

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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, August 1st, 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%3avcCpfcxDuLJvZjHwEPb\\_OET8\\_ZYN\\_TIJCR3L13O3qL01%40thead.tacv2/1658958204612?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d](https://teams.microsoft.com/l/meetup-join/19%3avcCpfcxDuLJvZjHwEPb_OET8_ZYN_TIJCR3L13O3qL01%40thead.tacv2/1658958204612?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d)

(Teleconference/Electronic Meeting Protocols are attached)

**Agenda**

Members: Chair, Kelly Kantola (KK) V. Chair, Director Ellie Wooten (EW) Candace Hill-Calvert (CHC),  
Tim Israel (TI), Director Eric Aiston (EA),  
Alternate: Sid Bazett

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

**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

## APPROVAL OF CONFORMED AGENDA

1.
  - a. Conformed Agenda – CC&R Meeting – July 11, 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)
  - o Total Cases Open = 37
    - Initial Notices – 5
    - Referred to Legal – 1
    - Pre-Legal Notices – 1
    - Final Notices – 5
    - Referred to Outside Agency - 3
  - o Courtesy Notices – 12
  - o Prior Month's Cleared Cases – 3
  - o Prior Month's New Cases - 2
- b. Architectural Review Projects – Period – July 2022
  - o Projects Reviewed – 11
  - o Approved – 11

#### Summary of ARC Projects:

- o Roofs – 4
- o Solar – 1
- o Tree Removals – 0
- o Fences – 0
- o New Home Const. – 1
- o ADU/JADU – 1
- o Swimming Pool – 0
- o Exterior House Paint – 1
- o Landscape – 0
- o Deck – 0
- o Exterior Renovation – 1
- o Siding Replacement – 1
- o Detached Garage - 1

### **3. Review and Provide Decision**

- a. Pre-Legal request for:  
3380 El Dorado Royal Dr. – Cameron Park N. #1 – Improperly Stored Commercial Vehicle  
(Attachment 3a.)

### **4. Staff Updates**

- a. Neighborhood Campaign Update (oral, J. Mog)  
Cameron Park N. Unit 7 – CC&Rs Campaign letters sent

### **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



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, July 11th, 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\\_ZicONTBINjAtMGU4YS00NTE3LTk2ZWetZjE3YWMwMjFIOTkw%40thread.v2/0?content=%7b%22id%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22oid%22%3a%22b510e640-8ba3-421f-a075-694cad7ace01%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZicONTBINjAtMGU4YS00NTE3LTk2ZWetZjE3YWMwMjFIOTkw%40thread.v2/0?content=%7b%22id%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22oid%22%3a%22b510e640-8ba3-421f-a075-694cad7ace01%22%7d)

(Teleconference/Electronic Meeting Protocols are attached)

**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: Sid Bazett

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

**CALL TO ORDER - 5:40 PM**

**ROLL CALL – KK/CHC/TI/EA 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 – 4-0**

## APPROVAL OF CONFORMED AGENDA

### 1.

- a. Conformed Agenda – CC&R Meeting – May 9, 2022 – *Confirmed previously approved on June 6 meeting.*
- b. Conformed Agenda – CC&R Meeting – June 6, 2022 – *Approved 4-0 – Sign off needed.*

## 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 = 37
    - Initial Notices – 6
    - Referred to Legal – 0
    - Pre-Legal Notices – 1
    - Final Notices – 3
    - Referred to Outside Agency - 3
  - Courtesy Notices – 14
  - Prior Month's Cleared Cases – 14
  - Prior Month's New Cases - 13
- b. Architectural Review Projects – Period – May 2022
  - Projects Reviewed – 24
  - Approved – 23

#### Summary of ARC Projects:

- Roofs – 8
- Solar – 1
- Tree Removals – 1
- Fences – 1
- New Home Const. – 2
- ADU/JADU – 1
- Swimming Pool – 3
- Exterior House Paint – 2
- Landscape – 0
- Deck – 0
- Exterior Renovation – 1
- Siding Replacement – 1
- Patio Cover - 1

**3. Review and Provide Decision**

a. 3658 Sudbury Ct.-Cameron Park N. #6 – Revised Application for previously denied Enclosed Garage. (Attachment 3a.) *File amended to include elevation detail revision shown at meeting. T1-11 Siding, Composition Roof, living screen planted along back fence line at Cameron Park Dr. Approved – 4-0*

b. Prelegal request for:  
CCR21-1041 – 2133 Carillo Ct. – Bar J Ranch #2 – Improperly Stored Recreational Vehicles (Attachment 3b.) *Approved – 4-0*

**4. Staff Updates**

- a. Neighborhood Campaign Update (oral, J. Mog)  
Cameron Park N. Unit 7 – CC&Rs reviewed by Kronick Legal. Evaluation provided (Attachment 4a.)
- b. Update: CCR20-1010 2879 Country Club Dr. (Attachment 4b.)

**5. Items for Future CC&R Committee Agendas - None**

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

**MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF - None**

**ADJOURNMENT – 6:28 PM**

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

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Jim Mog  
CC&R Compliance Officer

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Kelly Kantola, Chair  
CC&R Committee

# CC&R Violation Manager Case Detail Report

## Report Details

Case#	Status	Violation(s)	Number	Street Name	
CCR20-1010	Referred to Legal	Cameron Park North Unit No. 2 - Improperly Stored Materials - Closed Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr
CCR22-1024	Referred to Outside Agency	Unapproved Structure	4055	LOCHABER	Dr
CCR22-1023	Referred to Outside Agency	Unapproved Structure	4049	LOCHABER	Dr
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR22-1051	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 10. - Open	2792	STERLING	Way
CCR22-1050	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 10. - Open	2706	STERLING	Way
CCR22-1048	Courtesy Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3040	CAMEROSA	Cir
CCR22-1047	Courtesy Notice Sent	Cambridge Oaks Unit 2 - Part A Residential Area Covenants - A-15. Automobile, Boat and Trailer Storage - Open	4260	CRAZY HORSE	Rd
CCR22-1043	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3685	MILLBRAE	Rd
CCR22-1041	Courtesy Notice Sent	Cameron Park North Unit No. 6 - Recreational Vehicle Parking - Open	3281	VERANO	Ct
CCR22-1028	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2850	OSBORNE	Rd
CCR22-1006	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3701	MILLBRAE	Rd
CCR22-1003	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3033	ROYAL	Dr
CCR21-1006	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	
CCR21-1002	Courtesy Notice Sent	Improperly Stored Vehicle	3003	WILKINSON	Rd
CCR21-1001	Courtesy Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open	2431	MELLOWDAWN	Way
CCR22-1042	Final Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Unallowed commercial use of property - Open	3380	El Dorado Royale	Dr.

CCR22-1029	Final Notice Sent	Cambridge Oaks Unit No. 1 - Unmaintained Landscaping - Open	4165	CRAZY HORSE	Rd
CCR22-1026	Final Notice Sent	Cameron Park Unit No. 12 - Improperly stored materials - Open	2668	STERLING	Way
CCR22-1022	Final Notice Sent	Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open	3051	BRAEMER	Dr
CCR21-1007	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3694	LARKSPUR	Lane
CCR22-1040	Initial Notice Sent	Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items) - Open	2824	HILLCREST	Dr
CCR22-1032	Initial Notice Sent	Bar J Ranch Ranch #6 - Clause 2.20 - Animals - Open	2701	ALICE	Ct
CCR22-1010	Initial Notice Sent		2690	COUNTRY CLUB	Dr
CCR21-1077	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	2892	OSBORNE	Rd
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr
CCR21-1041	Pre-legal 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	2133	CARRILLO	Ct

Number of Cases: 37

CC&R Violation Manager Case Detail Report

Confidential Information - Do Not Distribute

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## Agenda Transmittal

**DATE:** August 1, 2022

**FROM:** Jim Mog CC&R Manager

**AGENDA ITEM #3A:** **REVIEW AND PROVIDE DECISION TO MOVE TO PRE-LEGAL –  
3380 EL DORADO ROYAL DR. – CAMERON PARK N. #1**

**RECOMMENDED ACTION: DISCUSS AND PROVIDE APPROVAL FOR PRE-LEGAL**

### Introduction

3380 El Dorado Royal – Violation – Improperly Stored Commercial Trailer at corner of Cameron Park Dr. and El Dorado Royal Dr.

**Cameron Park N. #1 violation – Clause 4(f) “Trailers of any type, trucks, tractors or agricultural equipment and boats shall be stored or parked in such a manner so as to not be visible from roadways.”**

The home is of new construction. At the time of application to build the house, CC&R staff spoke with the developer about the site in which the frontage of Cameron Park Dr would not be used for any vehicle storage due to the right of way, easements and visibility to the community. The developer noted that the frontage area would not be used for any storage. Upon listing for sale, CC&R staff went to the open house with copies of the CC&Rs to be reviewed with potential buyers to educate the buyer that no vehicle storage would be used on the Cameron Park Dr. Frontage.

After the sale of the home, a large commercial trailer was placed on the frontage of Cameron Park Dr. in violation of the CC&Rs CPK#1 Clause 4(f).

In coordination with El Dorado County Code Enforcement this is also a violation per El Dorado County Code #130.40.160 (d) and 130.40.380. In summary, the size of vehicle is not permitted on a lot less than 1 acre.

The owner is aware that this is a violation but is not removing the trailer in the requested period. Staff is requesting approval to move to pre-legal to abate the trailer.

ATTACHMENT: 3a. Case Report

# CASE FIELD REPORT

## Cameron Park Community Services District/CC&R Violation Manager

Assigned To: Mog, Jim  
**CCR22-1042**

Location of Violation: 3380 El Dorado Royale  
Cameron Park, CA 95682  
APN# 082-084-001

CDBG NO Custom Location Field  
Property Type: Residential  
Subdivision: CAMERON PK N 1  
Fire District: CAMERON PARK CSD FIRE  
Lot Description: L 28 CAMERON PK N 1  
Year Built: 2021  
Dwelling Units: 1  
Custom Field

Owner Name: [REDACTED]  
Address (if different): 3380 EL DORADO ROYAL DR  
CAMERON PARK, CA 95682  
Hm: [REDACTED]  
Wk: [REDACTED]  
Cell: 415-620-9913

Open Violation(s)  
Cameron Park North Unit No. 1 - Improperly Stored Vehicle  
Cameron Park North Unit No. 1 - Unallowed commercial use of property  
Code Section  
Cameron Park North Unit No. 1 - Clause 4(f): Vehicle Storage Requirement  
Cameron Park North Unit No. 1 - Clause 6: Commercial use of property not allowed.

Entry Date	Note Action Date	Type	Officer	Note/Activity
07/22/2022	2022-07-22	Note	Mog, Jim	Spoke with Homeowner today. The homeowner is the same as the Commercial Trailer owner. Staff reviewed the CC&R that requires all trailered items to be placed out of view of any roadway and behind a screen or fence. Staff also reviewed that no commercial trailer or vehicles are allowed unless fully screened from street or any other lot. Additionally, we discussed the EDC Code that does not allow any large commercial vehicles such as Tractor Rig or Tractor Trailers to be on any lot less than 1 acre. Owner has not given us a date for removal. He will be back early week of 7.25 and contacting storage facilities to find a location for the trailer to be stored. Staff advised homeowner that the item will be going to the CC&R committee to request pre-legal. Staff also suggested that the homeowner attend the meeting to review allowances and restrictions for his property.
07/06/2022	-	Case	Mog, Jim	Case Status changed to Final Notice Sent
06/17/2022	-	Violation	Mog, Jim	Added: Cameron Park North Unit No. 1 - Improperly Stored Vehicle
06/17/2022	-	Violation	Mog, Jim	Added: Cameron Park North Unit No. 1 - Unallowed commercial use of property
06/17/2022	-	Case	Mog, Jim	Initial Case Status Complaint Verified
06/17/2022	-	Case	Mog, Jim	Case Opened (Created)
<b>Follow-up</b> 08/01/2022 Reinspection				

**INVESTIGATION:**



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