



**BOARD OF DIRECTORS
REGULAR MEETING AGENDA
Wednesday, September 18, 2024
6:30 pm**

*2502 Country Club Drive
Cameron Park, CA , 95682-Social Room*

Board Members

Monique Scobey, President

Dawn Wolfson, Vice President Eric Aiston, Director
Sidney Bazett, Director Tim Isreal, Director

Mission Statement

“ Preserve and enhance the quality of life and to safeguard the health, safety and welfare of our community.”

1. CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance

2. ADOPTION OF THE AGENDA

The Board will make any necessary additions, deletions, or corrections to the Agenda and motion to adopt the Agenda.

3. RECOGNITIONS, APPOINTMENTS, AND PRESENTATIONS

The Board of Directors expresses appreciation to members of the community, District staff, or the Board for extra efforts as volunteers, committee members or community-minded citizens.

- **Marble Valley and Lime Rock developments**

4. OPEN FORUM FOR NON-AGENDA ITEMS

According to State Law Pursuant to the Government Code Section 54954.3 (the Brown Act), members of the public may speak on any agenda item. The Board President will call for public comment. Those wishing to address the Board on any item not on the agenda that falls within the jurisdiction of the Board of Directors, may do so during Public Forum. The Board of Directors is prohibited from discussing issues not on the agenda brought to them at this time.

Please follow the procedures for speaking:

- *Public members desiring to provide comments, must raise their hand and wait to be recognized by the Board President, speak from the podium, and begin by stating their name.*
- *Comments must be directed only to the Board.*
- *Disruptive conduct shall not be permitted at any Board meeting. Persistence in disruptive conduct shall be grounds for summary termination of the privilege to address the Board of Directors.*
- *There is a three (3)–minute time limit per speaker and/or 10 minutes in total if speaking on behalf of a group.*
- *The Board is not permitted to take action on items addressed under the Public Forum.*
- *The Board President is responsible for maintaining an orderly meeting.*

5. CONSENT AGENDA

The following Consent Agenda items are considered routine and will be acted upon by the Board without discussion with one vote. Any item may be removed from the Consent Agenda by a Board member or a member of the audience and placed under General Business to be discussed and acted upon individually.

6. INFORMATIONAL ITEMS

- A. General Manager’s Report**
- B. Fire Report**

7. COMMITTEES

- A. Budget & Administration-September 3, 2024**
 - Dawn Wolfson and Monique Scobey
- B. Covenants, Conditions & Restrictions (CC&R)- September 9, 2024**
 - Tim Isreal & Sid Bazett
- C. Fire & Emergency Services- September 3, 2024**
 - Eric Aiston & Dawn Wolfson
- D. Parks & Recreation- September 9, 2024 (Cancelled)**
 - Tim Isreal & Eric Aiston

AGENDA

E. Fire Annexation Ad Hoc Committee

- Eric Aiston & Monique Scobey
-

8. ACTION ITEMS

- None

9. PUBLIC HEARING

- None
-

10. CLOSED SESSION

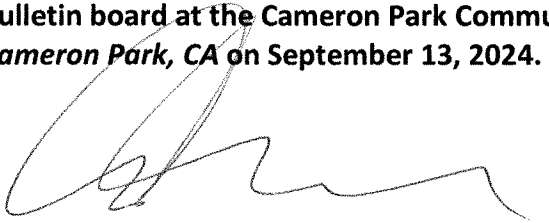
- None
-

11. General Matters to/from Board Members and Staff

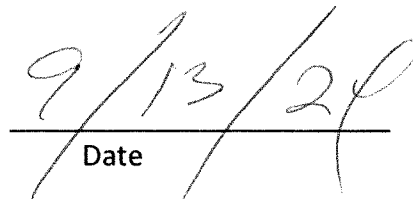
12. ADJOURNMENT

The next regularly scheduled meeting of the Cameron Park Community Services District Board of Directors is Wednesday, October 16, 2024, at 6:30 p.m. in the Social Room located at 2502 Country Club Drive Cameron Park, CA , 95682.

In accordance with Government Code Section 54954.2(a), this agenda was posted on the District's bulletin board at the Cameron Park Community Services District, at 2502 Country Club Drive Cameron Park, CA on September 13, 2024.



Alan Gardner, General Manager



Date

Please contact the District office at (530) 677-2231 or CPCSD@cameronpark.org if you require public documents in alternate formats or accommodation during public meetings. For the public's information, we are taking email requests at CPCSD@cameronpark.org for future notification of Cameron Park Community Services District meetings.



The Village of Marble Valley

- Introduction of VMV and LRV Applicant Teams
- Projects' Status
- County has released Draft Environmental Impact Reports for Public Comment
 - VMV May 1, 2024 to July 1, 2024
 - LRV May 22, 2024 to July 22, 2024
- Public has opportunity to learn more and comment on Projects
 - VMV direct comments to: VMVSP@edcgov.us
 - LRV direct comments to: LRVSP@edcgov.us

LIME ROCK
V A L L E Y

VILLAGE OF MARBLE VALLEY

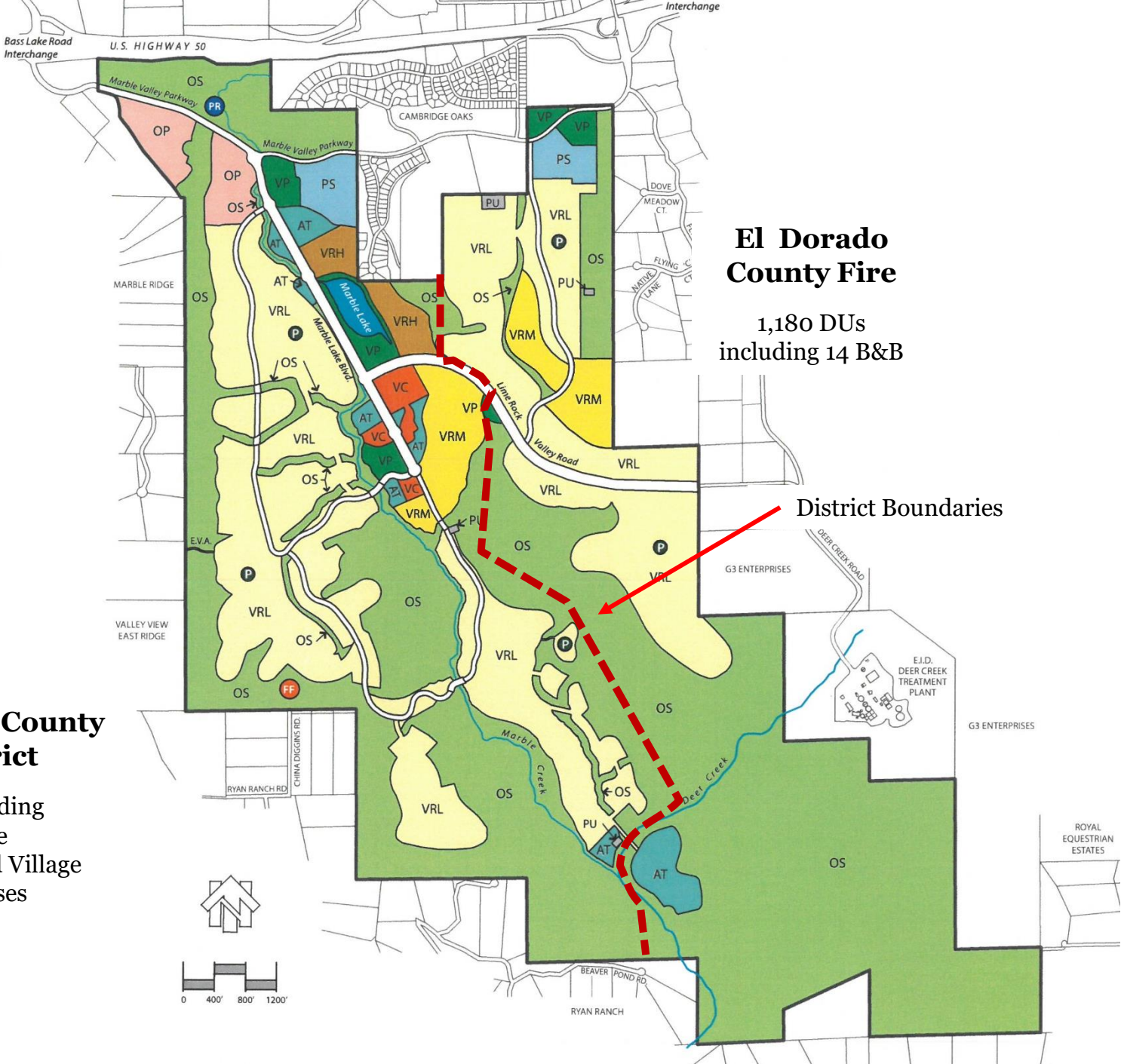
FIRE DISTRICT BOUNDARIES

El Dorado Hills County Water District

2,056 DUs including
50 Mixed Use
Plus Office Park and Village
Commercial Uses

El Dorado County Fire

1,180 DUs
including 14 B&B



District Boundaries

Table 1
Village of Marble Valley Specific Plan
Fiscal Impact Analysis
Cumulative Fiscal Impact Summary at Buildout (2023\$)

Fund	Cumulative Net Fiscal Impact			
	Phase 1 (Year 4)	Phase 2 (Year 10)	Phase 3 (Year 15)	Phase 4 (Buildout)
County General Fund				
Annual Revenues	\$1,752,000	\$4,997,000	\$8,921,000	\$11,660,000
Annual Expenditures	\$1,516,000	\$4,250,000	\$7,548,000	\$9,241,000
Annual County General Fund Surplus/(Deficit)	\$236,000	\$747,000	\$1,373,000	\$2,419,000
County Road Fund				
Annual Revenues	\$235,000	\$668,000	\$1,183,000	\$1,499,000
Annual Expenditures	\$107,000	\$301,000	\$527,000	\$626,000
Annual County Road Fund Surplus/(Deficit)	\$128,000	\$367,000	\$656,000	\$873,000
El Dorado Hills Fire Department				
Annual Revenues	\$963,000	\$2,380,000	\$2,674,000	\$4,239,000
Annual Expenditures	\$0	\$0	\$0	\$3,009,000
Annual Fire Department Surplus/(Deficit)	\$963,000	\$2,380,000	\$2,674,000	\$1,230,000
El Dorado County Fire Protection District				
Annual Revenues	\$0	\$238,000	\$1,439,000	\$1,443,000
Annual Expenditures	\$0	\$1,000	\$5,000	\$5,000
Annual Fire District Surplus/(Deficit)	\$0	\$237,000	\$1,434,000	\$1,438,000
El Dorado Hills Community Services District				
Annual Revenues	\$490,000	\$1,382,000	\$2,409,000	\$3,177,000
Annual Expenditures	\$130,000	\$175,000	\$536,000	\$1,671,000
Annual Community Services District Surplus/(Deficit)	\$360,000	\$1,207,000	\$1,873,000	\$1,506,000

Source: EPS.

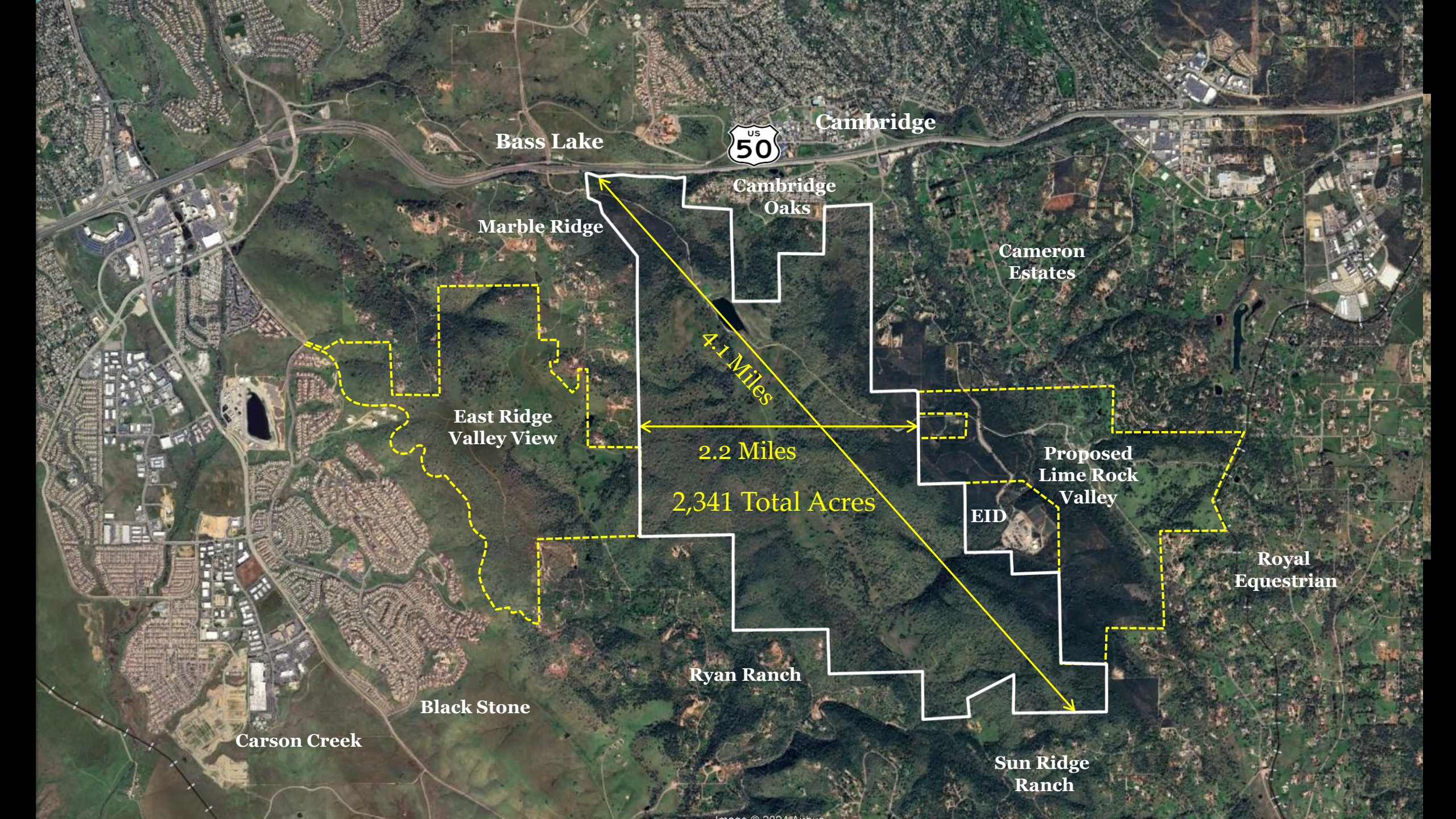
Table 1
Lime Rock Valley Specific Plan
Fiscal Impact Analysis
Fiscal Impact Summary (2023\$)

Fund	Fiscal Impact Summary (Rounded)		
	Phase 1 (2025)	Phase 2 (2030)	Phase 3 (Buildout)
County General Fund			
Annual Revenues	\$928,000	\$2,205,000	\$2,652,000
Annual Expenditures	\$884,000	\$1,808,000	\$2,130,000
Annual County General Fund Surplus/(Deficit)	\$44,000	\$397,000	\$522,000
County Road Fund			
Annual Revenues	\$129,000	\$293,000	\$349,000
Annual Expenditures	\$64,000	\$132,000	\$155,000
Annual County Road Fund Surplus/(Deficit)	\$65,000	\$161,000	\$194,000
El Dorado County Fire District			
Annual Revenues	\$338,000	\$830,000	\$1,002,000
Annual Expenditures	\$4,000	\$8,000	\$9,000
Annual El Dorado County Fire District Surplus/(Deficit)	\$334,000	\$822,000	\$993,000
El Dorado Hills Community Services District (CSD)			
Annual Revenues	\$248,000	\$598,000	\$721,000
Annual Expenditures	\$0	\$523,000	\$523,000
Annual El Dorado Hills CSD Surplus/(Deficit)	\$248,000	\$75,000	\$198,000

Source: EPS.



The Village of Marble Valley



Bass Lake



Cambridge

Marble Ridge

Cambridge Oaks

Cameron Estates

East Ridge Valley View

4.1 Miles

2.2 Miles

2,341 Total Acres

Proposed Lime Rock Valley

EID

Royal Equestrian

Ryan Ranch

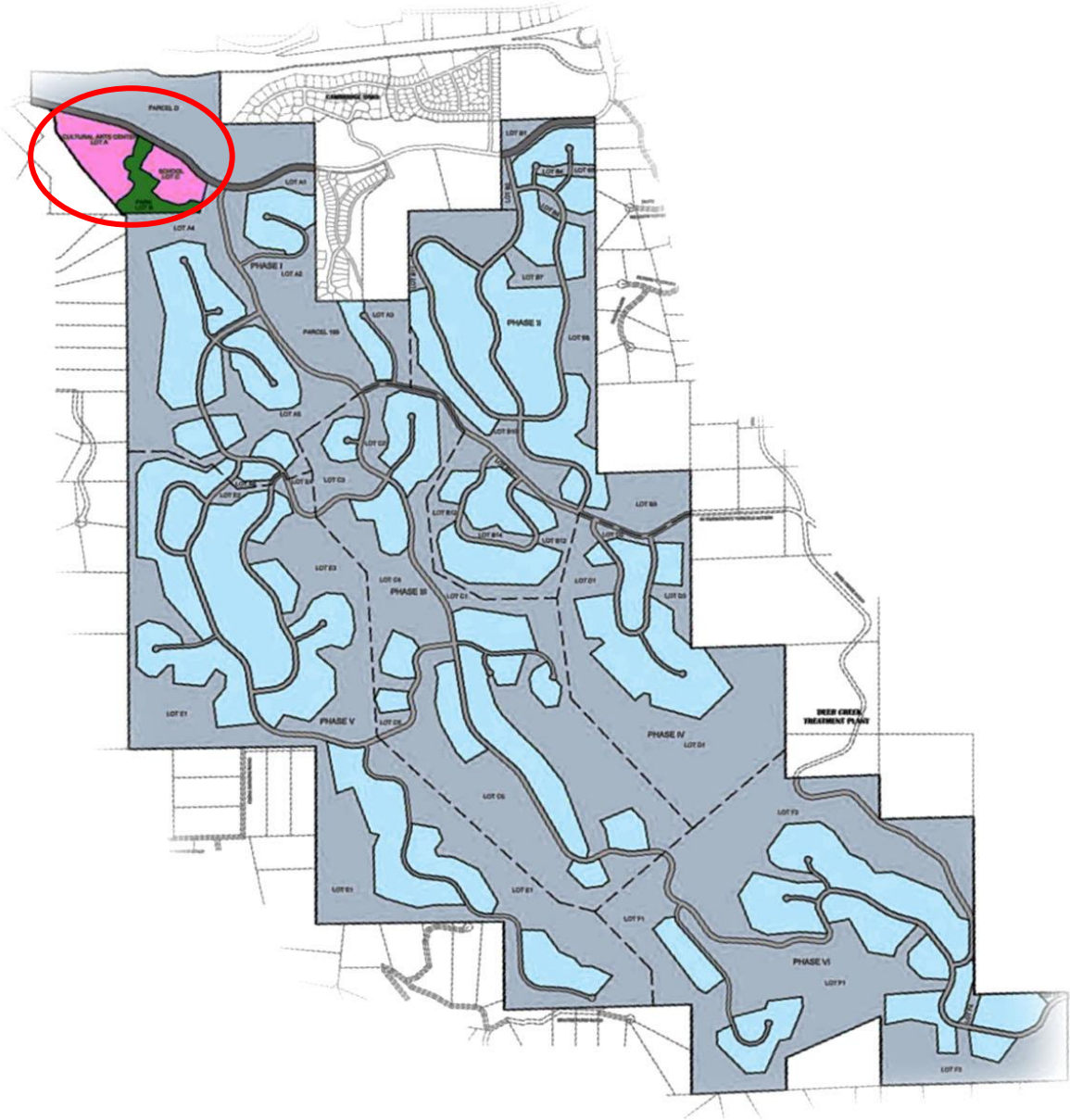
Black Stone

Carson Creek

Sun Ridge Ranch

2008 Land Plan

- 398 – 2 + Acre Custom Lots
- Gated Community
- Public Amenities
 - Marble Valley Center for the Arts
 - School
 - Park
- No Onsite Private Amenities
- Project Development Impacts
 - 875 Acres Residential Use
 - 150 Acres – Amenities, Roads, Infrastructure
 - 1,025 Acres Total Impact
- Open Space
 - 1,316 Acres



PROPOSED LAND PLAN



- 785 Acres Residential Development - (875 Acres) (34%)
 - 12 Acres of Private Neighborhood Parks in Residential Acres
 - 57 Acres of Retail/Office and Other Specialty Uses
 - 35 Acres Public School Sites
 - 55 Acres Vineyards
 - 66 Acres Infrastructure (Roads other public/private facilities)
 - 513 Acres Public Parks
 - 47 Acres Developed Parks (59 Total Acres of Parks)
 - 466 Acre Public “Foundation” Park
 - 818 Acres Private (Publicly accessed) Open Space – (HOA Maintained)
- 2,341 TOTAL ACRES

PROPOSED LAND PLAN



- Total Development Area - 1,010 Acres (43%) - (1,025 Acres)
- Total Open Space & Parks - 1,331 Acres (57%) - (1,316 Acres)

- 3,236 Total Planned Units – 1.38 DU/AC
- Serrano Approved @ 1.75 DU/AC – Upon Completion - 1.38 DU/AC
- Carson Creek - 3.43 DU/AC
- Blackstone/East Ridge – 1.4 DU/AC

- Serrano Maximum Density – 7 DU/AC
- Density Ranges 1 – 24 Dwelling Units /Acre

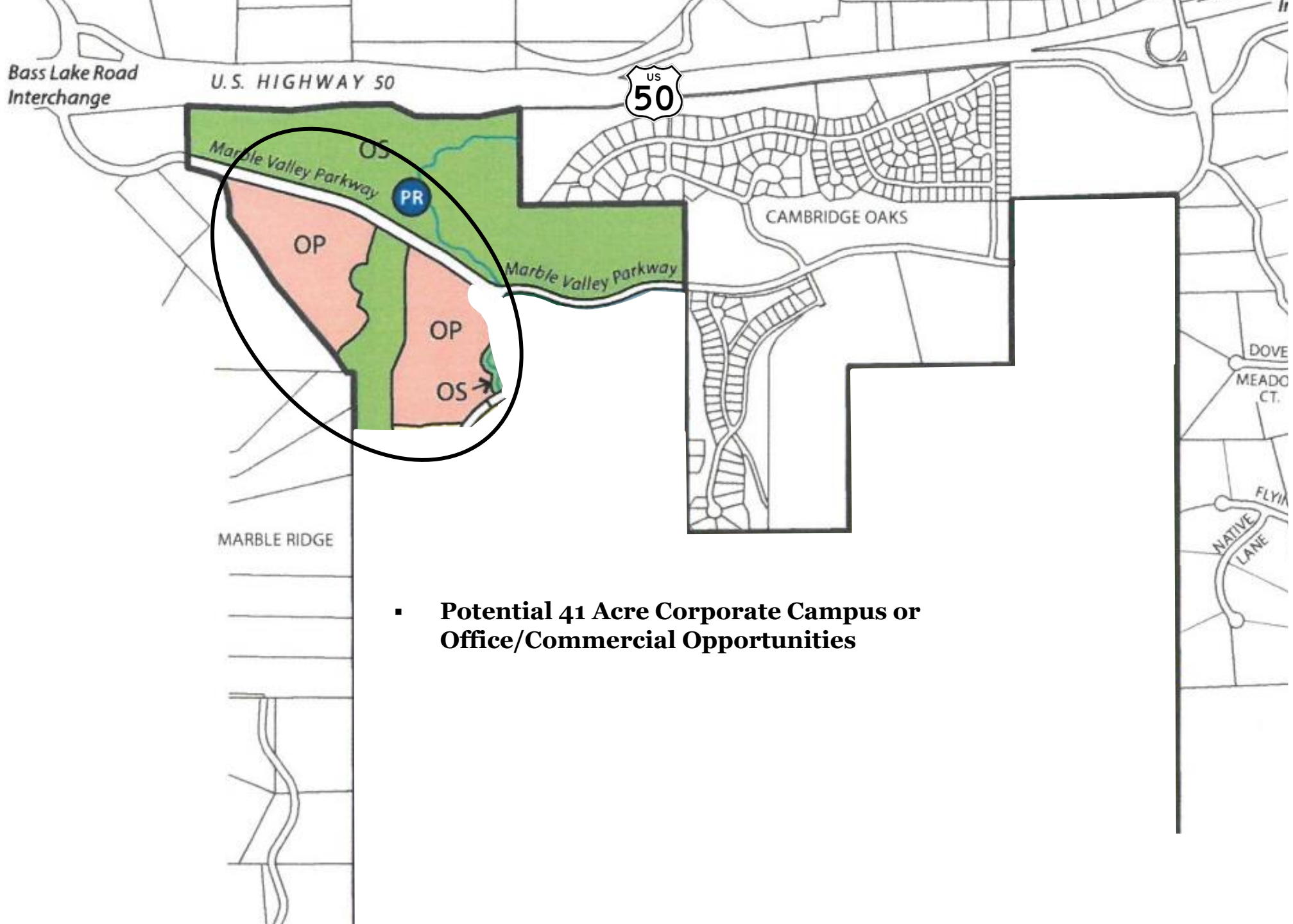
Plan Vision

- Provide a Diversity of Housing Types and Opportunities
- Establish a Harmonious Architectural Style throughout entire project
- Promote the “El Dorado Wine Country” as part of Project Theme
- Embrace and Highlight the Special History of the Site
- Create Unique Amenities

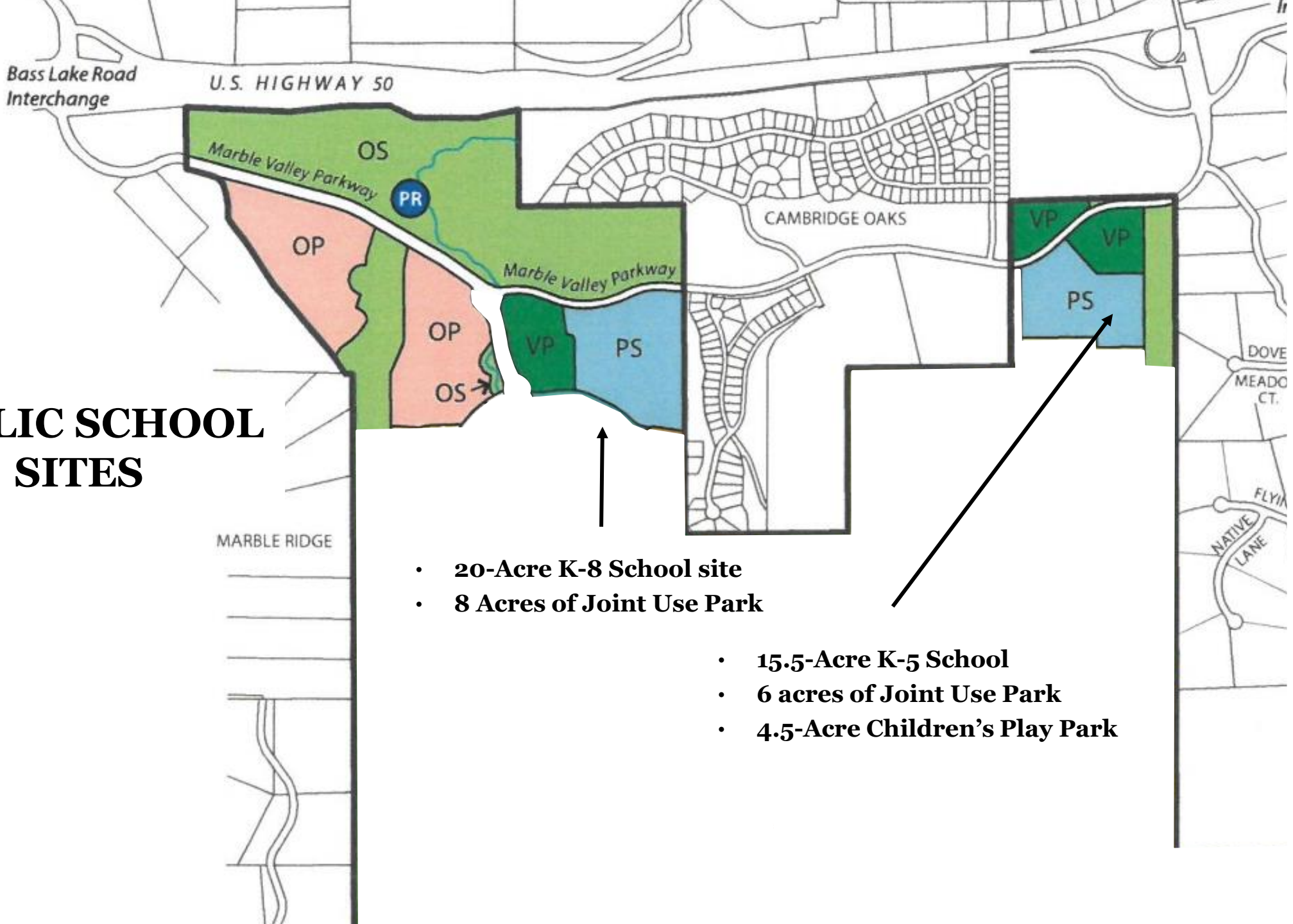


The Village of Marble Valley

THE AMENITIES



- **Potential 41 Acre Corporate Campus or Office/Commercial Opportunities**



PUBLIC SCHOOL SITES

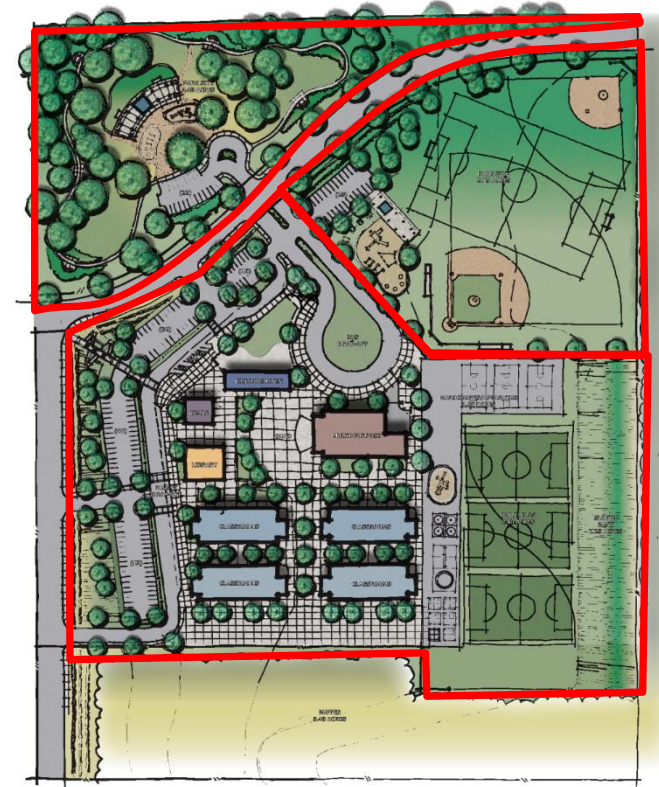
- 20-Acre K-8 School site
- 8 Acres of Joint Use Park
- 15.5-Acre K-5 School
- 6 acres of Joint Use Park
- 4.5-Acre Children's Play Park

K-8 School - VP3 Joint Use EDH
CSD Park

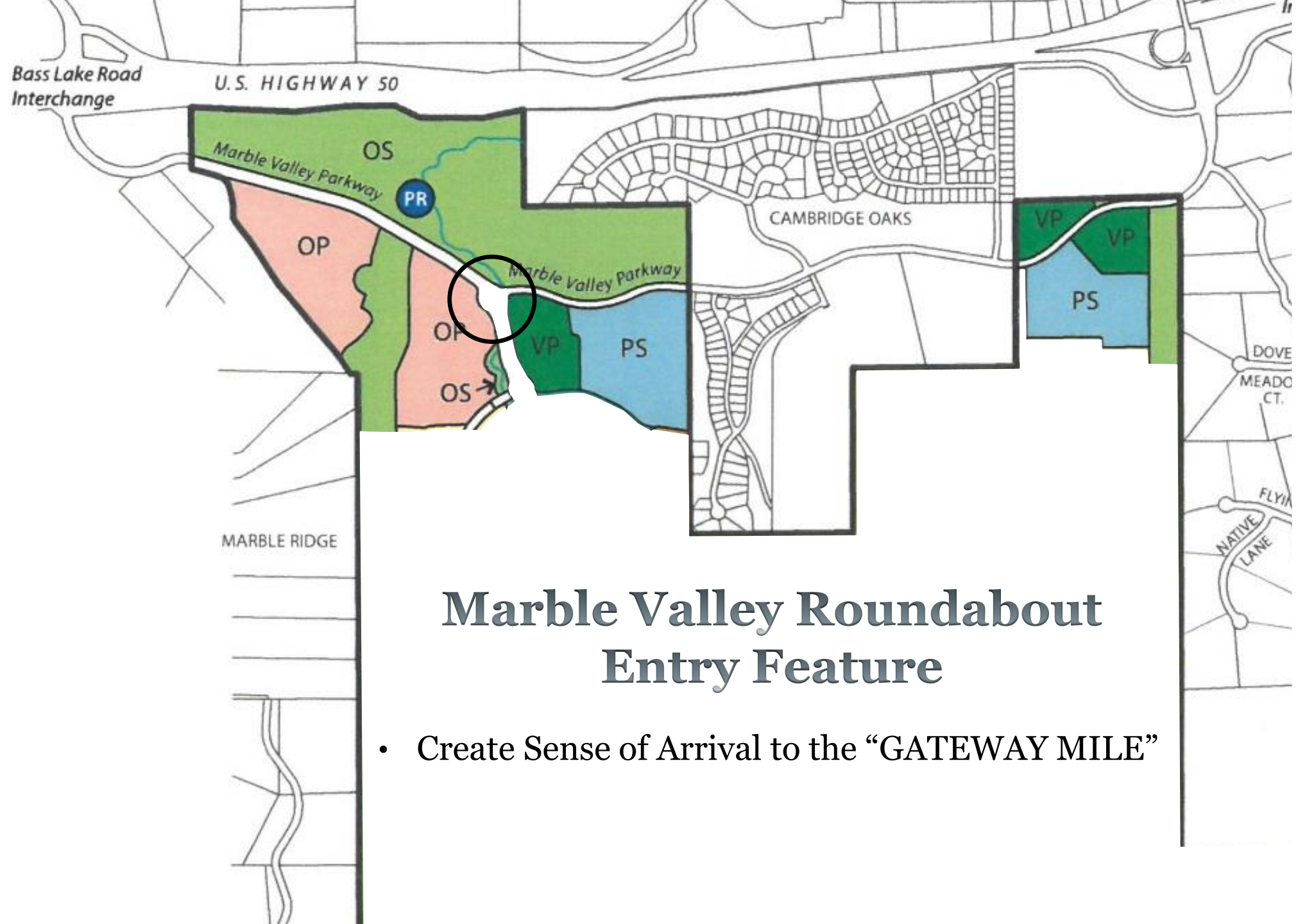


- K-8 School – 20 Acres
- Joint Use CSD Park – 8 Acres

K-5 School & VP4 Joint Use EDH
CSD Park & VP12 Children's Park



- K-5 School – 15.5 Acres
- Joint Use CSD Park – 6 Acres
- Children's Park – 4.5 Acres



Marble Valley Roundabout Entry Feature

- Create Sense of Arrival to the “GATEWAY MILE”



The Village of Marble Valley

“The Gateway Mile” Roundabout Feature Design



The Gateway Mile (MARBLE LAKE BOULEVARD)

- A 1-Mile Divided Public Boulevard
- 60' Wide Center Medians
- Featuring Additional Roundabouts
- Unique Public Landscaping

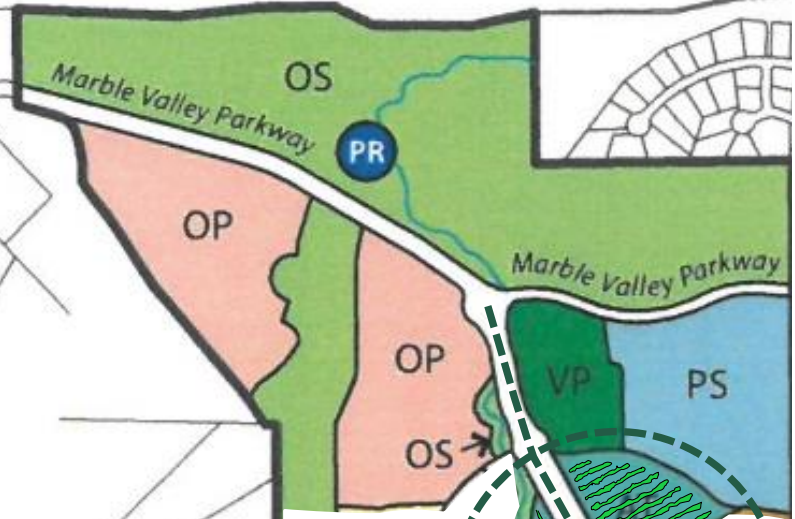




The Vineyards of Marble Valley

Bass Lake Road Interchange

U.S. HIGHWAY 50



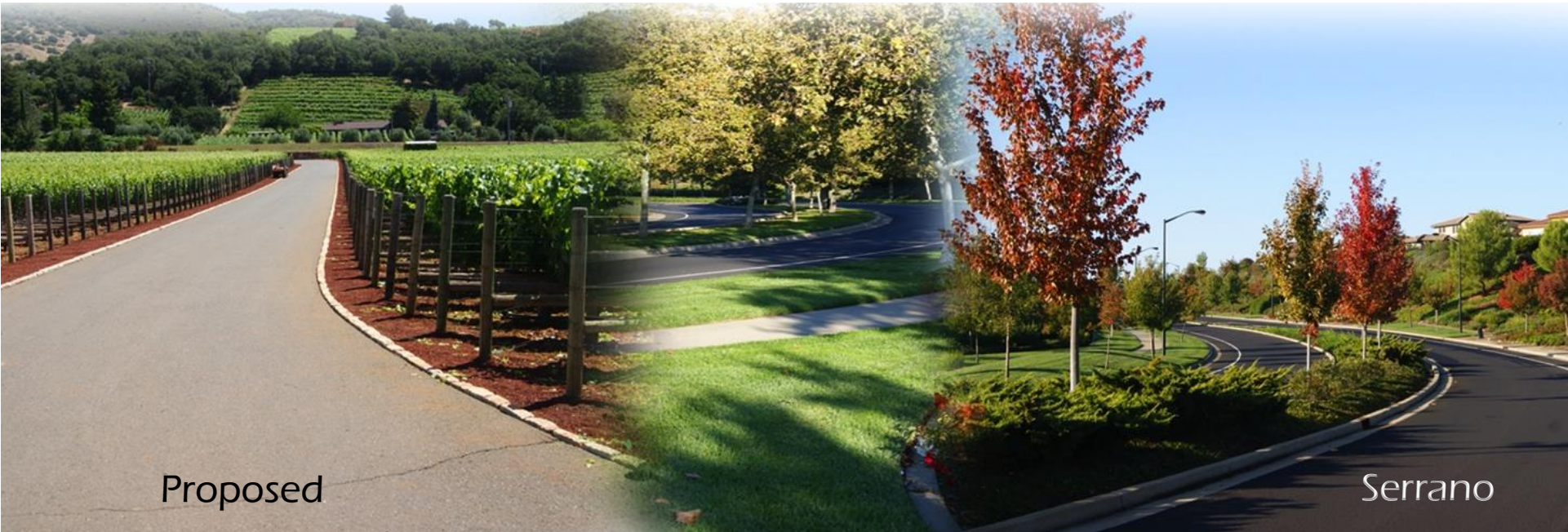
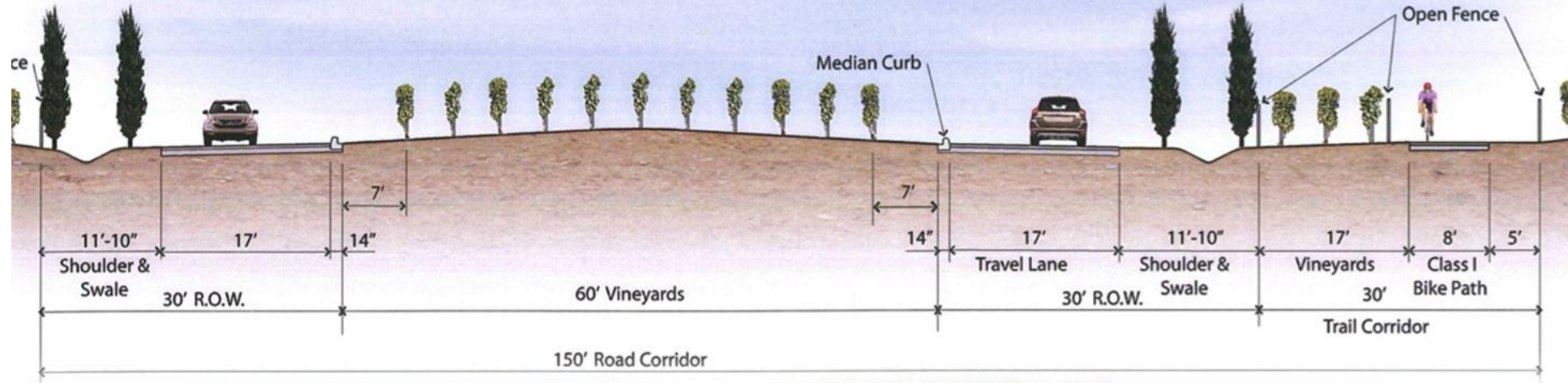
MARBLE RIDGE

The Vineyards of Marble Valley

- Gateway Mile Public Road Landscaping
- Initially 10 Acres Including Roadway
- Less expensive than Ornamental Landscaping to install and maintain
- Less water demand
- “Agriburbia”
- Educational Opportunities Viticulture Programs
 - UC Davis
 - Los Rios El Dorado



Marble Lake Boulevard Median Landscape Design Concept



Proposed

Serrano

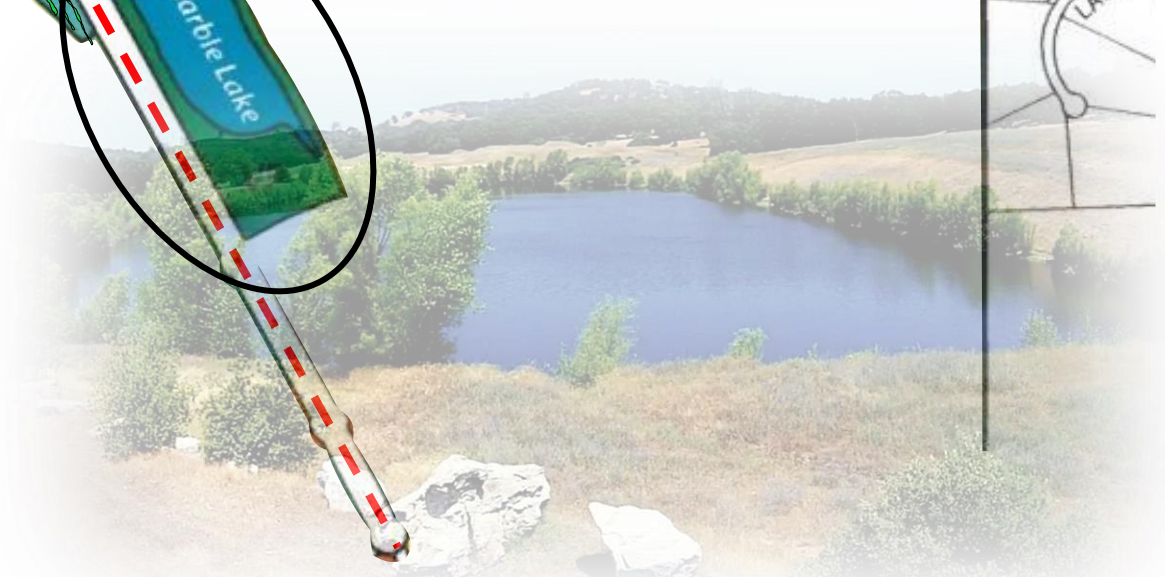


The Lake at Marble Valley



The Gateway Mile

THE LAKE AT MARBLE VALLEY







The Lake at Marble Valley Park

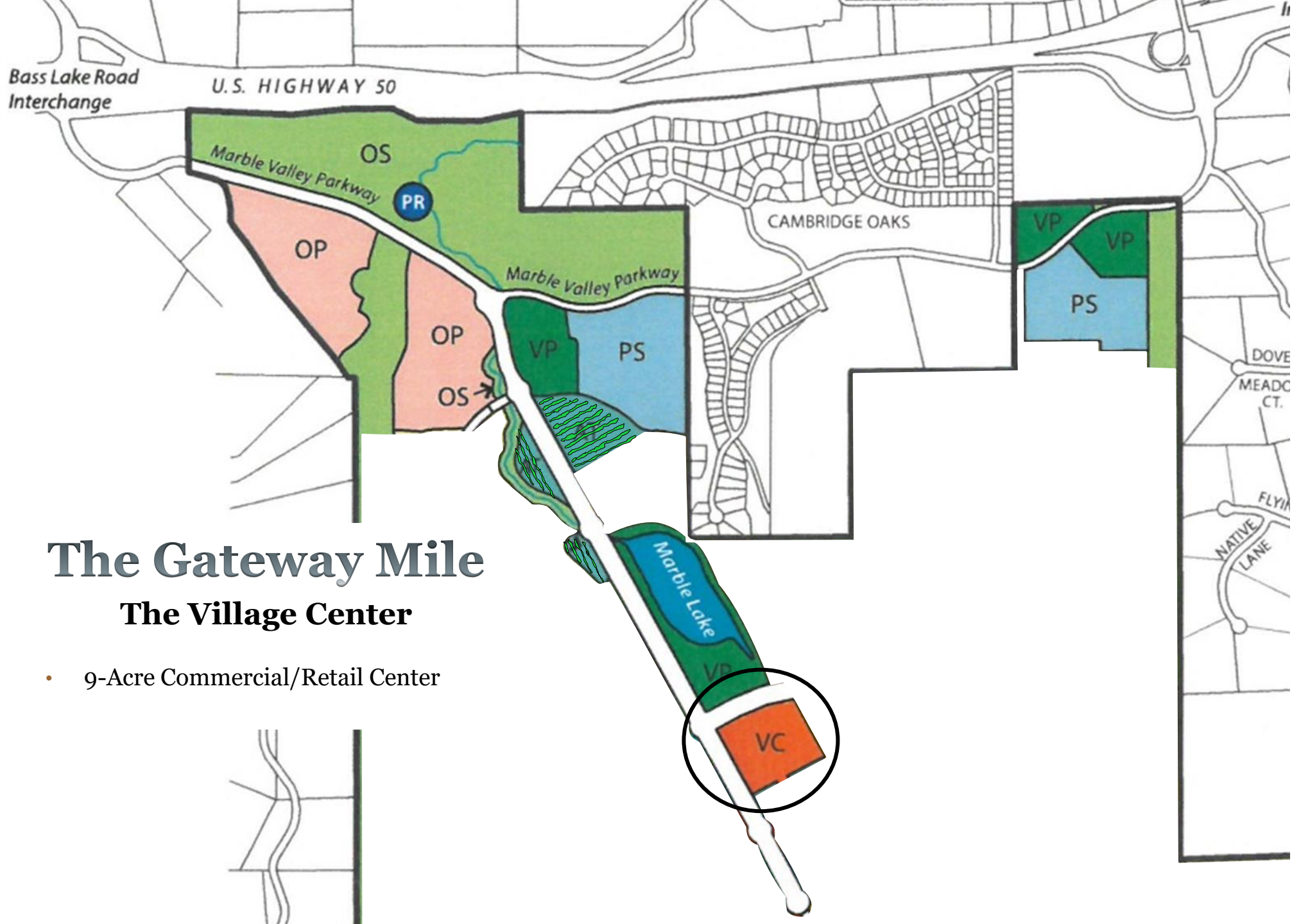
21 Total Acres

Potential Amenities

- Jogging – walking path
- Amphitheater
- Water related activities
- Dock - Pier
- Gazebo
- Lighted Sports Field(s)







The Gateway Mile

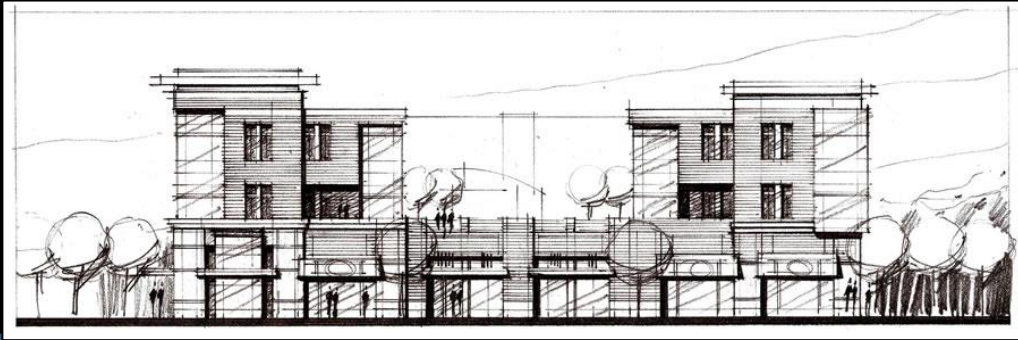
The Village Center

- 9-Acre Commercial/Retail Center

- **Marble Valley Village Center**

- Proposed Mixed Use
 - 60,000 S.F. Commercial Center
- 50 Residential Units above
- Clock tower & Cell facility







The Gateway Mile

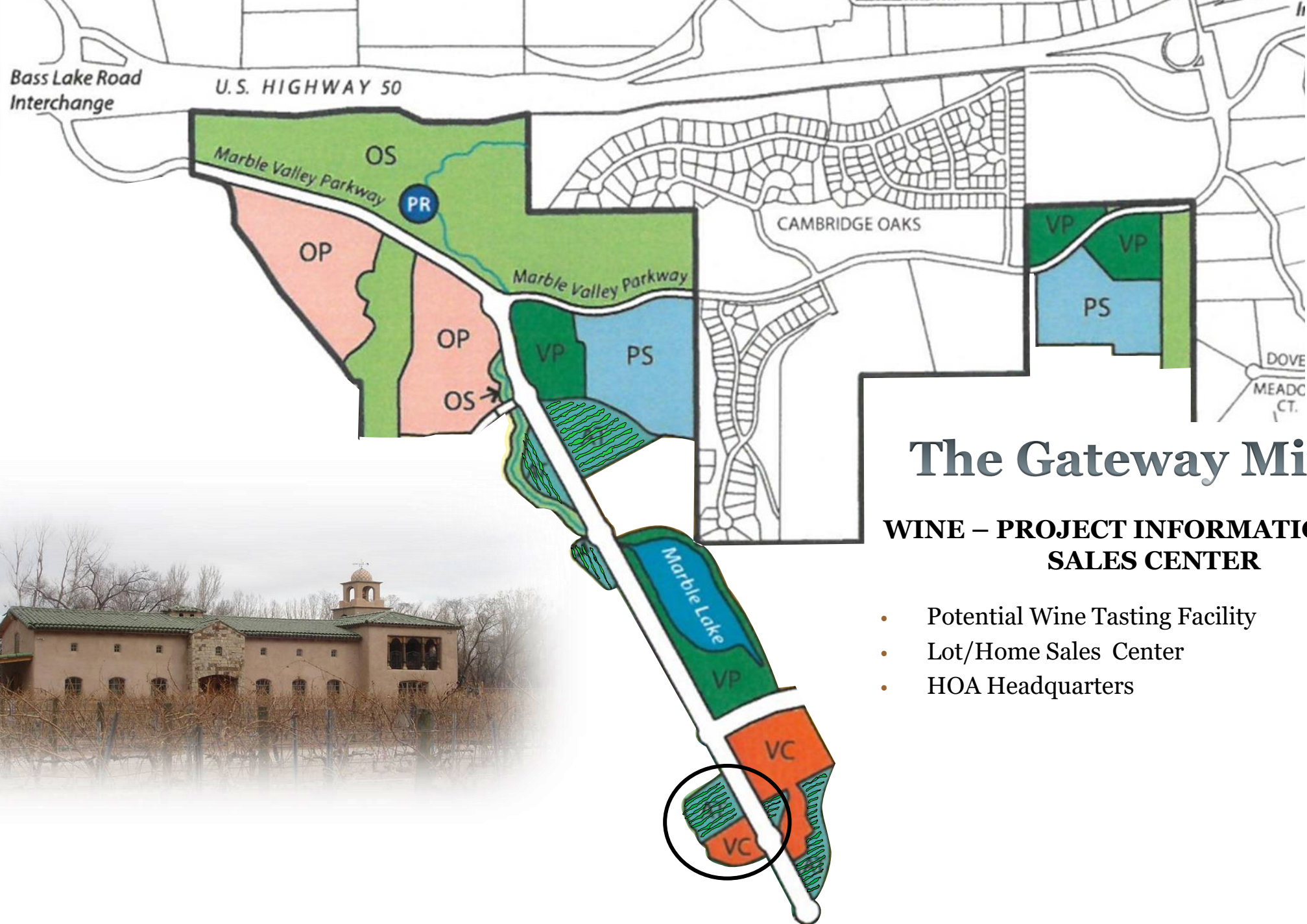
“MONOLITH EVENT CENTER”

- Outdoor Event Venue
- Banquet Facility
- Vineyards









The Gateway Mile

WINE – PROJECT INFORMATION & SALES CENTER

- Potential Wine Tasting Facility
- Lot/Home Sales Center
- HOA Headquarters





The Gateway Mile

S.H. COWELL HISTORIC PARK

- Educational & Cultural Center
 - Lime related history





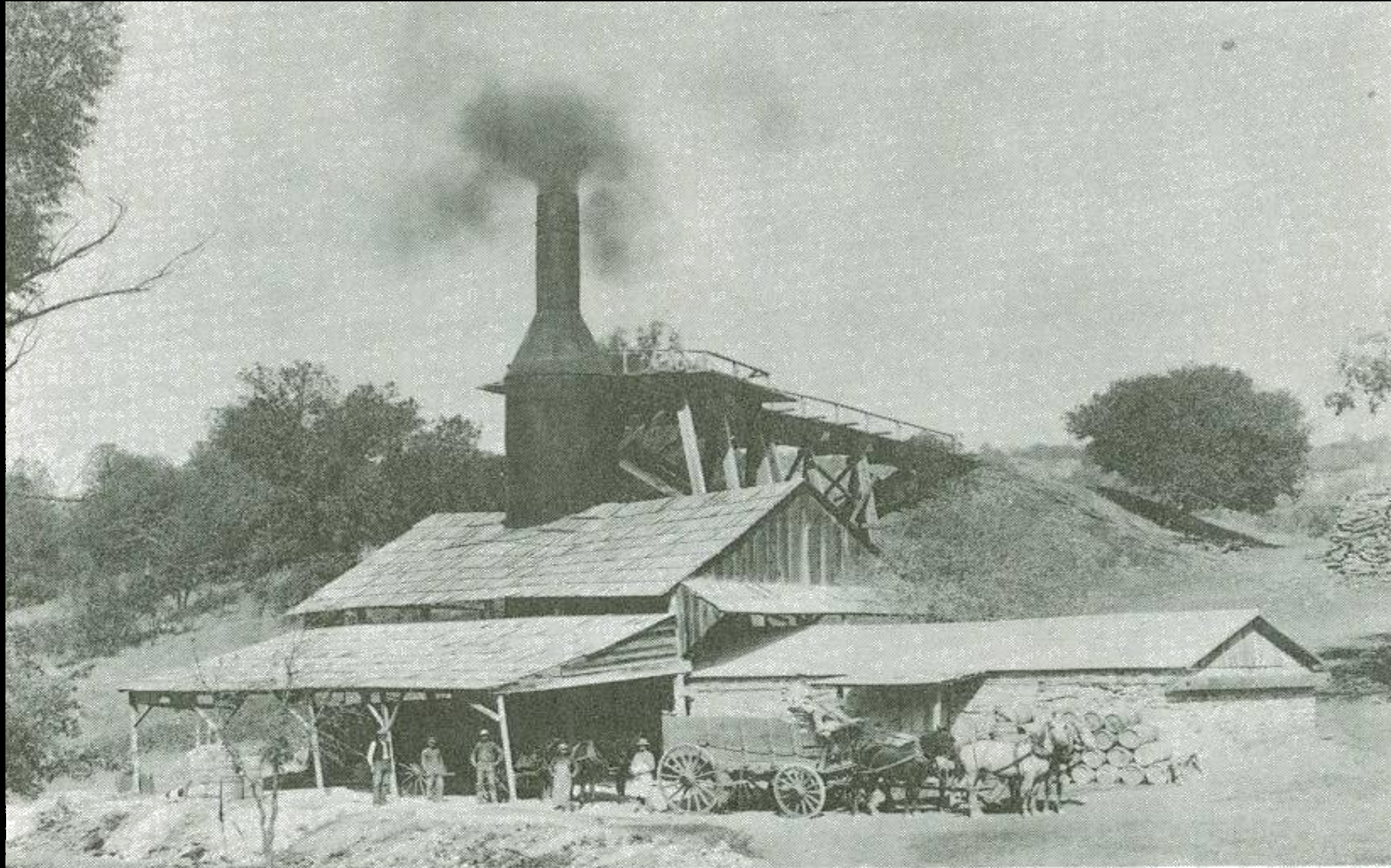


The Gateway Mile

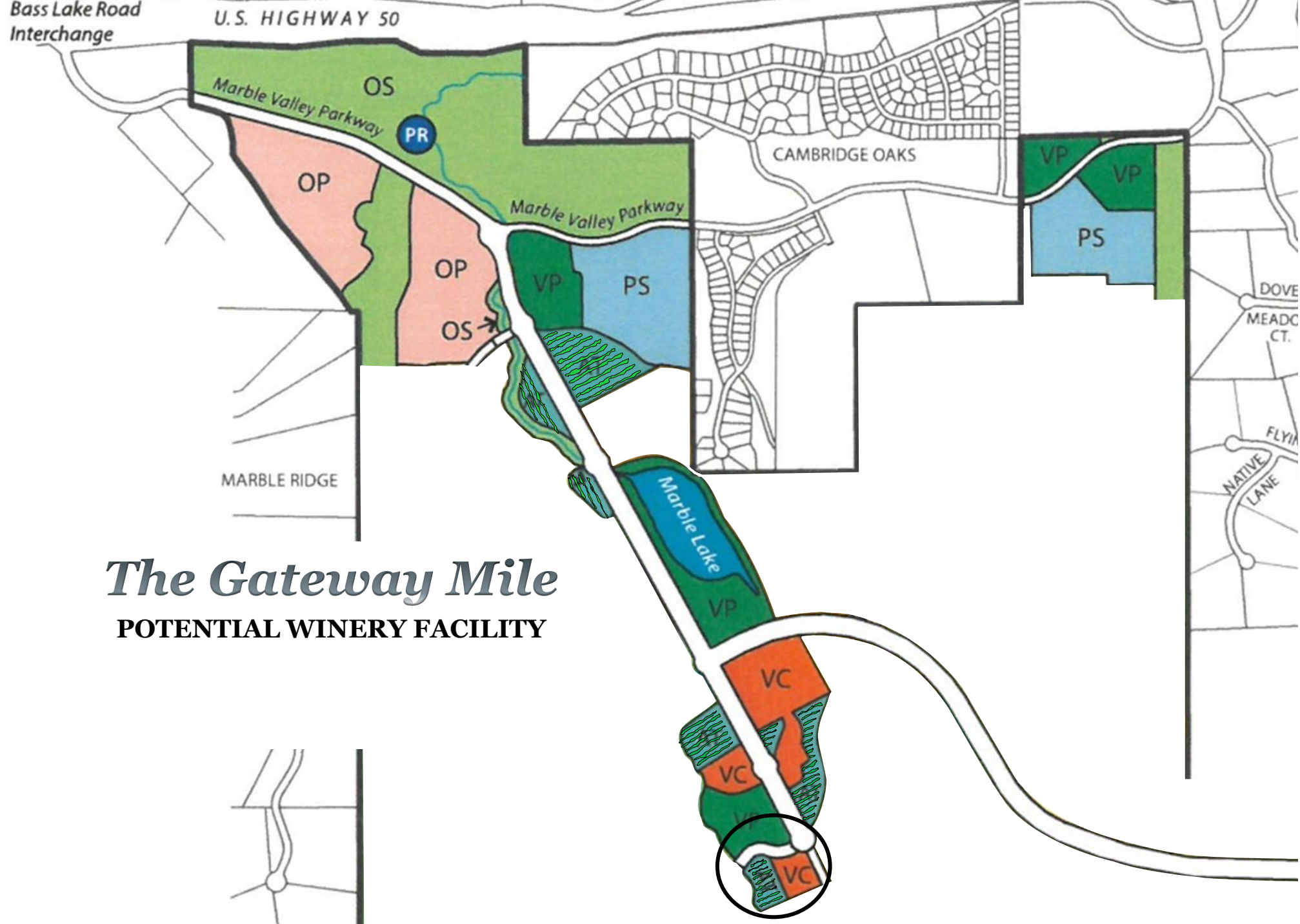
S.H. COWELL HISTORIC PARK

- Restoration
 - Historical Society
 - Community Project





Lime Kiln (circa 1906)—left to right: Fred Dixon, Ab Wing, Bob Craig, unknown Chinese. The next two men also unknown.



The Gateway Mile
POTENTIAL WINERY FACILITY



MARBLE VALLEY

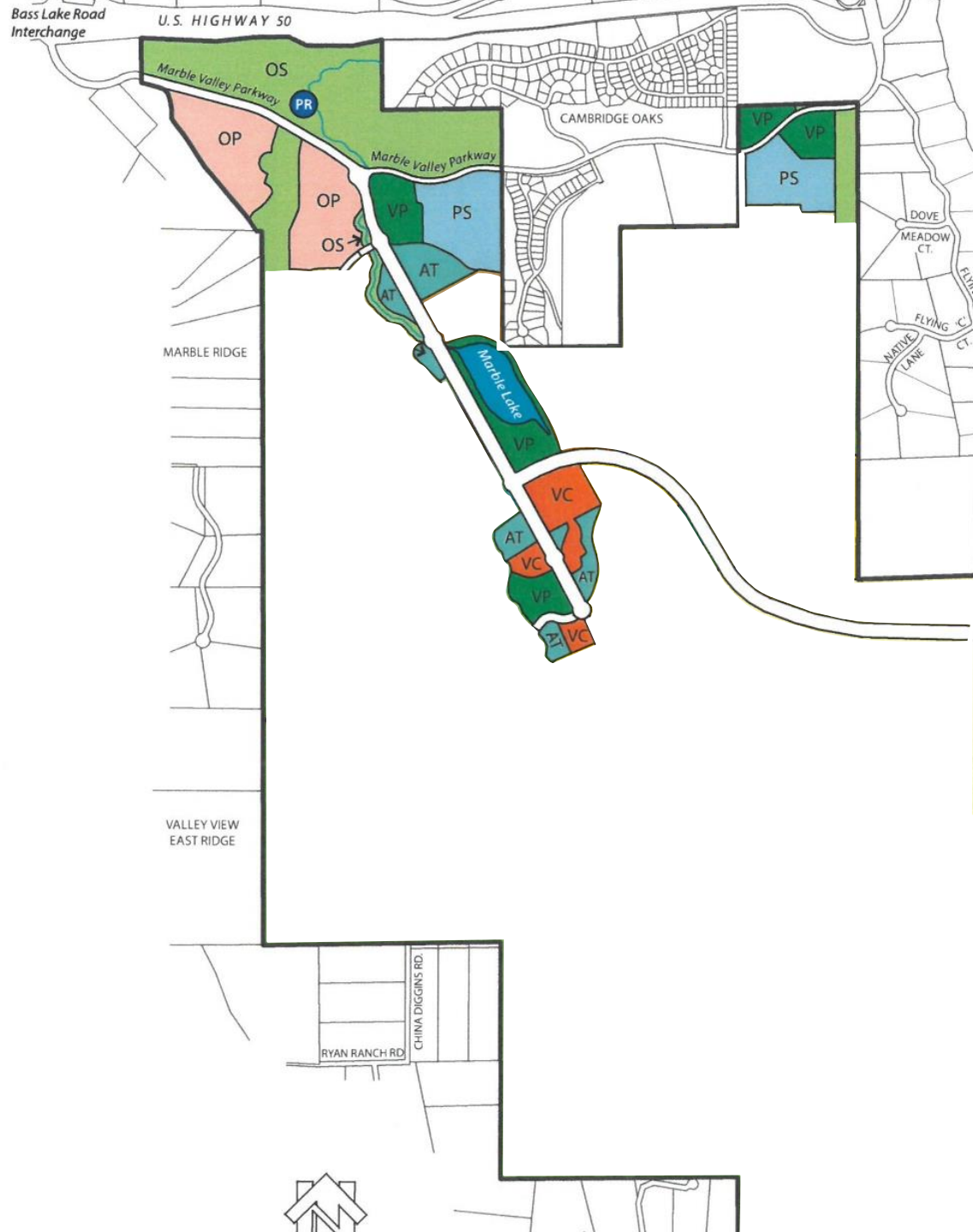
“CORE”

- **1.75 Miles of Public Roads**
- **Public/Private Amenities**
 - Office/Corporate Center
 - K8 - School - Parks
 - “Gateway Mile” – (Marble Lake Blvd.)
 - Marble Lake Park
 - Commercial Center
 - Monolith Event Center
 - Sales/Wine-Information Center
 - Vineyards
 - Historic Park
 - Winery Site



The Village of Marble Valley

THE RESIDENCE



Marble Valley

THE RESIDENCE

THREE LAND USE DESIGNATIONS

- VRH - High Density - (12 to 24 DU/Ac)
- VRM - Medium Density - (5 to 12 DU/AC)
- VRL - Low Density - (1 to 5 DU/Ac)

Bass Lake Road Interchange

U.S. HIGHWAY 50



VRH
HIGH DENSITY DESIGNATION
 12-24 DU/AC

- 28 Acres - 501 DU (Avg. 18 DU/AC)

MARBLE RIDGE

VALLEY VIEW EAST RIDGE

RYAN RANCH RD
 CHINA DUGGINS RD

DOVE MEADOW CT.
 FLYING CT.
 NATIVE LANE CT.
 CAMERON ESTATES

G3 ENTERPRISES

DEER CREEK ROAD
 E.I.D. DEER CREEK TREATMENT PLANT

G3 ENTERPRISES

ROYAL EQUESTRIAN ESTATES



VRH

Village Residential High

- Apartments, Stacked-Flats, Condominiums, Townhomes, Row Houses
- Mixed Use Commercial



Vessona condominiums, Folsom



Sterling Ranch Apartments, El Dorado Hills

Bass Lake Road Interchange

U.S. HIGHWAY 50

Marble Valley Parkway

Marble Valley Parkway

Marble Valley Parkway

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Marble Valley Parkway

CAMBRIDGE OAKS

DOVE MEADOW CT.

FLYING C

WATKINS LANE CT.

ROAD

CAMERON ESTATES

G3 ENTERPRISES

DEER CREEK ROAD

E.I.D. DEER CREEK TREATMENT PLANT

G3 ENTERPRISES

ROYAL EQUESTRIAN ESTATES

MARBLE RIDGE

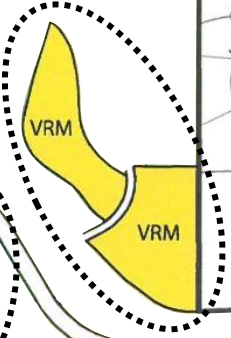
VALLEY VIEW EAST RIDGE

RYAN RANCH RD.
CHINA DIGGINS RD.



VRM
MEDIUM DENSITY DESIGNATION
 5-12 DU/AC

- 85 Acres - 708 DU (Avg. 8 DU/AC)



VRM

Village Residential Medium

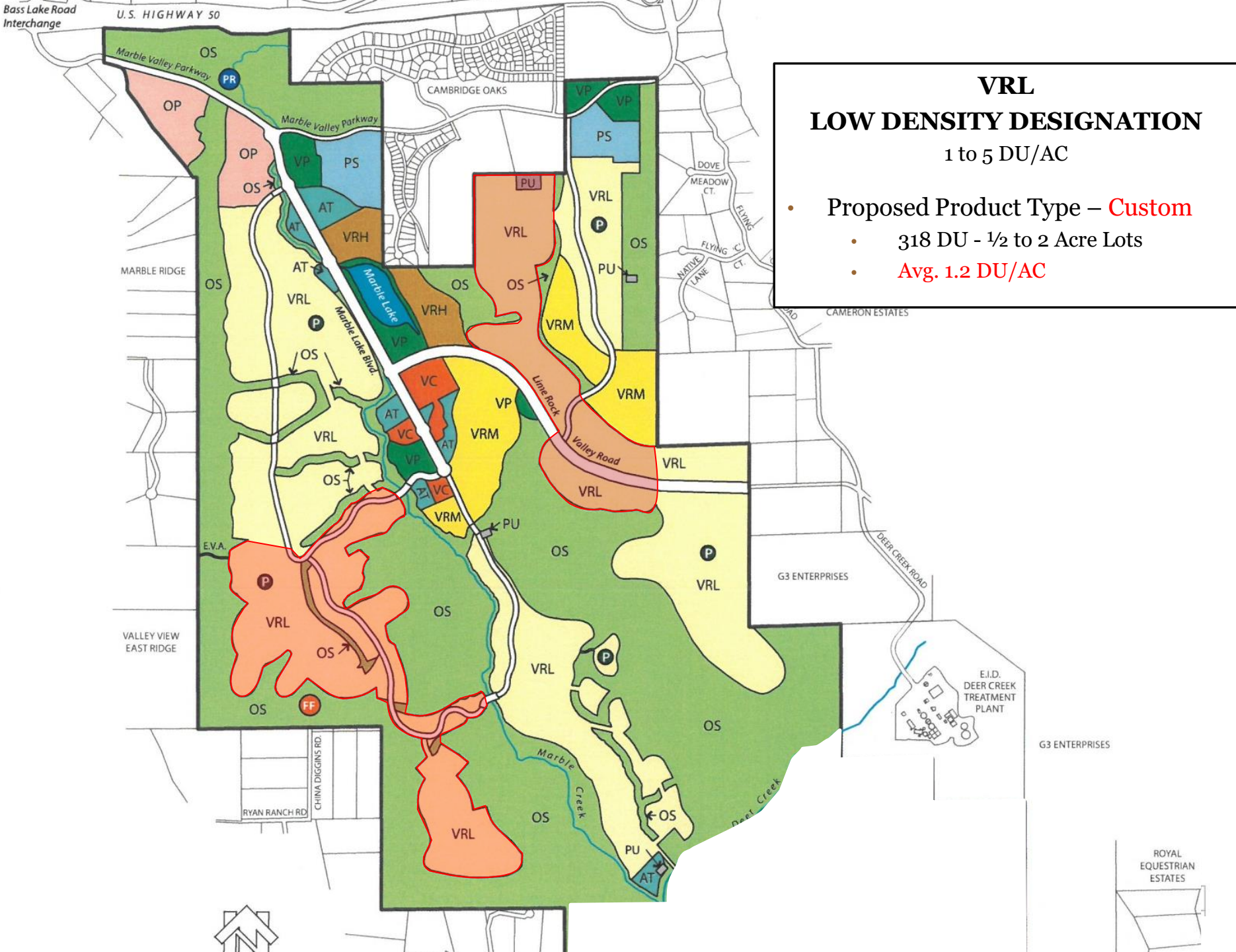
- Detached Zero Lot Line Homes, Patio Homes
- Attached such as Cluster Homes, Townhomes, Duplexes, Half-Plexes and Condominiums.



Halfplex home, Versante



Townhome, Parkway at Folsom



VRL
LOW DENSITY DESIGNATION
 1 to 5 DU/AC

- Proposed Product Type – **Custom**
 - 318 DU - 1/2 to 2 Acre Lots
 - **Avg. 1.2 DU/AC**

VRL- CUSTOM

Village Residential Low

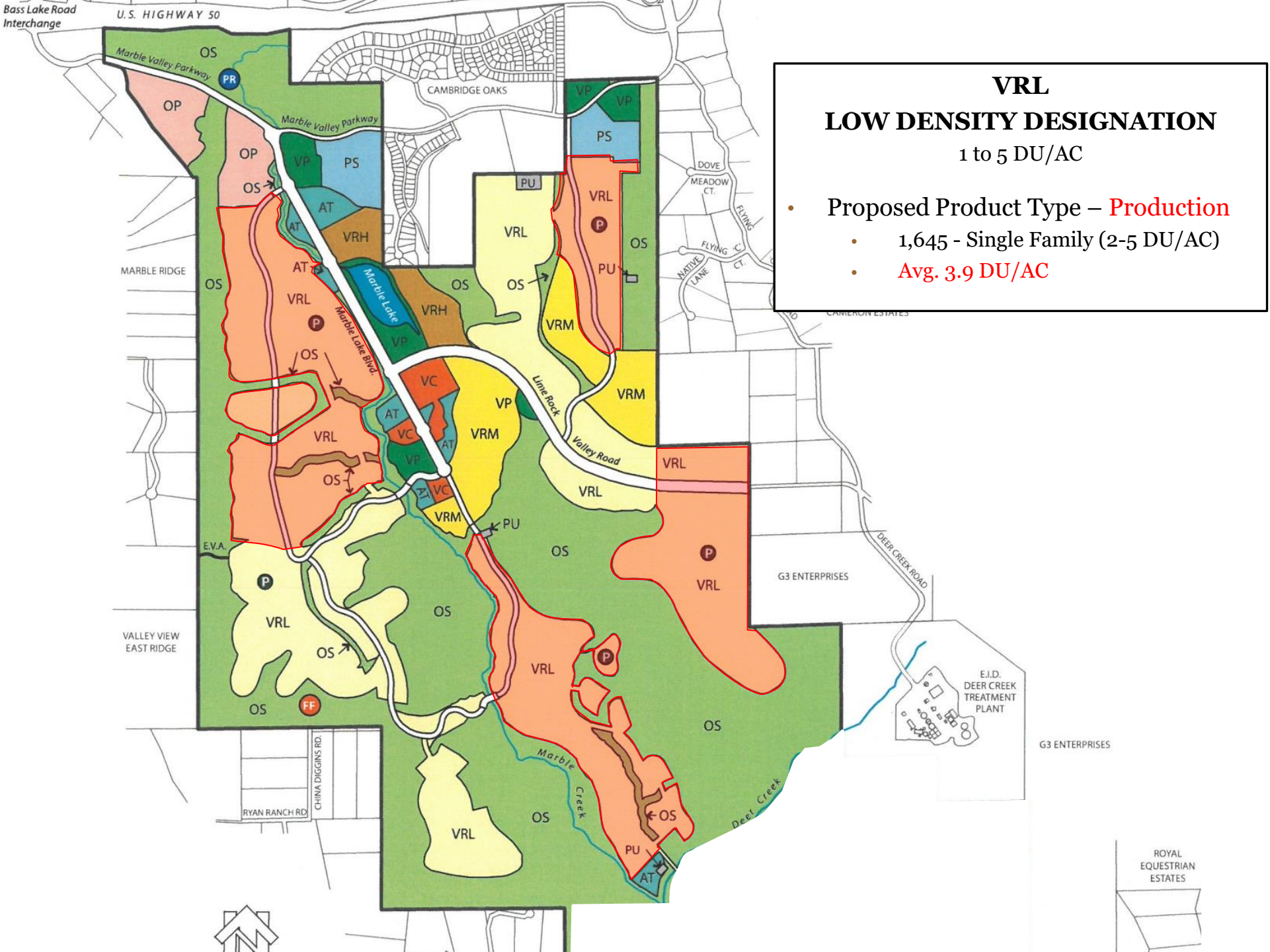
- Single-Family Custom



Custom, Serrano



Custom, Serrano



Bass Lake Road Interchange

U.S. HIGHWAY 50

Marble Valley Parkway

Marble Valley Parkway

MARBLE RIDGE

VALLEY VIEW EAST RIDGE

RYAN RANCH RD
 CHINA DIGGINS RD

CAMBRIDGE OAKS

DOVE MEADOW CT.

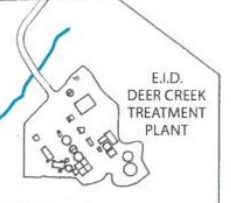
FLYING CT.

NATIVE LANE

CARRION ESTATES

G3 ENTERPRISES

DEER CREEK ROAD



G3 ENTERPRISES

ROYAL EQUESTRIAN ESTATES



VRL - PRODUCTION

Village Residential - Low

- Single-Family Detached Production Homes



Fairway Villas at Serrano



High-end production, Donatello by Greenbriar, Serrano



Destinations at Serrano

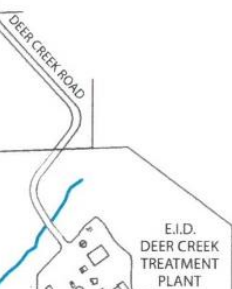
Bass Lake Road Interchange

U.S. HIGHWAY 50

THE VILLAGE OF MARBLE VALLEY



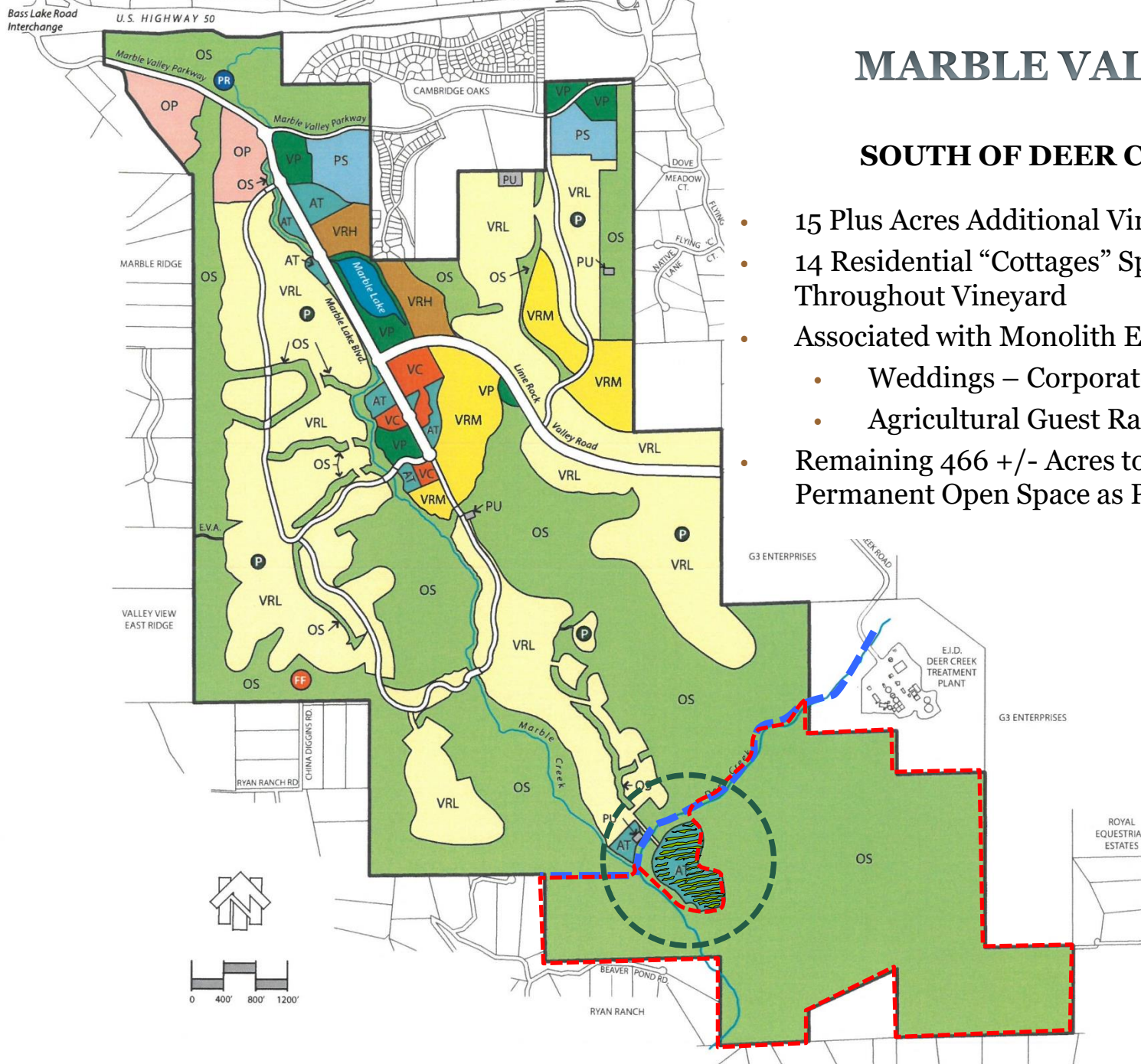
- 5 Neighborhood Parks (sized by TM DU)
- Total of 12 Acres Assumed



G3 ENTERPRISES

ROYAL EQUESTRIAN ESTATES

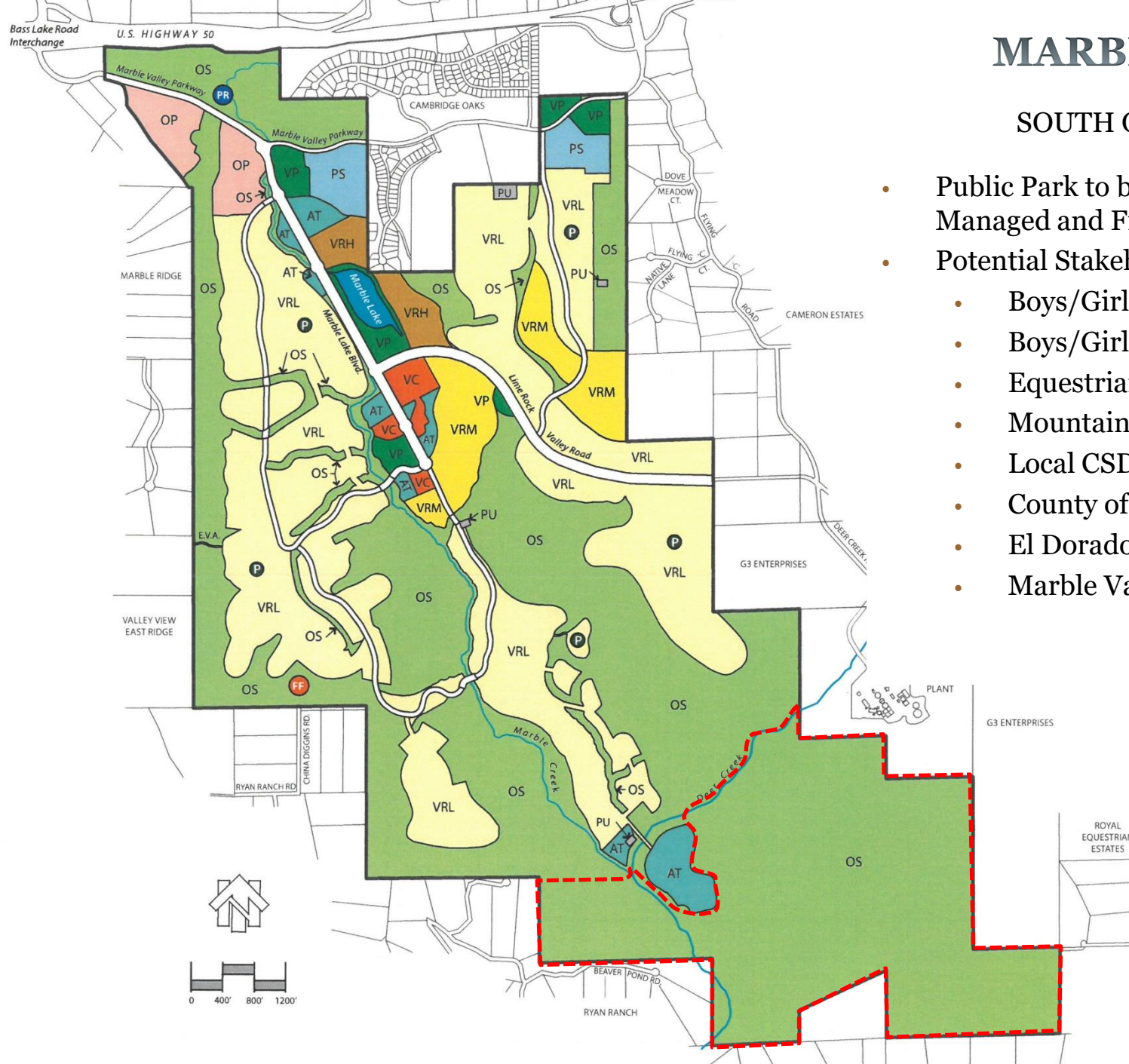




MARBLE VALLEY

SOUTH OF DEER CREEK

- 15 Plus Acres Additional Vineyards
- 14 Residential “Cottages” Spread Throughout Vineyard
- Associated with Monolith Event Center
 - Weddings – Corporate Retreats
 - Agricultural Guest Ranch – Resort
- Remaining 466 +/- Acres to be Retained as Permanent Open Space as Public Park



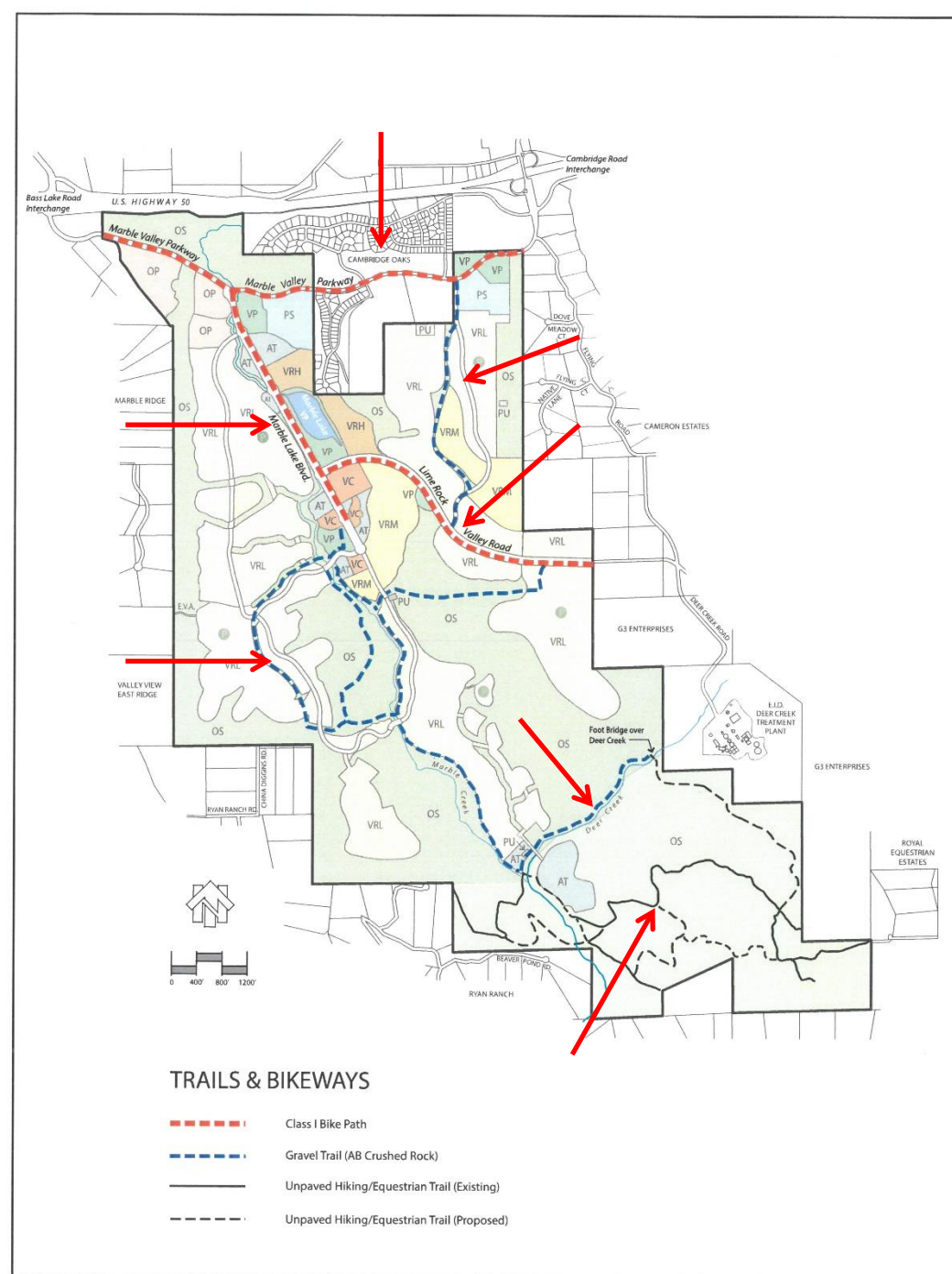
MARBLE VALLEY

SOUTH OF DEER CREEK

- Public Park to be Non-Profit “Foundation” Managed and Financed
- Potential Stakeholders
 - Boys/Girls Scouts
 - Boys/Girls Club
 - Equestrian Users
 - Mountain Bike Users
 - Local CSD’s
 - County of El Dorado
 - El Dorado Hills Bowmen
 - Marble Valley Homeowner’s Assoc.

MARBLE VALLEY TRAIL SYSTEM

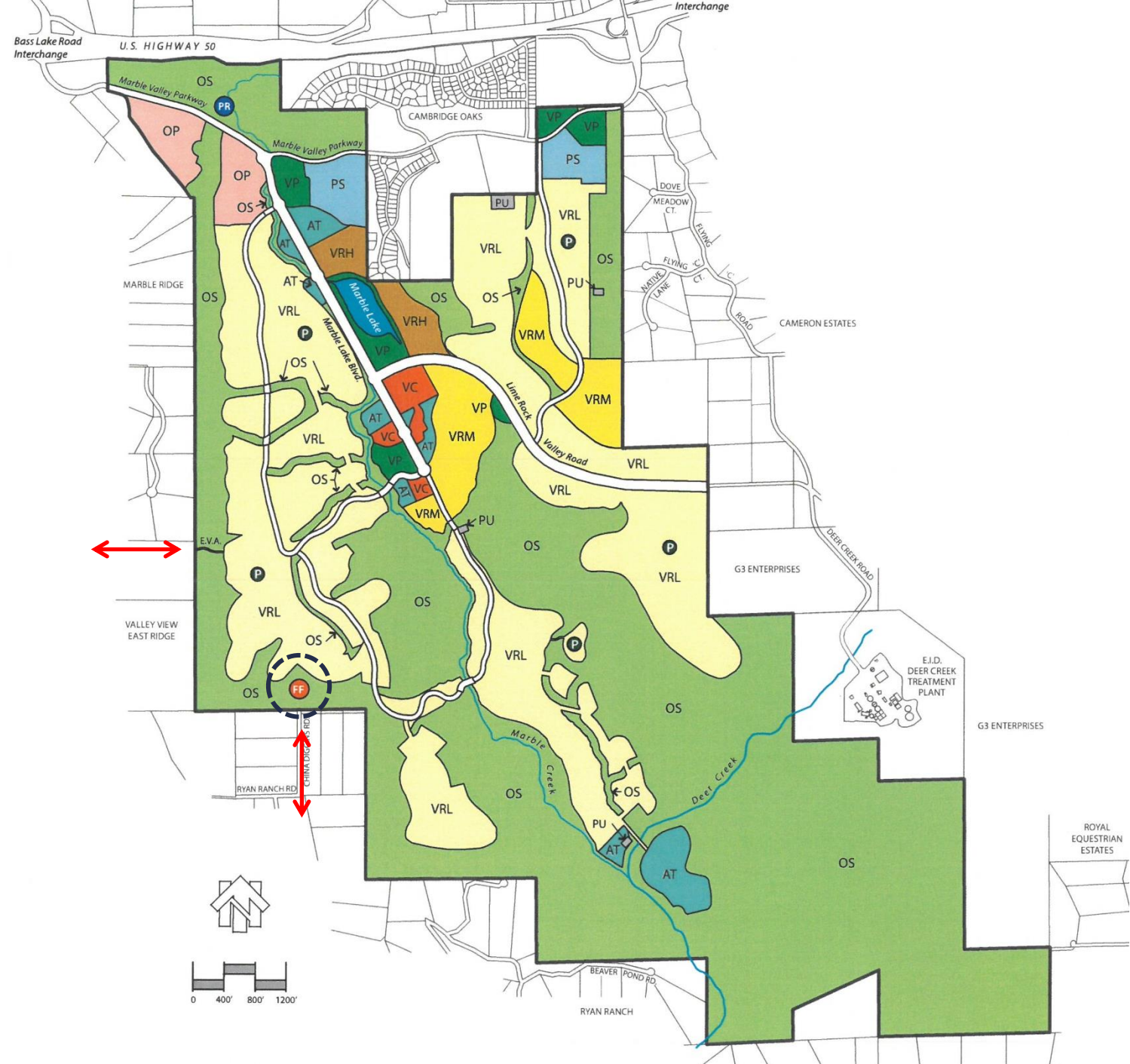
- A Historic Trail is Proposed as Major Component of the Gateway Mile
- Class I or II trails on Public Roads
- Other Pedestrian/Bike Trails Will Connect the Residential Areas
- Foundation Park Trails (south of Deer Creek) Will Provide:
 - Hiking
 - Off-Road Mountain Biking
 - Equestrian Opportunities



MARBLE VALLEY

FIRE

- A proposed Fire Station location dedicated site
- Emergency Access Routes





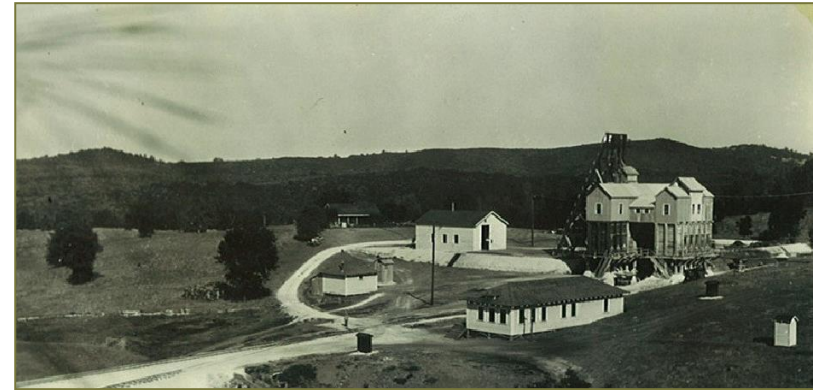
The End

LIME ROCK V A L L E Y

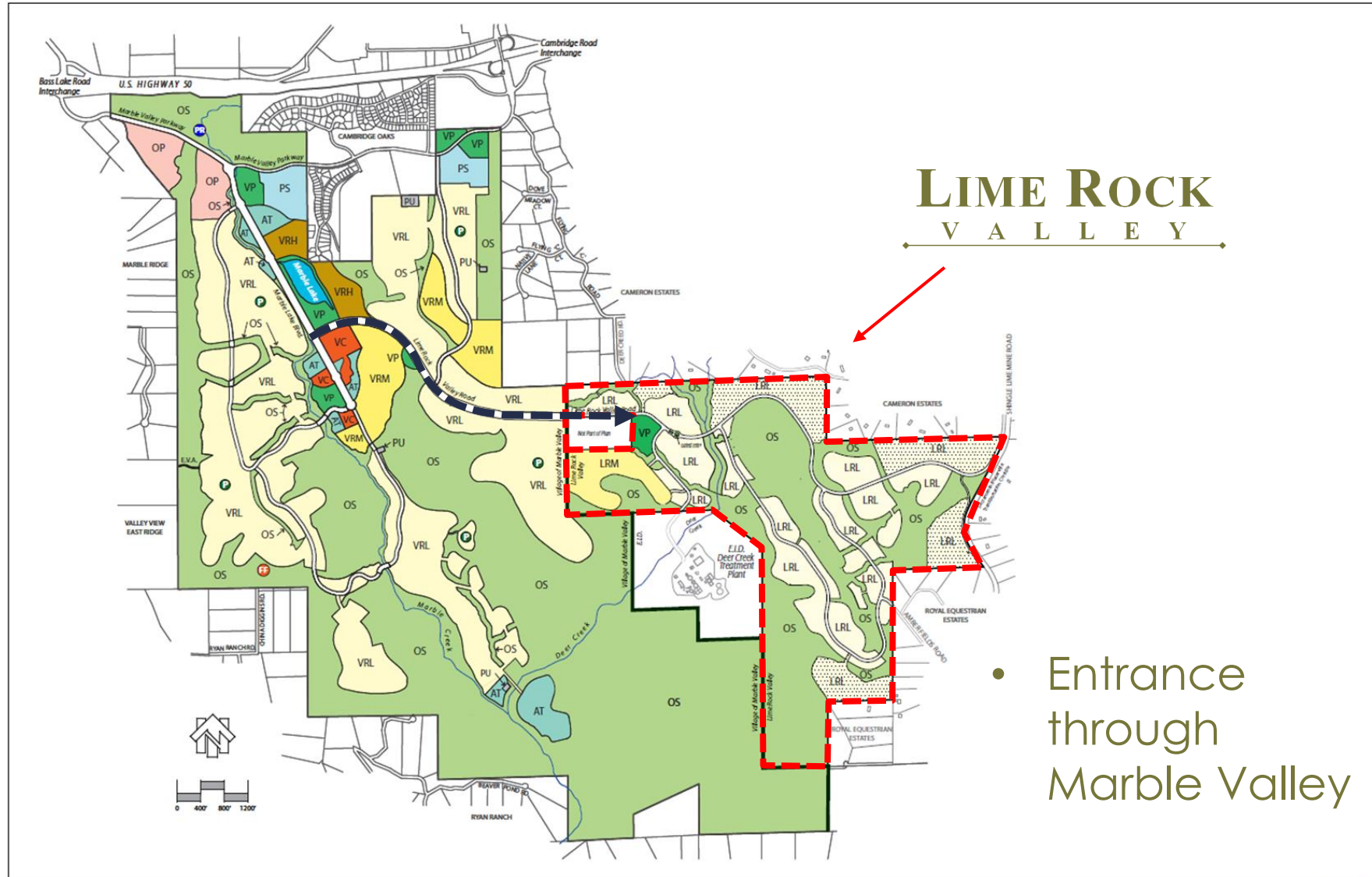


SITE HISTORY

- Limestone mining from late 1800's through 1990's



AREA LAND USE PLAN



PROJECT OVERVIEW

- 740 total acres
- 405 acres developed space (55%)
 - 358 acres of home sites
 - 8 acres of village park
 - 39 acres of roadways and facilities
- 335 acres public & private open space (45%)
 - Multi-use Trail System



RESIDENCES

- Gross Density
 - 800 dwelling units total
 - 1.08 dwelling units/acre
- Low Density Residential
 - 80% of developed area
 - 0.2-5.0 dwelling units/acre
- Medium Density Residential
 - 9% of developed area
 - 5.0-8.0 dwelling units/acre
- No high density or multi-family



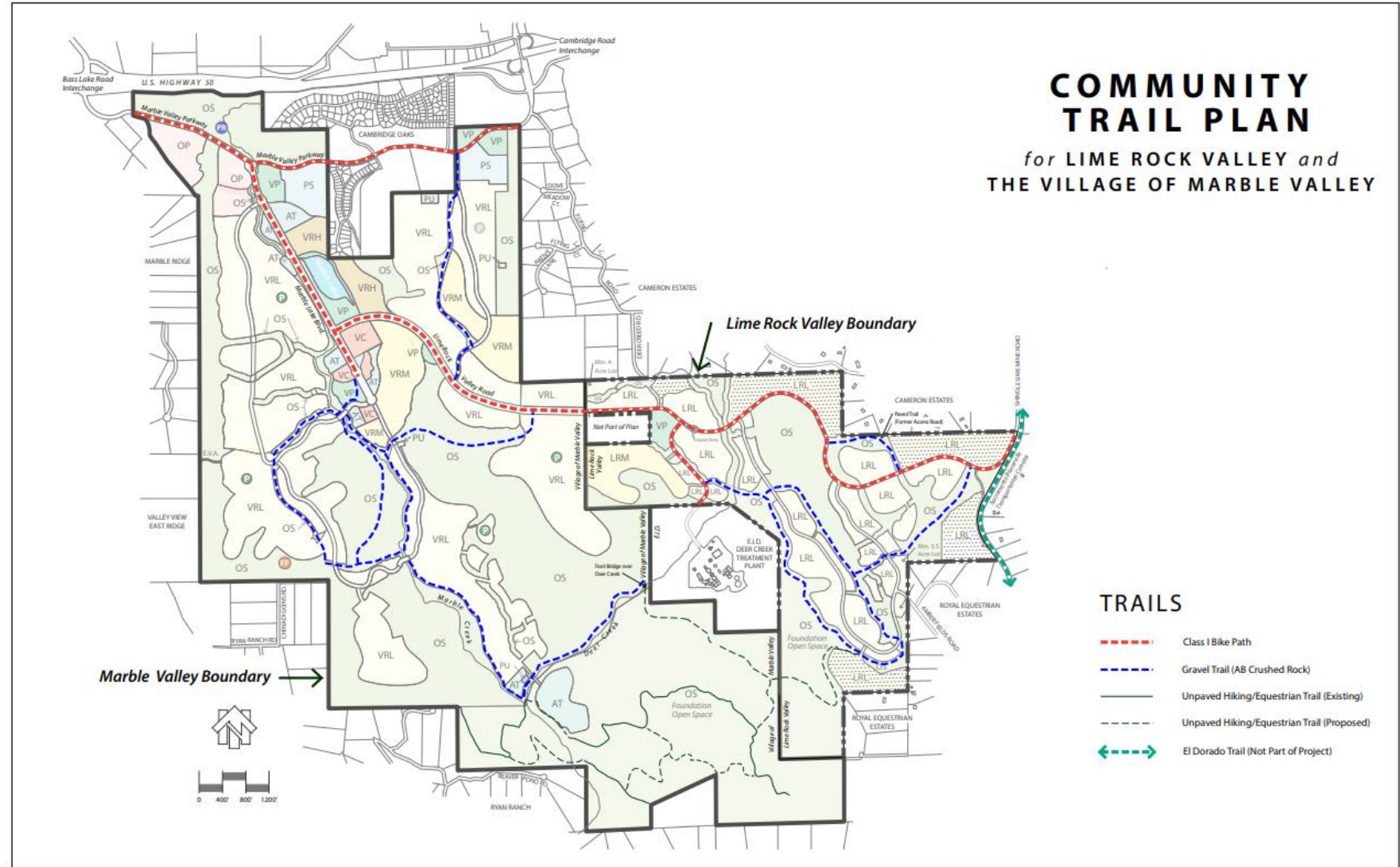
TRAIL/CORRIDOR CONNECTION

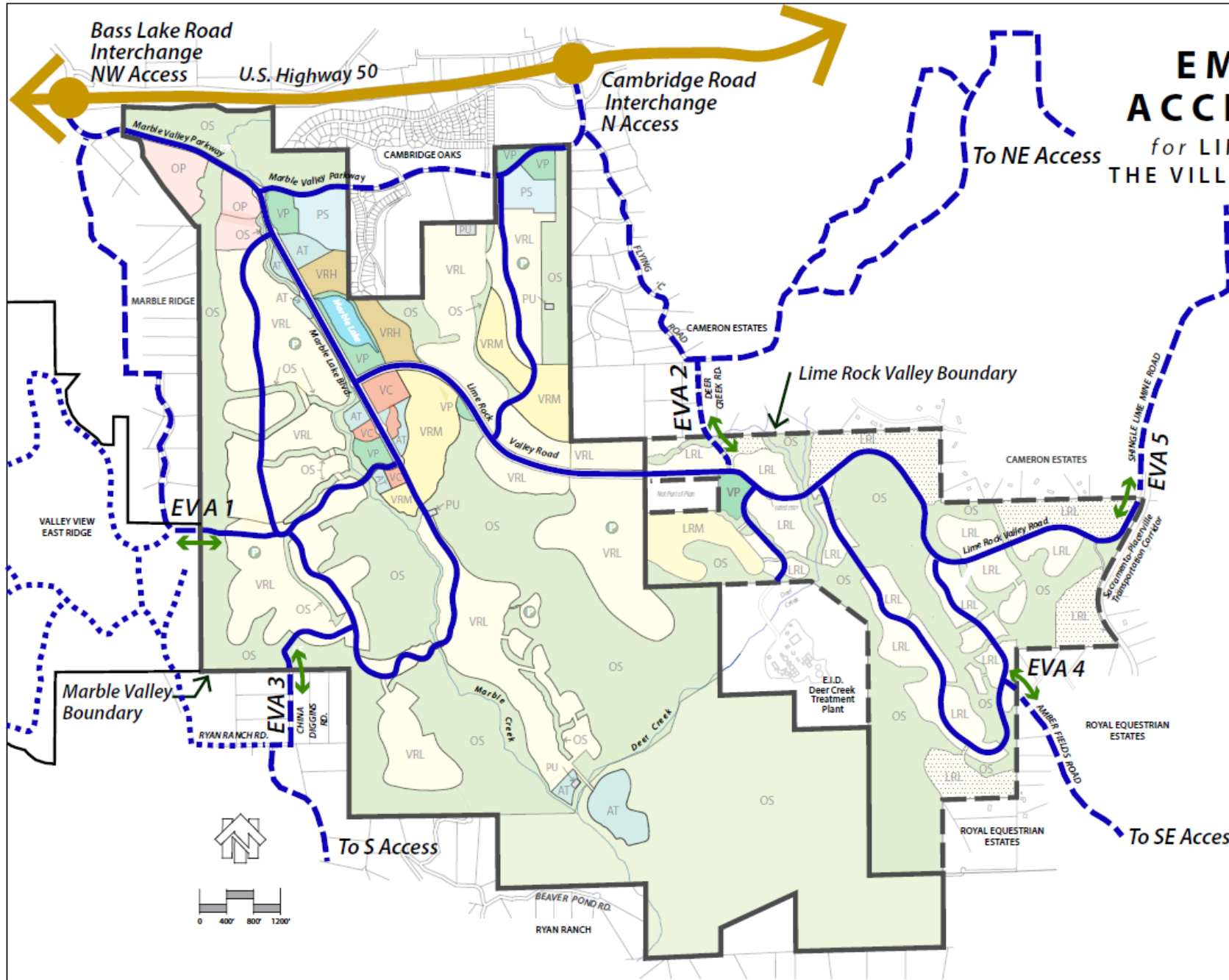
- Connects with El Dorado Trail and Sacramento-Placerville Transportation Corridor
- Trail amenities



LIME ROCK
VALLEY

MULTI-USE TRAIL SYSTEM











EMERGENCY ACCESS ROUTES

for LIME ROCK VALLEY and THE VILLAGE OF MARBLE VALLEY

To NE Access

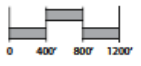
To NE Access

LEGEND

-  On-Site Evacuation Routes
-  Off-Site Evacuation Routes
-  Future Off-Site Evacuation Routes (East Ridge)
-  Evacuation Corridor
-  Emergency Ingress & Egress Only
-  EVA 2 Emergency Vehicle Access No.



LIME ROCK
VALLEY

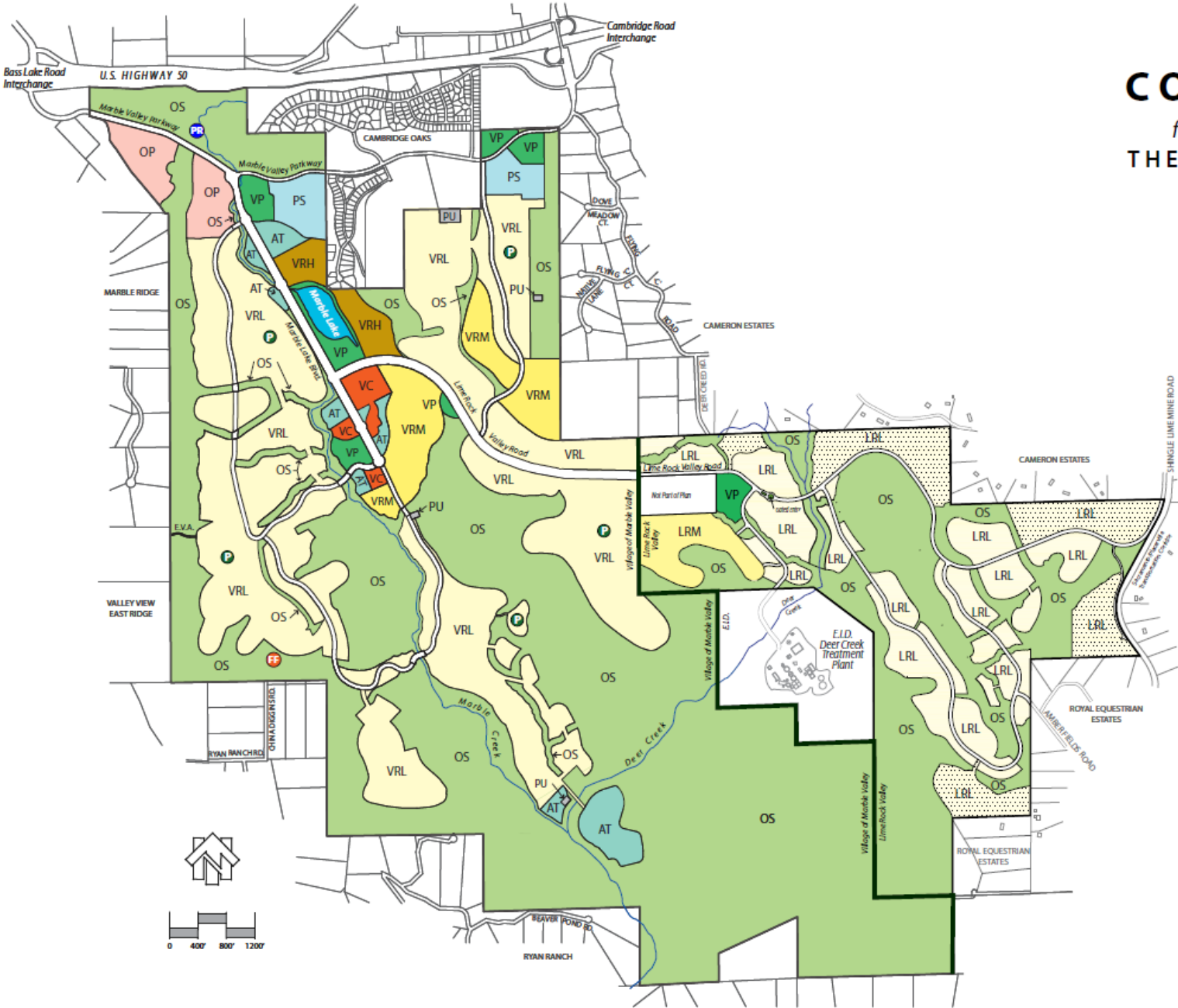


COMMUNITY PLAN

for LIME ROCK VALLEY and
THE VILLAGE OF MARBLE VALLEY

LEGEND

- RESIDENTIAL**
- VRL Village Residential Low
 - VRM Village Residential Medium
 - VRH Village Residential High
 - LRL Lime Rock Residential Low (5 Ac. Min. Lot Size)
 - LRL Lime Rock Residential Low
 - LRM Lime Rock Residential Medium
- COMMERCIAL**
- OP Office Park
 - VC Village Commercial
- PUBLIC FACILITIES**
- PU Public Utilities
 - PS Public School
 - VP Village Park
 - P Neighborhood Park
 - FF Future Fire Facility
 - PR Park & Ride
- AGRICULTURE/OPEN SPACE**
- AT Agritourism
 - OS Open Space
 - E.V.A. Gated Emergency Vehicle Access





Agenda Transmittal

DATE: September 18, 2024

FROM: Alan Gardner, General Manager

AGENDA ITEM #6A: General Manager's Report

RECOMMENDED ACTION: Receive and File

General Manager's Report to the Board

- 1. Fire Annexation Update.** Both parties have agreed to provide their residents with the subjects being discussed and the dates of the meetings. We are alternating locations between EDHFD and our Community Center's Senior Room. There will be no interim detail since that is all part of the negotiations.
 - a. The first meeting was on August 26, 2024. It was a general discussion and organization of the process.
 - b. The second meeting on September 10, 2024, discussed: Board Representation/Governance; Mitigation Fee Accounts; Pension Liabilities; and First Responder Fee.
 - c. The next meetings will be on September 16 and 30.
- 2. Triton.** The cost to the District of working with Triton has two separate parts. The 2022-2023 amount was \$4080.10 for the Fire Master Plan project that was cancelled. The 2023-2024 cost to the District of the draft and not finalized Annexation Study was \$62,027.30.
- 3. Pending contracts.** Contracts in negotiation or where a question has been raised about an existing one have been referred to legal. The contract issues concern waste management and the venue agreement for housing. Neither is final and is not ready for Board review and action. They should be an action item at the October Board meeting.
- 4. Seven-day staff coverage.** We have been testing staffing schedules that will provide seven-day coverage. Staff have been using Maintain X for scheduling and to determine how long specific tasks take. It has been difficult to fully assess coverage due to the number of staff that have been out. I anticipate being able to provide a status report at the October Board.
- 5. Disc Golf.** On September 20, 2024 the current MOU expires, and the equipment becomes the property of CPCSD. We are actively working on securing a course manager that will also

provide a small pro shop. During 2025 we're planning for an active program with regular tournaments.

6. **Locking up parks at night.** We will be working with two volunteer groups to lock Rasmussen and the Lake at night.
7. **Marble Village and Lime Rock.** We have developed very good demographic information on annual usage of all of our parks, community center and separately the pool through the very kind assistance of Mark Hornstra, GM for EDHCSD. He put our individual areas through the Hills new AI programs which provided annual information for 2019-2020 and 2023-2024. We provided the information to the County's team developing impact projections.
8. **Pickleball courts.** We have resolved a couple of the key siting issues and have found a resource on the Folsom City staff who has 10 years of experience and helped other jurisdictions establish their courts and programs. We also may have sourced high-quality lamps being removed from another jurisdiction that can be an option for our program. Whether they can be used here will be up to the engineering and construction team selected after we bid the project.
9. **Recreation.** The new team has performed at a high level in terms of offerings, the quality of delivery, and is attracting both CP residents and members of the West Slope Community. We are expanding our Fall and Winter programming, and our Guide will be out soon and available on the website too.
10. **Lake.** Our interim Parks and Maintenance Manager has helped improve the condition of the lake. Along with the annually applied aquatic herbicides, we have installed twelve aerators in the lake since June. The aerators have increased the dissolved oxygen levels, helped manage algae blooms by mixing spores deeper into the water and helped break down decaying vegetation. The improvement in the condition of the lake is most easily seen on the south side, as compared to last year. We are still in the process of completing this project. We are working with the same company that provided the aerators to develop an effect lake management program that may introduce a few cost-effective ways to continue the lake's improvement. An example of how well the new chemical for next year will work is the swim pond. There has been little aquatic weed growth and no algae since the chemical was added.



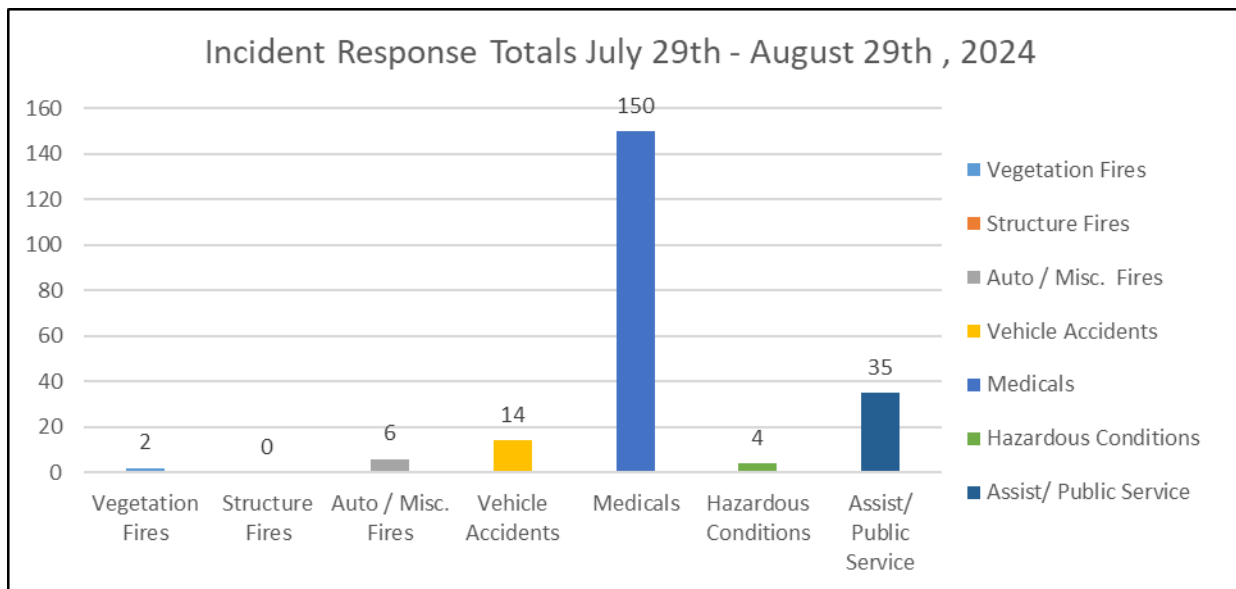
Cameron Park
Community Services District



Agenda Transmittal

Date: September 18, 2024
From: Kalan Richards, Battalion Chief
Agenda Item #6B: Fire Department Report
Recommended Action: Receive and File

Cameron Park Fire Department Incident Totals



Total Incident Count Comparatives:

Monthly	July 2024	August 2024	Decrease
	241	211	-14.4%
Yearly	August 2023	August 2024	Increase
	205	211	2.92%
YTD	YTD 2023	YTD 2024	Decrease
	1671	1621	-3%

FY 24/25 Batt 5 Vehicle Maintenance and Tires

<u>E89</u>	\$2,984.58
<u>E88</u>	\$709.44
<u>E289</u>	
<u>E288</u>	\$35.39
<u>E389</u>	
<u>E388</u>	\$678.29
<u>B2705</u>	\$205.34
<u>B2715</u>	\$485.52
<u>U88</u>	
<u>U289</u>	
<u>Mech. Time</u>	
<u>Misc</u>	\$157.06
<u>Total</u>	\$5,255.62

Fire Apparatus Rental Income

FY 24/25

E89	E88	E288	E289	E388	U289/88	B2715	OES T/F	Total

Cameron Park Fire Department Operations and Administration Report

- Throughout August, there has been an increase in traffic collision-related incidents. Over the past 30 days, a total of 14 traffic collisions have occurred within the district. No common denominator has been identified.
- On August 7th, B2715, E89, E88, and a full response from CAL FIRE AEU were dispatched to a vegetation fire on Silver Leaf Drive in Rescue. Upon arrival, E88 reported a 2-3 acre grass and brush fire with a moderate rate of spread. B2715 assumed command of the incident, and with the assistance of the responding resources, the fire was contained at 41 acres. No structures were damaged, and no injuries were reported.
- Throughout July and August, there have been several major fires across California. Multiple CAL FIRE AEU personnel have been deployed both regionally and statewide, filling various command and support roles. In Cameron Park, our division chief was deployed as one of the incident commanders for the Park Fire in Butte and Tehama Counties. Additionally, two engineers have been deployed as logistics section chiefs and facilities unit leaders on the Park, Shelly, and Crozier fires.
- Throughout parts of June, July, and August, several pieces of Cameron Park fire apparatus have been deployed to staff CAL FIRE stations, respond to major fires, and participate in strike team assignments. The apparatus include E288, E289, E388, U88, U289, and B2715. This deployment is part of the local agreement between Cameron Park CSD and CAL FIRE AEU.

Cameron Park Fire Prevention Inspections

<i>Monthly Totals – August 2024</i>		
<i>Inspection Hours</i>	<i>Total Violations</i>	<i>Corrected Violations</i>
42	18	12

Cameron Park Fire Department Prevention Report

- Interwest Consulting, in collaboration with the Battalion Chief, is handling the Fire Department's plan review and inspection services. The workflows, relationships, and communication between Interwest and the Fire Department are functioning smoothly.
- Due to the recent adoption of the El Dorado County Defensible Space Ordinance requirements and public notice, there has been a steady increase in the number of AB 38 real estate defensible space inspection requests. Our Engine company personnel along with the Battalion Chief have been performing these inspections throughout the district.



Budget and Administration Committee
Tuesday, September 3, 2024
6:45 p.m.

Cameron Park Community Center – Social Room
2502 Country Club Drive
Cameron Park, CA 95682

Agenda

Members: Director Monique Scobey (MS), Director Dawn Wolfson (DW),
Alternate Director Tim Israel (TI)

Staff: Alan Gardner, General Manager; Christina Greek, Finance/HR Officer

CALL TO ORDER 6:45

ROLL CALL DW, TI

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.

ADOPTION OF AGENDA *Motion to approve TI Approved 2/0*

1. APPROVAL OF CONFORMED AGENDA

- none

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. Job Description Review (A. Gardner & C. Greek)
3. **STAFF UPDATES**
 - a. Check Register Review August 2024 (C. Greek)

4. **ITEMS FOR FUTURE COMMITTEE MEETINGS**
 - a. EDSWAC Report out from Mike Churchill
 - b. Update Credit Card Policy
 - c. RFP for Auditor
 - d. Underfunded LLADS
 - e. SB1983 Ordinance

5. **ITEMS TO FORWARD TO THE BOARD OF DIRECTORS**

6. **MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF**

ADJOURNMENT

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, September 9th, 2024
5:30 p.m.**

Cameron Park Community Center – Social Room

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

Agenda

Members: Chair Bob Dutta (BD), Vice Chair Sid Bazett (SB), Tim Israel (TI), Candice Hill Calvert (CHC),
Terry Eastwood (TE)
Alternate: Dawn Wolfson (DW)

Staff: CC&R Compliance Officer Jim Mog, General Manager Alan Gardner

CALL TO ORDER

ROLL CALL

Public testimony will be received on each agenda item as it is called. The 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.

1. APPROVAL OF AGENDA

2. APPROVAL OF CONFORMED AGENDA

a. Conformed Agenda – CC&R Meeting – August 5st, 2024

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

3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - Total Cases Open = 44
 - Courtesy Notices – 12
 - Initial Notices – 2
 - Final Notices – 6
 - Pre-legal Notices – 3
 - Referred to Legal – 1
 - Prior Month's Cleared Cases – 8
 - Prior Month's New Cases – 5

- b. Architectural Review Projects – Period – August 2024
 - Projects Reviewed – 28
 - Projects Approved – 28

Summary of ARC Projects:

- Roofs – 16
- Solar – 0
- Tree Removals – 0
- Fences – 2
- New Home Const. – 1
- ADU/JADU – 2
- Swimming Pool – 1
- Exterior House Paint – 0
- Carport – 0
- Deck – 4
- Exterior Renovation/Room Addition – 1
- Siding Replacement – 0
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 1
- Storage Shed – 0
- Window Replacement – 0

4. Pre-legal/Legal Request – (Committee Action Required).

- a. **CCR21 – 1002 – 3003 Wilkinson Rd. – Deer Trail Estates** – Section 2. Vehicle Storage. The CC&R Committee approved pre-legal on August 5th. Staff issued pre-legal notice. Staff inspected the address on 9.4.24. There was no progress on the motorhome still present on the street frontage of Mellowdawn Way. Staff is requesting additional action by Legal Notice.

- b. **CCR23 – 1039 – 306 Reid Ct. – Cambridge Oaks #3 – Vehicle Storage** – The CC&R Committee approved pre-legal in September of 2024. Staff issued that pre-legal notice. The boat was cleared after legal notice but has returned this season. Complaints have noted the boat on the street has been present for several weeks. Staff completed the inspection to verify. Staff is requesting additional action by way of additional pre-legal notice and move to legal notice if no action is taken or to move directly to Legal notice.

5. Staff Updates – (Not Action Items).

- a. **CCR21 – 1011 – 2431 Mellowdawn Way – Deer Creek Estates #1 – Vehicle Restrictions.** A legal notice was sent to the homeowner for trailered items. Staff completed an inspection on 9.4.24. Staff observed homeowner cleaning up areas of storage. One boat has been moved to the back behind the fence line. The dump trailer was still out. Staff will schedule an additional inspection for the week of 9.9.24 to see if the items have been cleared.
- b. **CCR23 – 1042 – 2614 Julie Ct. – Creekside Estates Unit 5. – Vehicle Restrictions.** Staff completed the inspection on 9.4.24. The boat was not present in frontage or along streets nearby. Staff will schedule the address to be re-inspected upon boating season in April of 2025.
- c. **CCR21-1017 – 2967 Royal Park Dr. – Royal Highland #1 – Various Violations.** Roof approval was provided in April of 2024 by the ARC Committee. Staff was requested by County to work with Owner to get the roof approved so the county could work with on various issues with the owner. Staff have also been advised to continue to monitor the residents for the improvements to be made. At this point. No roof work has been completed. County is working on issues through their process. CPCSD staff continues to take direction from the county when needed.

6. Items for Future CC&R Committee Agendas

- Provide examples of violation notices. (Continued to next meeting).

7. 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



**Fire & Emergency Services Committee
Special Meeting
Tuesday, September 3, 2024
5:30 p.m.**

Cameron Park Community Center – Social Room

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

Agenda

Members: Director Eric Aiston (EA) & Director Dawn Wolfson (DW)
Alternate, Director Sidney Bazett (SB)

Staff: General Manager Alan Gardner, Chief Dusty Martin & Chief Kalan Richards

CALL TO ORDER

ROLL CALL

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ADOPTION OF AGENDA

APPROVAL OF CONFORMED AGENDA

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

- 1. Staff Updates – Discussion Only**
 - a. Fire Department Report **(K. Richards)**
 - b. Fire Prevention Report **(K. Richards)**
- 2. Committee Meeting Schedule – Discuss changes to schedule for the rest of 2024 & 2025**
- 3. Items for Future Committee Agendas**
- 4. Items to take to the Board of Directors**

MATTERS TO AND FROM COMMITTEE MEMBERS

ADJOURNMENT



**Parks & Recreation Committee
Monday, September 9, 2024
6:45 p.m.**

Cameron Park Community Center – Social Room

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

Agenda

Members: Tim Israel (TI), Eric Aiston (EA), Alternate: Monique Scobey (MS).

Staff: General Manager Alan Gardner and Parks & Facilities Superintendent Mike Grassle

**THIS MEETING HAS
BEEN CANCELED
NEXT REGULAR
MEETING IS
10/7/2024**