

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, February 4, 2019
5:30 p.m.

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

Agenda

Members: Chair Director Ellie Wooten (EW), Vice Chair Sidney Bazett (SB), Director Felicity Carlson (FC),
Gerald Lillpop (GL), Robert Dalton (RD),
Alternate Director Holly Morrison (HM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF CONFORMED AGENDA**
- 5. OPEN FORUM**

At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.

Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.

COMMITTEE REVIEW/ACTION

- 6. Draft Procedure Proposal for CC&R Variance Requests** (Draft procedure attached and discussion - K.Magoolaghan)
Action: Review and Approve
- 7. Parking Enforcement** (K.Magoolaghan)
Action: Review and Discuss

8. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices - 18
- Final Notices - 6
- Pre-Legal Notices - 1
- Legal Cases - 0
- Corrected Violations –

Note: There are no violations currently requiring committee action. A list of current violations will be available at the meeting. There are no violations currently in Legal status.

9. Items for the March CC&R Committee Agenda

10. Items to take to the Board of Directors

11. MATTERS TO AND FROM COMMITTEE MEMBERS

12. ADJOURNMENT

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, January 7, 2019
5:30 p.m.

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

Conformed Agenda

Members: Director Ellie Wooten (EW), Director Felicity Carlson (FC), Gerald Lillpop (GL),
Robert Dalton (RD), Sidney Bazett (SB)
Alternate Director Holly Morrison (HM)
Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. **CALL TO ORDER** – 5:33pm
2. **ROLL CALL** – EW/FC/RD/SB (GL was absent)
 - Nominate Committee Chair

Chair Director Ellie Wooten and Vice Chair Sidney Bazett

3. **APPROVAL OF AGENDA** – SB/EW
4. **APPROVAL OF CONFORMED AGENDA** – SB/EW
5. **OPEN FORUM**

At this time, members of the Committee or public may speak on any item not on the agenda that falls within the jurisdiction of this Committee; however, no action may be taken unless the Committee agrees to include the matter on a subsequent agenda.

Principal party on each side of an issue (where applicable) is allocated 10 minutes to speak, individual comments are limited to four minutes and individuals representing a group allocated five minutes. Individuals shall be allowed to speak to an item only once. The Committee reserves the right to waive said rules by a majority vote.

COMMITTEE REVIEW/ACTION

6. **Draft Procedure Proposal for CC&R Variance Requests** (Draft procedure attached and discussion - K.Magoolaghan)
Action: Review and Discuss

Motion to Approve Draft Procedure for CC&R Variance Requests with the following corrections:

- *Page 2 of 3; Section 1a – Change from “no less than 75%” to “no less than 2/3”*
- *Page 2 of 3; Section 1a- Change from “right to extend the radius” to “ adjust the distance”*
- *Page 2 of 3; Section 1a – Change “250 foot radius of the subject property” to “250 feet of the subject property boundary” and remove the sentence that followed.*
- *Page 2 of 3; Section 3d – Change from “each subsequent year that the variance is renewed” to “renewal”*

Motion by: FC, Second: EW

Ayes - 4

Noes - 0

Absent – GL

7. MONTHLY STAFF REPORT

- Staff Update
- Initial Notices - 14
- Final Notices - 4
- Pre-Legal Notices - 1
- Legal Cases - 0
- Corrected Violations - 2

Note: There are no violations requesting action at this time. A list of current violations will be available at the meeting. There are no violations currently in Legal status.

8. Items for February and Future CC&R Committee Agendas

- *Overnight Parking*
- *Community Volunteers for Cleanups*

9. Items to take to the Board of Directors

10. MATTERS TO AND FROM COMMITTEE MEMBERS

11. ADJOURNMENT – 6:32pm



Agenda Transmittal

DATE: February 4, 2019

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #6: **DRAFT PROCEDURE PROPOSAL FOR TEMPORARY CC&R VIOLATION VARIANCE REQUEST DUE TO HARDSHIP**

RECOMMENDED ACTION: **REVIEW & APPROVE**

INTRODUCTION

At the CC&R Committee meeting on January 7, 2019 the draft procedure proposal was approved to be forwarded for legal opinion. The attached copy reflects edits and comments to the Committee-approved version made by the attorney, Brad Epstein of Angius and Terry, LLC.

DISCUSSION

The draft includes both clerical and material edits. While there are a large number of edits, the most notable material modifications are to 1a through c and also 2b.

In Section 1, the sequence of steps has been modified and will involve the CC&R Committee granting conditional approval of the proposed temporary variance prior to the property owner obtaining the required signatures from the neighboring property owners. The process is improved by changing these steps because:

- Property owner has a copy of the conditionally approved temporary variance, including the specific language, to present to the neighboring property owners;
- Reduces confusion about the proposed variance;
- Eliminates the possibility of having the proposed variance rejected either in part or in its entirety by the Committee and the property owner having to go back to the neighboring property owners.

Once the signatures have been reviewed by the CC&R Compliance Officer, the variance would go into effect without having to return to the Committee.

In Section 2, a section was added to address the process for when a compliant is submitted during the initial 60 days. This was not previously addressed in the procedure.

If the CC&R Committee members are in agreement with these modifications, the procedure may be approved as is. Significant changes requested by the Committee may require additional review by the attorney.

Attachments:

A – Temporary Variance Draft with Attorney Edits

B – Temporary Variance Draft (clean copy)

Cameron Park
Community Services District



Agenda Transmittal

DATE: January 7, 2019

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #6: **DRAFT PROCEDURE PROPOSAL FOR TEMPORARY CC&R
VIOLATION VARIANCE REQUEST DUE TO HARDSHIP**

RECOMMENDED ACTION: **REVIEW & DISCUSS**

INTRODUCTION

At the October 2018 CC&R Committee meeting, a property owner who was in violation of their CC&Rs made a request for variance due to hardship. The Committee asked staff to explore a potential variance proposal. At the November 2018 CC&R Committee meeting, staff presented a provisional variance for the one isolated violation. Staff continued to work on a more formalized process to address any future requests. An updated draft of the Temporary CC&R Violation Variance Due to Hardship procedure includes revisions as requested by the CC&R Committee at the December 2018 Meeting.

The following draft proposal seeks to provide property owners an opportunity to appeal to the CC&R Committee for a CC&R Violation variance based on hardship. This process requires the property owner to engage the neighbors that would most likely be impacted by a variance. Staff requests an Application Fee of \$50.00 due up front, a \$50.00 fee upon commencement of the variance, and a \$50.00 fee for renewal requests and an annual Admin Fee of \$50.00 be added to the schedule of fees to help offset the cost of managing and tracking the variance.

DISCUSSION

Staff has drafted the following procedure and requests Committee feedback. Staff has had preliminary conversations with legal counsel regarding this proposal. We have thus far concluded that the District has the authority except where a certain set of CC&Rs may

prohibit granting variances. A finalized procedure will be presented for legal opinion following CC&R Committee discussion and feedback.

The proposed procedure is as follows.

1. a. ~~Those Property owners~~ requesting a temporary variance due to a hardship must submit ~~an appeal request~~ to the CC&R Committee. ~~A \$50.00 application fee will be due at that time.~~ ~~The CPCSD will place the property owner's request on the CC&R Committee's meeting agenda for review and action.~~ ~~The appeal process is as follows:~~

b. After the property owner obtains the CC&R Committee's approval for the temporary variance, ~~conditioned on the property owner obtaining written signed consents from proximal neighbors ("conditional approval"), then the~~ The property owner must ~~initiate the process by first engaging~~ proximal neighbors ~~as follows.~~

c. ~~Within thirty days of the CC&R Committee giving conditional approval for the temporary variance,~~ ~~t~~The property owner must obtain ~~agreement-written signed consent to the variance~~ from no less than ~~two-thirds~~66.7% of the property owners ~~that are both~~ within (i) 250 feet of the subject property boundary and (ii) within the same subdivision. ~~CC&R Officer reserves the right to reasonably adjust the distance on a case by case basis when additional property owners may be affected.~~

d. ~~A~~The property owner must obtain the written signed consent pursuant to 1.a. above on a form provided by the District, ~~which document outlines~~ ~~the proposed variance parameters must be presented to each of the property owners within the specified area per 1(a).~~

a. ~~Each neighbor property owner must specify whether they support or object to the proposed variance.~~

e. If the ~~requester-property owner~~ is able to obtain the required ~~signatures in support~~consents, ~~then~~ they may submit ~~the form a request for variance~~ to the CC&R Compliance Officer ~~for final approval~~~~to be put on the Agenda for CC&R Committee for review and action.~~ ~~A \$50.00 Application Fee will be due at that time.~~

Commented [BJE1]: It is typically difficult to determine all such owners, due to the irregular shape of some lots.

Commented [BJE2]: Giving this discretion will increase the likelihood of a successful lawsuit by the requesting owner and owners that oppose the variance.

Commented [BJE3]: I believe that this step would be unreasonably difficult. This is because not only is it difficult to obtain written consents, but more difficult to obtain responses from all owners, especially from off-site owners.

~~2.1.~~ If a variance request is approved by the CC&R Committee Upon the CC&R Compliance Officer's final approval:

- a. The temporary variance will be granted for a period of 60 days ~~following the commencement of the variance from the final approval.~~ The variance will be posted on the CPCSD website and in a conspicuous location at the District Office during that time.
- b. If after 60 days no complaints pertaining to the requested temporary variance have been submitted to the CC&R Compliance Officer, the temporary variance will automatically convert to the full timeframe as approved by the CC&R Committee not to exceed 12 months from commencement. If the CC&R Compliance Officer receives complaints within the 60-day period, then the CPCSD will notify the property owner of the complaints, and the CC&R Committee will place the matter of the temporary variance on its meeting agenda for review and action, which may include termination of the temporary variance.
- c. A \$50.00 administrative fee will apply and must be paid prior to the temporary variance going into effect ~~and must be paid within 30 days of CC&R Committee approval.~~

~~3.2.~~ If a property owner would like to renew the temporary variance:

- a. The CC&R Compliance Officer must ~~receive written notification of the request to renew at least 60 days prior to the expiration of the temporary variance to request a renewal.~~ receive written notification of the request to renew at least 60 days prior to the expiration of the temporary variance to request a renewal.
- b. Once the CC&R Compliance Officer receives the request to renew, it will place the matter of the renewal on the CC&R Committee's meeting agenda for review and action, which may include granting the request for the renewal. While the request is pending, the temporary variance will remain in effect. The property owner must appear before the CC&R Committee no less than 30 days prior to the expiration of the variance.
- c. A ~~petition request~~ petition request for variance is not required for renewal. However, the District will send the owner's renewal request to the neighboring property owners within the radius as determined per 1(a) of this procedure at least fifteen days before the CC&R Committee decides whether to grant the

~~property owner's request, must be notified of the renewal request~~ to allow for public comment.

- d. ~~The~~ An additional \$50.00 Administrative Fee will also apply and must be paid for each subsequent renewal of the variance.

4.3 Once a variance is granted, the following conditions will also apply:

- a. If the subject property is sold ~~or occupancy changes~~, the temporary variance will be automatically ~~revoked~~ terminated.
- b. If the property owner deviates from any of the conditions ~~contained within the approved variance document~~ imposed by the CC&R Committee, then the variance will be ~~revoked~~ terminated immediately upon confirmation of the deviation by the CPCSD CC&R Compliance Officer.

Variations will not be granted where a given set of CC&Rs explicitly prohibit such variations.



Cameron Park
Community Services District

Agenda Transmittal

DATE: January 7, 2019

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #6: **DRAFT PROCEDURE PROPOSAL FOR TEMPORARY CC&R
VIOLATION VARIANCE REQUEST DUE TO HARDSHIP**

RECOMMENDED ACTION: **REVIEW & DISCUSS**

INTRODUCTION

At the October 2018 CC&R Committee meeting, a property owner who was in violation of their CC&Rs made a request for variance due to hardship. The Committee asked staff to explore a potential variance proposal. At the November 2018 CC&R Committee meeting, staff presented a provisional variance for the one isolated violation. Staff continued to work on a more formalized process to address any future requests. An updated draft of the Temporary CC&R Violation Variance Due to Hardship procedure includes revisions as requested by the CC&R Committee at the December 2018 Meeting.

The following draft proposal seeks to provide property owners an opportunity to appeal to the CC&R Committee for a CC&R Violation variance based on hardship. This process requires the property owner to engage the neighbors that would most likely be impacted by a variance. Staff requests an Application Fee of \$50.00 due up front, a \$50.00 fee upon commencement of the variance, and a \$50.00 fee for renewal requests ~~and an annual Admin Fee of \$50.00~~ be added to the schedule of fees to help offset the cost of managing and tracking the variance.

DISCUSSION

Staff has drafted the following procedure and requests Committee feedback. Staff has had preliminary conversations with legal counsel regarding this proposal. We have thus far concluded that the District has the authority except where a certain set of CC&Rs may

prohibit granting variances. A finalized procedure will be presented for legal opinion following CC&R Committee discussion and feedback.

The proposed procedure is as follows.

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b. After the property owner obtains the CC&R Committee's approval for the temporary variance, conditioned on the property owner obtaining written signed consents from proximal neighbors ("conditional approval"), then the ~~The~~ property owner must ~~initiate the process by first engaging~~ proximal neighbors as follows.

c. Within thirty days of the CC&R Committee giving conditional approval for the temporary variance, ~~t~~The property owner must obtain ~~agreement written signed consent to the variance~~ from no less than ~~two-thirds~~66.7% of the property owners that are both within (i) 250 feet of the subject property boundary [BJE1] and (ii) within the same subdivision. CC&R Officer reserves the right to reasonably adjust the distance on a case by case basis when additional property owners may be affected.[BJE2]

d. ~~A~~The property owner must obtain the written signed consent pursuant to 1.a. above on a form provided by the District, which ~~document~~ outlines the proposed variance ~~parameters must be presented to each of the property owners within the specified area per 1(a).~~

a. ~~Each neighbor property owner must specify whether they support or object to the proposed variance.~~[BJE3]

e. If the ~~requester property owner~~ is able to obtain the required ~~signatures in support~~consents, then they may submit the form a request for variance to the CC&R Compliance Officer for final approval to be put on the Agenda for CC&R Committee for review and action. A \$50.00 Application Fee will be due at that time.

~~2.1.~~ If a variance request is approved by the CC&R Committee Upon the CC&R Compliance Officer's final approval:

- a. The temporary variance will be granted for a period of 60 days ~~following the commencement of the variance.~~ from the final approval. The variance will be posted on the CPCSD website and in a conspicuous location at the District Office during that time.
- b. If after 60 days no complaints pertaining to the requested temporary variance have been submitted to the CC&R Compliance Officer, the temporary variance will automatically convert to the full timeframe as approved by the CC&R Committee not to exceed 12 months from commencement. If the CC&R Compliance Officer receives complaints within the 60-day period, then the CPCSD will notify the property owner of the complaints, and the CC&R Committee will place the matter of the temporary variance on its meeting agenda for review and action, which may include termination of the temporary variance.
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- a. The CC&R Compliance Officer must receive written ~~be notified~~ of the request to renew at least 60 days prior to the expiration of the temporary variance ~~to request a renewal.~~
- b. Once the CC&R Compliance Officer receives the request to renew, it will place the matter of the renewal on the CC&R Committee's meeting agenda for review and action, which may include granting the request for the renewal. While the request is pending, the temporary variance will remain in effect. The property owner must appear before the CC&R Committee no less than 30 days prior to the expiration of the variance.
- c. A ~~petition request~~ for variance is not required for renewal. However, the District will send the owner's renewal request to the neighboring property owners within the radius as determined per 1(a) of this procedure at least fifteen days before the CC&R Committee decides whether to grant the

~~property owner's request, must be notified of the renewal request~~ to allow for public comment.

- d. ~~The~~ An additional \$50.00 Administrative Fee will also apply and must be paid for each subsequent renewal of the variance.

4.3. Once a variance is granted, the following conditions will also apply:

- a. If the subject property is sold ~~or occupancy changes~~, the temporary variance will be automatically ~~revoked~~ terminated.
- b. If the property owner deviates from any of the conditions ~~contained within the approved variance document~~ imposed by the CC&R Committee, ~~then~~ the variance will be ~~revoked~~ terminated immediately upon confirmation of the deviation by the CPCSD CC&R Compliance Officer.

Variations will not be granted where a given set of CC&Rs explicitly prohibit such variations.



*Cameron Park
Community Services District*

Agenda Transmittal

DATE: January 7, 2019

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #6: **DRAFT PROCEDURE PROPOSAL FOR TEMPORARY CC&R VIOLATION VARIANCE REQUEST DUE TO HARDSHIP**

RECOMMENDED ACTION: **REVIEW & DISCUSS**

INTRODUCTION

At the October 2018 CC&R Committee meeting, a property owner who was in violation of their CC&Rs made a request for variance due to hardship. The Committee asked staff to explore a potential variance proposal. At the November 2018 CC&R Committee meeting, staff presented a provisional variance for the one isolated violation. Staff continued to work on a more formalized process to address any future requests. An updated draft of the Temporary CC&R Violation Variance Due to Hardship procedure includes revisions as requested by the CC&R Committee at the December 2018 Meeting.

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DISCUSSION

Staff has drafted the following procedure and requests Committee feedback. Staff has had preliminary conversations with legal counsel regarding this proposal. We have thus far concluded that the District has the authority except where a certain set of CC&Rs may

prohibit granting variances. A finalized procedure will be presented for legal opinion following CC&R Committee discussion and feedback.

The proposed procedure is as follows.

1. a. Property owners requesting a temporary variance due to a hardship must submit a request to the CC&R Committee. A \$50.00 application fee will be due at that time. The CPCSD will place the property owner's request on the CC&R Committee's meeting agenda for review and action.

b. After the property owner obtains the CC&R Committee's approval for the temporary variance, conditioned on the property owner obtaining written signed consents from proximal neighbors ("conditional approval"), then the property owner must engage proximal neighbors as follows.

c. Within thirty days of the CC&R Committee giving conditional approval for the temporary variance, the property owner must obtain written signed consent to the variance from no less than 66.7% of the property owners that are both within (i) 250 feet of the subject property boundary and (ii) within the same subdivision. CC&R Officer reserves the right to reasonably adjust the distance on a case by case basis when additional property owners may be affected.

d. The property owner must obtain the written signed consent pursuant to 1.a. above on a form provided by the District, which outlines the proposed variance.

e. If the property owner is able to obtain the required consents, then they may submit the form to the CC&R Compliance Officer for final approval.

1. Upon the CC&R Compliance Officer's final approval:

a. The temporary variance will be granted for a period of 60 days from the final approval. The variance will be posted on the CPCSD website and in a conspicuous location at the District Office during that time.

b. If after 60 days no complaints pertaining to the requested temporary variance have been submitted to the CC&R Compliance Officer, the temporary variance will automatically convert to the full timeframe as

approved by the CC&R Committee not to exceed 12 months from commencement. If the CC&R Compliance Officer receives complaints within the 60-day period, then the CPCSD will notify the property owner of the complaints, and the CC&R Committee will place the matter of the temporary variance on its meeting agenda for review and action, which may include termination of the temporary variance.

- c. A \$50.00 administrative fee will apply and must be paid prior to the temporary variance going into effect.
2. If a property owner would like to renew the temporary variance:
- a. The CC&R Compliance Officer must receive written notification of the request to renew at least 60 days prior to the expiration of the temporary variance.
 - b. Once the CC&R Compliance Officer receives the request to renew, it will place the matter of the renewal on the CC&R Committee's meeting agenda for review and action, which may include granting the request for the renewal. While the request is pending, the temporary variance will remain in effect. .
 - c. A request for variance is not required for renewal. However, the District will send the owner's renewal request to the neighboring property owners as determined per 1(a) of this procedure at least fifteen days before the CC&R Committee decides whether to grant the property owner's request, to allow for public comment.
 - d. An additional \$50.00 Administrative Fee will also apply and must be paid for each subsequent renewal of the variance.
3. Once a variance is granted, the following conditions will also apply:
- a. If the subject property is sold, the temporary variance will be automatically terminated.
 - b. If the property owner deviates from any of the conditions imposed by the CC&R Committee, then the variance will be terminated immediately upon confirmation of the deviation by the CPCSD CC&R Compliance Officer.

Variations will not be granted where a given set of CC&Rs explicitly prohibit such variations.



Agenda Transmittal

DATE: February 4, 2019

FROM: Kate Magoolaghan, CC&R Compliance Officer

AGENDA ITEM #7: PARKING VIOLATION ENFORCEMENT

RECOMMENDED ACTION: REVIEW & DISCUSS

INTRODUCTION

Staff is seeking Committee feedback to help ensure effective enforcement for CC&R parking violations.

Many of the complaints submitted to the CC&R compliance office involve improperly parked vehicles. These complaints range from recreational vehicles to overnight parking. Due to the nature of some of these violations and the available resources to address them, enforcement is challenging. The Discussion Section below outlines a few of the challenges and additional resources.

DISCUSSION

Overnight Parking - A few subdivisions have a CC&R clause that prohibits overnight parking. The clauses do not define what constitutes overnight parking. This ambiguity raises questions such as what hours are prohibited and what length of time would be considered "overnight." Additionally, District procedure requires staff to perform a visual inspection prior to taking action. Overnight parking occurs well outside of business hours.

Reported Abandoned vehicles - Vehicles parked on the street that have not been moved for an extended length of time are often reported to the CC&R office. Staff must make several trips to try to determine if the vehicle has moved. The District does not have the ability to:

- Determine with certainty whether a vehicle is in fact abandoned.
- Confirm registered owners to determine if a vehicle belongs to a property in the area. Hence, staff is in a position of assuming that a vehicle is associated with the property that it is parked in front of. This is not always the case. Consequently, a property owner may receive a letter for a violation that does not pertain to them.
- Impose parking fines or tow a vehicle away.
- Mark tires.

Too many cars parked in front of a property - This may refer to cars parked on the street but often involves several cars parked in a driveway. In some cases, a set of CC&Rs may stipulate that cars may only be parked in the driveway if they are used on a regular basis. In other cases, the CC&Rs limit the number of cars allowed to be parked in a driveway. Staff must make several trips to observe which vehicles are present and whether they have moved. Additionally, since cars are often moved throughout the day it is difficult to observe the violation.

Recreational Vehicles/Boats/Trailers - These violations are typically less ambiguous and in most cases enforcement efforts are less difficult. Keeping up with the volume of violations is the biggest challenge. Public education and improved enforcement consistency will help alleviate the problem over time. A few subdivisions do not prohibit parking these types of recreational vehicles in view of neighbors.

Additional Resources

Staff sought assistance from the El Dorado County Sheriff's vehicle abatement team and the CHP with addressing some of the street parking issues. These agencies have more options for enforcement and are typically more effective. In order to reach the ultimate goal of abating the problem, cooperation with partnering agencies is often the most effective option. These agencies also struggle with limited resources and are not always available to assist in street parking violations.

CONCLUSION

The purpose of this agenda item is to inform the Committee and community about the challenges of addressing CC&R parking violations, and seek feedback about enforcement strategies.

CPCSD CCR Violations Staff Report

PROPERTY ADDRESS	VIOLATION	UNIT	CLAUSE #	STATUS	Notes
2640 Green Glen Road	Chickens on property	Cameron Park N #2	6	Pre-legal	Attempting to re-verify presence of chickens.
3033 Camerosa Circle	Neglected Landscape/Weeds	Bar J Ranch #1	4 & 21	Final Notice	Final Notice sent
2349 El Mesita Court	Neglected Landscape/Weeds	Bar J Ranch #2	4 & 21	Final Notice	Property looks somewhat better after recent rain. Will continue to monitor
2642 Bertella Road	Debris in front of property	Bar J Ranch #6	2.15	Final Notice	Debris still present. Moving forward with Pre-legal notice.
305 Reid Court	VACANT- neglected landscape/Weeds	Cambridge Oaks #3	4	Final Notice	Still no response from property management. Will work with CP Fire/Weed Abatement.
3248 Catawba Drive	Chickens on property	Cameron Woods #5	8	Final Notice	Final Notice
3239 Western Dr	RV Parked >10 days not properly screened	Airpark Estates	Amend #3	Final Notice	Final notice
4642 Abrijo Road	Roof has tarp over it	Bar J Ranch #5	8	Final Notice	Final Notice
4020 Berry Road	Shed installed on side of house near front w/out ARC approval	Cambridge Estates	Article VIII, 1 Amend 1	Final Notice	Final Notice
2926 Royal Park Dr	Debris	Deer Creek Estates #1	11	Final Notice	Final Notice
3433 Raben Way	Garbage cans visible from Street	Eastwood Park #2	3.1	Final Notice	Final Notice

CPCSD CCR Violations Staff Report

4713 Castana Dr	Construction vehicles parked on the street.	Bar J Ranch #3	6&17	Initial Notice	Received message stating that problem is recurring. Will re-contact owner.
3520 Covello Cir	Fence falling down	Bar J Ranch #3	8	Initial Notice	Initial Notice Sent
4165 Crazy Horse	Neglected Landscape	Cambridge Oaks #1	A-18	Initial Notice	Some improvement but additional calls have been rec'd about debris on the property. Verification needed.
4228 Crazy Horse	Neglected Landscaping	Cambridge Oaks #2	A-18	Initial Notice	Initial Notice sent-monitoring
4234 Crazy Horse Road	Neglected Landscaping	Cambridge Oaks #2	A-18	Initial Notice	Initial Notice sent-monitoring
3840 De Salba Rd	Travel Trailer in Driveway	Cameron Park N #1	4 (f)	Initial Notice	Initial Notice
2809 Wentworth Rd	inoperable cars/debris	Cameron Park N #2	7	Initial Notice	Some improvement- still working with owner.
2720 Arcadia	Trash Cans left out	Cameron Park N #7	14	Initial Notice	1 tenant is still leaving cans out. Emailed property manager to follow up.
2615 Starbuck Road	Utility Trailer in Front	Highlands #1	4f	Pending	Received return mail-not deliverable. Need to get correct address prior to further action.
3569 Christa Court	Debris in front of property	Bar J Ranch #3	5&6	Pending	Recurrent issue- will continue to monitor
3056 Camerosa Circle	Neglected Landscape	Bar J Ranch #1	4 &21	Pending	No Change. Researching prior enforcement notes from Lyle