresses all restrictions, requirements, and conditions for vacation home rentals in all of El Dorado County. Per the new code, Cameron Park is included when reviewing potential rental properties.

ATTACHMENT: 4d-1. El Dorado County Code Chapter 5.56. Vacation Home Rentals

- **CHAPTER 5.56. - VACATION HOME RENTALS^[13]**

Footnotes: --- (13) ---

Editor's note— Ord. No. [5135](#), § 1, adopted Dec. 2, 2020, amended ch. 5.56 in its entirety to read as herein set out. Former ch. 5.56, §§ 5.56.010—5.56.090, 5.56.095, 5.56.100, 5.56.105, and 5.56.110—5.56.190, pertained to similar subject matter, and derived from Ord. No. [5092](#), adopted Sept. 11, 2018.

- **Sec. 5.56.010. - Title.**

This chapter shall be referred to as the Vacation Home Rental Ordinance.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.020. - Applicability.**

The provisions of this chapter apply only within the unincorporated area of the County. All requirements, regulations, and standards imposed by this chapter are intended to apply in addition to any other applicable requirements, regulations, and standards imposed elsewhere in this Code. The provisions of the section shall apply to all short-term vacation rentals except hosted rentals where there is a primary owner in residence during the rental period. This section does not apply to bed and breakfast inns, which are regulated by [Section 130.40](#). Vacation home rentals shall not be permitted in non-habitable structures, accessory structures, guest houses, within accessory or second dwelling units, in structures or dwellings with County covenants or agreements restricting their use including but not limited to affordable housing units, agricultural employee units, farmworker housing, or farm family units. Tents, yurts, RVs, and other provisions intended for temporary occupancy are not allowed as a part of a vacation home rental.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.030. - Definitions.**

For purposes of this chapter, the following words and phrases shall have the meaning respectively ascribed to them by this section, except where the context clearly indicates a different meaning:

Hosted rental means a rental property at which at least one of the primary owners resides and sleeps during the period of the rental. This may be either the rental of a bedroom, or bedrooms, within a house or the rental of a guest house. The use of a guest house as a hosted vacation rental shall not be deemed a commercial use prohibited under [Section 130.40.150](#).

Local contact means a property manager, owner, or agent of the owner, who is available to respond to renter and neighborhood questions or concerns within a half hour, or any agent of the owner authorized by owner to take remedial action and respond to any violation of this chapter within a half hour.

Loud and raucous noise means:

1.The human voice, any record, or recording thereof when amplified by any device whether electrical, mechanical, or otherwise to such an extent as to cause it to unreasonably carry on to public or private property or to be heard by others on residential property or public ways within the County.

2.Any sound not included in the foregoing which is of such volume, intensity, or carrying power as to interfere with the peace and quiet of persons upon residential property or public ways within the County in accordance with [Chapter 9.16](#) (Noise).

Managing agency or agent means a person, firm, or agency representing the owner of the vacation home rental, or a person, firm, or agency owning the vacation home rental.

Operator means the person who is proprietor of a transient lodging facility, whether in the capacity of owner, lessee, sub-lessee, mortgagee in possession, licensee, or any capacity. Where the operator performs his or her functions through a managing agent of any type or character, other than an employee, or where the operator performs his or her functions through a rental agent, the managing agent or the rental agent shall have the same duties as his or her principal. Compliance with the provisions of this chapter by either the principal or the managing agent or the rental agent shall be considered to be in compliance by both.

Owner means the person or entity that holds legal and/or equitable title to the private property.

Person responsible for event means the owner of the property where the large party, gathering or event takes place, the person in charge of the premises, and/or the person who organized the event. If the person responsible for the event is a minor, then the parents or guardian of minor will be jointly and severally liable for the fines imposed for the special security assignment.

Private means intended for or restricted to the occupants and/or guests of his or her vacation home rental; not for public use.

Vacation home rental means one dwelling unit, including either the primary single-family home, one unit of a duplex, or a single condominium unit, rented for the purpose of overnight lodging for a period of not less than one night and not more

than 30 days other than ongoing month-to-month tenancy granted to the same renter for the same unit.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.040. - Purpose of chapter.**

The Board of Supervisors of the County finds and declares as follows:

A. Vacation home rentals provide a community benefit by expanding the number and type of rental lodging facilities available and assist owners of vacation home rentals by providing revenue which may be used for maintenance upgrades and deferred costs.

B. County staff has responded to numerous complaints involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic congestion, illegal vehicle parking, and accumulation of refuse at vacation home rentals which require response from police, fire, paramedic, and/or other public personnel.

C. The provisions of this chapter are necessary to prevent or mitigate the continued burden on public services and impacts on residential neighborhoods posed by vacation home rentals.

D. The increasing number of short-term vacation rentals in some areas of the County adversely affects residential character, neighborhood stability, public safety, and quality of life.

E. The Tahoe Regional Planning Agency has introduced new neighborhood compatibility criteria in its performance review system to local jurisdictions within the Tahoe Basin, including El Dorado County, in order to address the effects of vacation home rentals on achieving the goals of the regional plan.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.050. - Vacation home rental permit requirements.**

No owner of a vacation home rental shall rent that unit for 30 consecutive calendar days or less without a valid vacation home rental permit for that unit issued pursuant to this chapter. A separate permit shall be required for each vacation home rental but there may not be more than one vacation home rental per parcel. The permit requirements of this chapter are in addition to any business license, hotel/motel tax registration, any other permit, or licensing requirements. However, at the discretion of the County, the processing of permits required under this chapter may be combined with the processing of business licenses, transient occupancy tax registration, any other permit, or license process administered by the County. The County shall

prescribe forms and procedures for the processing of permits under this chapter. A vacation home rental permit is not transferable with the property and becomes void upon sale or transfer of the property interest to another owner.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.055. - Cap on the number of vacation home rental permits in the Tahoe Basin.**

Within the Lake Tahoe Basin portion of the unincorporated area of El Dorado County, no more than 900 vacation home rental permits shall be issued.

A. The Planning and Building Department shall maintain a waiting list in the event that the Tahoe Basin is at or exceeds the established area maximum. Prospective applicants shall submit requests via a waiting list request form. Applicants for the waiting list must be the current owner/s of the property. Upon notification that the number of active permits has declined such that a prospective applicant is able to make application for a permit, the applicant shall have no more than 90 days to complete an application, after which the position on the waiting list shall no longer be held. The waiting list request shall become void upon change in ownership. Property owners found to be operating without a vacation home rental permit are precluded from applying for a vacation home rental permit for a one year period and are not allowed to be on the waiting list during that time period.

B. Property owners that have a valid vacation home rental permit from the County must demonstrate at the time of renewal that the property was rented in the prior year if it's not obvious in the associated transient occupancy tax (TOT) returns. Failure to demonstrate this may result in the permit not being renewed. This is to prevent vacation home rental permits from being obtained with no intent to rent the property.

C. Renewals of existing permitted vacation home rentals in the Tahoe Basin, for which a vacation rental permit was granted based on an application submitted on or before November 1, 2020, shall not be limited based on the cap requirements. An application to renew a permit for a vacation rental shall be submitted no sooner than 180 days before the expiration date of the existing permit, and no later than the date of expiration of that permit. Upon receipt of a complete application, the expiration of the existing permit shall be stayed until final action is taken on the renewal application.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.056. - Vacation home rental clustering.**

No parcel shall be approved for a vacation home rental permit if it is within 500 feet of another parcel with a vacation home rental permit. Distances shall be measured from

the closest property line of the property containing the currently licensed vacation home rental to the closest property line of the proposed vacation home rental measured using the El Dorado County Surveyors Geographic Information System. Currently licensed vacation home rentals shall not be denied a permit renewal based upon this criteria so long as they remain continuously licensed in good standing and owned by the same owner(s).

(Ord. No. [5146](#), § 1, 8-31-2021)

- **Sec. 5.56.060. - Agency.**

An owner may retain an agent, representative, or local contact to comply with the requirements of this chapter, including without limitation, the filing of an application for a permit, the management of the vacation home rental, and the compliance with the conditions of the permit. The permit shall be issued only to the owner of the vacation home rental. When construing and enforcing the provisions of this chapter, the act, omission, or failure of any agent, representative, or local contact person acting for or employed by an owner, shall in every case be deemed also the act, omission, or failure of the owner.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.070. - Application for vacation home rental permit.**

An application for a permit shall be filed with the County prior to use of the property as a vacation home rental. Permit applications shall be on the forms provided by the County and shall contain the following information:

A. The name, address, and telephone number of the owner of the vacation home rental for which the permit is being issued;

B. The name, address, and telephone number of the agent, representative, or local contact for the owner of the vacation home rental;

C. The number of permitted bedrooms, as determined by Building Division records or Assessor's records, approximate habitable square footage in the vacation home rental, and the maximum allowable number of overnight occupants;

D. Acknowledgment that all designated bedrooms meet all local building and safety code requirements;

E. A diagram and/or photograph of the premises showing the number and location of designated on-site parking spaces;

F. Evidence of a valid business license issued by the County for the separate business of operating the vacation home rental, unless the operation of the vacation home rental is otherwise exempt from the requirement of a business license under the express provisions of this Code. Such license may be filed concurrently with the application for a permit under this chapter, however the vacation home rental permit must be issued before the business license is issued;

G. Evidence of a valid transient occupancy tax registration certificate issued by the County for the vacation home rental. Such registration may be filed concurrently with the application for a permit under this chapter, however the vacation home rental permit must be issued before the transient occupancy tax registration certificate is issued;

H. Acknowledgment that the owner, agent, and local contact person have read all regulations pertaining to the operation of a vacation home rental;

I. Certification of the accuracy of the information submitted and agreement to comply with all conditions of the permit;

J. Acknowledgment that the owner, agent, or local contact has or will post the vacation home rental with the notice required in [Section 5.56.100](#);

K. The source of drinking water for the vacation home rental;

L. Disclosure of a hot tub or spa at the vacation home rental;

M. Certification by the property owner and/or property owner's agent that independent garbage collection and disposal for the vacation home rental site is provided. The certification of garbage collection should include acknowledgement that the activity is subject to the solid waste management provisions of [Chapter 8.42](#) (Solid Waste Management) and [Chapter 8.76](#) (Bear-Proof Garbage Can Requirements).

N. An acknowledgement that the property may be inspected for compliance with this chapter prior to issuance or renewal of a permit and that the owner will grant access to the property for such inspection; and

O. Such other information as the County deems reasonably necessary to administer this chapter.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.080. - Application fee.**

An application for a vacation home rental permit shall be accompanied by an initial, non-refundable, fee established by resolution of the Board of Supervisors; provided, however, the fee shall be no greater than necessary to defer the cost incurred by the County in administering the provisions of this chapter. An annual, non-refundable renewal fee will be established by resolution of the Board of Supervisors and shall be no greater than necessary to defer the cost incurred by the County in administering the provisions of this chapter.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.090. - Permit conditions.**

A. All permits issued pursuant to this chapter are subject to the following standard conditions:

1. Maximum Occupancy. The owner shall, by written agreement with any renter, limit overnight occupancy of the vacation home rental to the specific number of occupants designated in the permit. The number of overnight occupants shall not exceed two persons per permitted bedroom, plus two additional persons per residence. Children five years of age or younger are not counted towards the occupancy limits. Occupancy may be lowered pursuant to the outcome of the fire and life safety inspection. The property owner shall ensure that all contracts and online listings and advertisements clearly set forth the maximum number of overnight guests permitted at the property.

A bedroom shall only be recognized as such for purposes of this chapter if it has been approved and inspected by the Building Official, and can be verified by reference to the Assessor's office.

2. Noise. Occupants and/or guests of the vacation home rental shall not use or operate any outdoor spa or hot tub, create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this Code or any State law pertaining to noise or disorderly conduct at any time between the hours of 10:00 p.m. and 8:00 a.m. The property owner shall ensure that the quiet hours and limits on outdoor activities are included in rental agreements and in all online advertisements and listings.

3. Visitors. The number of people present in any vacation home rental shall not exceed the maximum occupancy designated in the vacation home rental permit for that property at any time between the hours of 10:00 p.m. and 8:00 a.m.

4. Trash and Refuse. The owner of the vacation home rental shall comply with all the solid waste management provisions of [Chapter 8.42](#) (Solid Waste Management). In the

Lake Tahoe Basin, the owner of the vacation home rental shall comply with the bear-proof garbage can requirements of [Chapter 8.76](#) (Bear-Proof Garbage Can Requirements).

5. Tahoe Basin Snow Removal. The owner of the vacation home rental shall notify the occupants of their obligations to comply with all snow removal provisions of [Chapter 10.12](#) (Parking).

6. Limit on Number of Vacation Home Rentals per Parcel. One vacation home rental shall be permitted per parcel. Only the primary single family residence, one unit of a duplex, or a single unit condominium meeting current standards shall be used as a vacation home rental.

7. Fire and Life Safety Requirements. The following conditions shall be met within the VHR and shall be in place prior to issuance of a VHR permit, subject to inspection:

- a. Residential street address clearly visible.
- b. Functional smoke alarms.
- c. Functional carbon monoxide alarms.
- d. Landline phone service installed if cell phone service is inadequate.
- e. NFPA 13D residential sprinkler system functional, if installed.
- f. Portable fire extinguisher.
- g. Windows in bedrooms are operable and do not have bars or other obstructions that prevent egress.
- h. Extension cords are not used as permanent wiring for lights or appliances.
- i. Outdoor fire areas and fire pits when not prohibited by State or local fire regulations, shall be limited to three feet in diameter, located on a non-combustible surface, covered with fire screens, and located no closer than within 25 feet of a structure or combustible material. Use of fire areas shall require a campfire permit issued by CALFIRE.
- j. All required signage, both exterior and interior.

8. Fireworks or incendiary devices are restricted in compliance with [Chapter 8.08](#) (Fire Prevention), and weapons in compliance with [Chapter 9.44](#) (Weapons).

B. The Board of Supervisors at a duly noticed meeting shall have the authority to impose additional standard conditions applicable to vacation home rentals as necessary to achieve the objectives of this chapter.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.095. - Advertisement requirements.**

The owner shall include all of the following information in any online advertisements and/or listings for the vacation rental property:

- A. The VHR permit number;
- B. Conditional use permit number, if applicable;
- C. Number of bedrooms and maximum occupancy, not including children five or younger;
- D. Notification that quiet hours must be observed between 10:00 p.m. and 8:00 a.m.;
- E. Notification that occupancy is limited to the maximum designated in the VHR permit between the hours of 10:00 p.m. and 8:00 a.m.; and
- F. The transient occupancy tax certificate number for that particular property.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.100. - Interior sign and notification requirements.**

A copy of the permit and a copy of the conditions shall be posted in a conspicuous place within the vacation home rental. Additionally, each vacation home rental shall have a clearly visible and legible notice posted within the unit on or adjacent to the front door, containing the following information:

- A. The name of the managing agency, agent, property manager, local contact, or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis;
- B. The maximum number of occupants permitted to stay in the unit;
- C. The parking rules for seasonal snow removal;
- D. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property except from 6:00 p.m. of the day prior to trash

pickup to 6:00 p.m. on the day designated for trash pickup and that failure to utilize the provided bear-resistant garbage can enclosure, unless otherwise exempted, is a violation of this chapter;

E. Notification that occupants, may be cited and fined for creating a disturbance or for violating other provisions of this chapter;

F. Notification that failure to conform to the parking and occupancy requirements of the structure is a violation of this chapter;

G. Notification if the source of drinking water at the vacation home rental is not a public water system; and

H. Notification that occupants and/or guests of the vacation home rental shall not use or operate any outdoor spa or hot tub or create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this Code or any State law pertaining to noise or disorderly conduct between the hours of 10:00 p.m. and 8:00 a.m.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.105. - Exterior sign requirements.**

Each vacation home rental shall have signage posted on the property that is clearly visible and legible from the property line, containing the following information:

A. The vacation home rental permit number;

B. The name of the local contact and a telephone number at which that party may be reached on a 24-hour basis;

C. The maximum number of occupants permitted to stay in the unit;

D. All signage shall comply with font and size requirements established by County.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.110. - Parking.**

All permissible uses shall comply with the County parking, driveway, loading standards, and seasonal snow removal regulations.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.120. - Noise.**

All residential vacation home rentals shall comply with the following standards:

A. It shall be unlawful for any person on residential property or a public way to make or continue, or cause to be made or continued, any offensive, excessive, unnecessary, or unusually loud, or raucous noise, or any noise which either annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others on residential property or public ways within the County.

B. It shall be unlawful to allow, permit, encourage, organize, promote, conduct, or advertise any entertainment, game, show, exhibition, activity, amusement, gathering, wedding or assembly of persons where there will be presented outdoor live or recorded musical entertainment without first obtaining a conditional use permit. Private events are allowed under the following provisions:

1. The occupants and/or guests of the vacation home rental shall not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this Code or any State law pertaining to noise or disorderly conduct.

Compliance with this standard shall be in addition to compliance with all other provisions of this Code relating to nuisance, peace, and safety.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.130. - Certified local contact/owner responsibilities.**

A. Each owner of a vacation home rental shall designate a local contact. The local contact may be a professional property manager, realtor, property owner, or other designated person who is available 24 hours per day, seven days per week during all times that the property is rented, and has access and authority to assume management of the unit and take remedial measures. An owner of a vacation home rental who resides within 30 minutes travel distance from the vacation home rental may designate himself or herself as the local contact. The local contact shall be required to abate a nuisance relating to noise, trash, parking, or any other guest violation within 30 minutes after being notified of the existence of a potential violation of this chapter including visiting the site if necessary. All abated nuisances shall be reported to the County in compliance with [Section 5.56.150](#).

B. The owner or owner's agent must immediately notify the County in writing upon a change of local contact or the local contact's telephone number. This notification will be on forms prescribed by the County. The revised permit will not extend the renewal

date of the vacation home rental permit, and will be issued for a fee not to exceed the cost of issuance. The name and 24 hour contact information of the local contact shall be made available to the public. The changes must be posted on both the interior and exterior signage of the vacation home rental within ten days of any change of contact information. Failure to comply with this section may be deemed a violation by the owner.

C. For all permits, the local contact shall have successfully completed a training course and achieved a qualifying score on a County-administered certification test. Once certified, the local contact will not be required to become re-certified, but must continue to comply with all provisions set forth in this section, including timely reporting of all complaints and their resolutions, in order to remain certified. There may be one or more local contacts for a given VHR, however, the phone number on record to be used to report initial complaints shall be valid to reach an available certified local contact. Operation of a vacation home rental without a valid certified local contact, or without a valid contact phone number, or the failure to report a complaint and resolution shall be considered a violation of this section.

D. The owner or the owner's agent, representative, or local contact for the VHR is responsible for the following:

1. Ensuring that the VHR complies with all posting requirements, fire and life safety requirements, and other provisions of this chapter at all times when the home is used as a VHR.
2. Obtaining the name, address, and contact information for each renter age 18 or over.
3. Providing the renters a written copy of occupancy limits for overnight and daytime hours, quiet hours, any parking restrictions including for snow removal, trash pick-up day and bear box instructions, requirements for campfire permits, and all other rules and regulations, and that should any violation of this chapter occur, that fines may be imposed in accordance with Sections [5.56.150](#) and 5.56.200.
4. Obtaining formal, written acknowledgement from all renters over the age of 18 that he or she is legally responsible for compliance of all occupants of the VHR with all applicable laws, rules, and regulations pertaining to the use and occupancy of the VHR, and that should any violation of this chapter occur, that fines may be imposed in accordance with Sections [5.56.150](#) and 5.56.200. This information shall be maintained by the local contact for a period of one year from date of occupancy and be made available upon request of any officer of the County responsible for the enforcement of any provision of this chapter or any other applicable law, rule, or regulation pertaining to the use and occupancy of the VHR.

5. Being available by phone in case of complaints and being available to respond on-site if necessary to resolve complaints that are in violation of this chapter in accordance with [Section 5.56.150](#)(A).

(Ord. No. [5135](#), § 1, 12-2-2020)

• **Sec. 5.56.140. - Enforcement, violation and penalties.**

A. Failure of an owner or renter to abide by any of the provisions of this chapter shall constitute a violation subject to imposition of the penalties specified in Subsections B, C and D of this section. Fines will be imposed on the party deemed responsible for the violation. Violations such as failure to obtain proper permits, provide local contact response, comply with advertisement or signage requirements, or provide required trash, fire, or life safety equipment shall result in fines and penalties being imposed on the owner. Violations such as exceeding occupancy limits, quiet hours, hot tub use, or other nuisance requirements shall result in fines being imposed on renters. However, violations by either an owner or renter at a given property may be counted towards the number of violations in Subsections C and D below related to suspension or revocation of a permit.

B. The fine for violations specified in Subsection A of this section shall be as follows:

1. For the first violation within any 18-month period, the fine shall not exceed \$500.00;

2. For a second violation within any 18-month period, the fine shall not exceed \$750.00;

3. For a third violation within any 18-month period, the fine shall not exceed \$1,000.00;

4. For any additional violation within any 18-month period, the fine shall not exceed \$1,000.00.

C. A permit may be suspended after a property has at least three violations occurring on separate dates within any 18-month period. The suspension shall not exceed six months.

D. A permit may be revoked in accordance with the provisions of [Section 5.56.150](#) after a property has at least four violations occurring on separate dates within any 18-month period. An owner may petition the County for reinstatement no sooner than 12 months after revocation.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.150. - Procedure for notice of violation and imposition of penalties: fine/suspension/revocation.**

Notice of violation, and penalties, including: fines, suspension, and revocation of permits, shall be imposed only in the manner provided in this section.

A. Initial complaints shall be directed to the certified local contact. The certified local contact shall be available 24 hours during all times when the property is rented, and shall be available by phone during these hours. Should a problem arise and be reported to the certified local contact, the certified local contact shall be responsible for contacting the renter and correcting the problem within 30 minutes, including visiting the site if necessary to ensure that the issue has been corrected. The certified local contact shall report any such complaints, and their resolution or attempted resolution(s), to the County within 24 hours of the occurrence. Failure to respond to complaints or report them shall be considered a violation of this section.

B. If the issue continues or reoccurs following initial complaint to the certified local contact and code or law enforcement is contacted, enforcement staff shall investigate whether a violation has occurred. The investigation may include an inspection of the premises and may result in the issuance of an on-site citation by code enforcement if they deem such warranted. Sheriff reports, online searches, citations or documentation provided by members of the public including, but not limited to, signed declarations, photos, sound recordings and video may constitute proof of a violation. Should the investigation reveal sufficient evidence to support a finding that a violation occurred, the County shall issue written notice of the violation and intention to impose a penalty in accordance with this chapter. The written notice shall be served either by first class mail or by personal service on the owner, and if applicable, the renter(s). The written notice shall specify the facts which, in the opinion of the County, constitute sufficient evidence to establish grounds for imposition of the penalty and specify that the fine, or fine and suspension, or fine and revocation will be imposed 15 calendar days from the date of the notice unless the owner or renter(s) files with the County a request for a hearing before the Code Enforcement Hearing Officer. The party requesting a hearing shall also deposit the full amount of the fine and hearing fee at the time of filing the request for hearing.

C. If the owner or renter(s) requests a hearing within the time specified in Subsection B of this section, the County shall serve written notice of the date, time, and place for the hearing on the requesting party. The written notice shall be served either by first class mail or by personal service on the requesting party. The hearing shall be scheduled not less than 15 calendar days, nor more than 60 calendar days from receipt by the County of the request for a hearing. The Code Enforcement Hearing Officer will preside over the hearing and conduct the hearing according to the rules normally applicable to administrative hearings. The Code Enforcement Hearing Officer shall render a decision within 30 calendar days of the hearing and submit findings and

recommendations to the County. The County shall impose the penalty in accordance with [Section 5.56.140](#) upon the finding that a violation has been proven by a preponderance of the evidence, and that the fine, or fine and suspension, or fine and revocation is consistent with the provisions of Sections 5.56.140.B, C and D. The decision will be mailed by first class mail to the owner, and if applicable to the renter, at the last known mailing address provided by that party. Deposit of the decision in the U.S. Postal Service is presumptive evidence that the party or party's agent has received notice of the decision.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.160. - Permits and fees not exclusive.**

Permits and fees required by this chapter shall be in addition to any license, permit, or fee required under any other chapter of this Code. The issuance of any permit pursuant to this chapter shall not relieve the owner of the obligation to comply with all other provisions of this Code pertaining to the use and occupancy of the vacation home rental or the property on which it is located.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.170. - Operation of a vacation home rental without a permit—Penalty.**

The owner of any vacation home rental that is determined to be operating without the necessary permit required under this section shall be subject to the penalties listed above in [Section 5.56.140](#). Each day of operation without a permit shall constitute a separate violation and is subject to an additional penalty. In addition, any vacation home rental found to be operating without a permit will not be permitted to obtain a permit until all past due transient occupancy taxes, penalties and interest are paid in full and will be precluded from applying for a vacation home rental permit or from being added to the waiting list for a one-year period.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.180. - Enforcement of chapter.**

The Sheriff or his or her designee is hereby authorized and directed to establish such rules and regulations as may from time to time be required to carry out the purpose and intent of this chapter. Substantive changes to this chapter can only be made by the Board of Supervisors.

(Ord. No. [5135](#), § 1, 12-2-2020)

- **Sec. 5.56.190. - Private actions to enforce.**

A. Any person who has suffered, or alleges to have suffered, damage to person or property because of a violation of this chapter may bring an action for money damages and any other appropriate relief in a court of competent jurisdiction against the party alleged to have violated this chapter. The prevailing party in any such litigation shall be entitled to recover reasonable litigation costs, including attorney's fees in an amount deemed reasonable by the court.

B. Nothing herein shall be deemed or construed to create any right of action against the County or any of its officers, employees, or agents. The sole purpose and intent of this section is to create a right of action between private parties, entities, and interests, which are or may be impacted or affected by various aspects of vacation home rentals within the County.

(Ord. No. [5135](#), § 1, 12-2-2020)



Agenda Transmittal

DATE: November 7, 2022

FROM: Jim Mog, CC&R Manager

AGENDA ITEM #4E: EL DORADO COUNTY TAC NOTICES

RECOMMENDATION: REVIEW AND DISCUSS

Introduction:

Director Aiston requested staff to provide a report regarding when the Cameron Park CSD becomes involved with new residential developments.

Proposals for development are submitted to El Dorado County Planning Commission for review by the County Board of Supervisors. Upon the scheduling of these meetings, a Technical Advisory Committee notice is sent out to all agencies within a community of where the development will be located. TAC notices are sent out for all proposals, extensions of timeline and revisions (an example of a TAC notice is seen at the bottom of this document).

The TAC notifications allow the corresponding agencies the opportunity to review and comment on the new development. This allows the District to review the location and determine how it will be addressed. For Example:

- Within residential District boundaries, full services will be provided by the CPCSD, including Cameron Park Fire Department.
- Within the Sphere Of Influence but not in District boundaries, limited services if the developer chooses to be annexed into the District. Limited services typically will not include Cameron Park Fire Department services.
- Commercial Developments are not within the residential District boundaries but does include the Cameron Park Fire Department services. Additionally, the project reviews for commercial developments are reviewed by the Cameron Park Design Review Committee which is overseen by the El Dorado County Planning department.

It is during these periods that the CPCSD provides comment and, if required, the request for the development to be annexed into the District if it is within the Sphere Of Influence but not in the District boundaries.

Upon the approval of the development by the County Board of Supervisors and all final plans for the development are being drawn up, the District will work with the county and LAFCO to develop entity responsibilities, utilities, assessments etc. During development, final documents are drafted to identify what each entity will be responsible for. Example – Declarant, LLADs and CC&R's, Fire, etc.

TAC NOTICE EXAMPLE:

TM-R22-0001/Bass Lake Estates Revision (Reza Shera, Terra Investments DE, LLC/David Crosariol, CTA Engineering & Surveying). A request for a revision to the Tentative Subdivision Map to add a phasing plan with two phases to accommodate a future large lot final map request. The Tentative Subdivision Map was approved by the Board of Supervisors on February 12, 2008 (TM06-1420) and extended by the Planning Commission on July 27, 2017 (TM06-1420-E). The current expiration date of the Tentative Subdivision Map is February 12, 2023. Applicant has indicated that they will be submitting an application for a large lot final map shortly in order to facilitate processing of the large lot final map request to the Board of Supervisors prior to the Tentative Subdivision Map's current expiration date of February 12, 2023. The property, identified by Assessor's Parcel Number 115-030-006, consists of approximately 7.45 acres, and is located on the east side of Bass Lake Road, approximately 427 feet south of the intersection with Clemson Drive in the Cameron Park area, in Supervisorial District 1.

Login or create an account to review DRAFT project documentation online: <https://edc-trk.asp.gov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during processing of this application.

The Technical Advisory Committee (TAC) will meet on **Thursday, October 27, 2022 at 1:00 p.m.** This will be a hybrid meeting with the option of participation in person or remotely via Microsoft Teams. TAC meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner. A meeting invitation will be sent separately.