

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, April 5, 2021
5:30 p.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/83188025728>

Meeting ID: 831 8802 5728

(Teleconference/Electronic Meeting Protocols are attached)

Agenda

Members: Vice Chair Bob Dutta (BD), Patricia Rivera (PR), Kelly Kantola (KK)
Chair Director Monique Scobey (MS), Director Ellie Wooten (EW)
Alternate Director Sid Bazett (SB)

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Jim Mog

1. CALL TO ORDER

2. 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.

3. APPROVAL OF AGENDA

4. APPROVAL OF CONFORMED AGENDA

5. 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

6. Review and Support Items (J. Mog)

- The Following ARC Project has been forwarded to the CC&R Committee by the ARC Committee for additional review and approval.

6e.	2985 Estepa Dr.	Cameron Park N. #8	082-531-025	Living Wall Fence
-----	-----------------	-----------------------	-------------	-------------------

7. MONTHLY STAFF REPORT

7a. Open Violations, CC&R Violation Manager Case Detail Report

- Refer to Legal – 1
- Pre-Legal Notices – 0
- Final Notices - 5
- Initial Notices – 15
- Variance – 1
- Court Decision – 1
- 2/24/21 - 3/31/21 New Cases = 6
- 2/24/21 - 3/31/21 Cleared Cases - 20
- Total Cases Open = 57

7b. Architectural Review Projects – Period – 2/24/21 – 3/31/21

- Projects Reviewed – 28
- Approved – 26
- Held Over to CC&R Committee - 1
- Review Pending – 1

8. Staff Updates

- Report Back – District’s Next Door Account (Jill)
- 3808 Archwood Rd.
- 2967 Royal Park Ct.
- Door Hangers

9. Items for May and Future CC&R Committee Agendas

- Revenue Enhancements

10. Items to take to the Board of Directors

11. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

12. ADJOURNMENT



Teleconference/Electronic Meeting Protocols

Cameron Park Community Services District

(Effective April 2, 2020)

WHEREAS, on March 4, 2020, Governor Newsome proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS, March 17, 2020, Governor Newsome issued Executive Order N-29-20 suspending parts of the Brown Act that required in-person attendance of Board members and citizens at public meetings; and

WHEREAS, on March 19, 2020, Governor Newsome issued Executive Order N-33-20 directing most individuals to shelter at home or at their place of residence.

NOW, THEREFORE, the Cameron Park Community Services District will implement the following protocols for its Board and committee meetings.

The guidance below provides useful information for accessing Cameron Park Community Services District (“District”) meetings remotely and establishing protocols for productive meetings.

BOARD AND COMMITTEE MEMBERS:

- **Attendance.** Board and Committee Members should attend District meetings remotely from their homes, offices, or an alternative off-site location. As per the Governor’s updated Executive Order N-29-20, there is no longer a requirement to post agendas at or identify the address of these locations.
- **Agendas.** Agenda packages will be made available on the District’s website. They will also be sent by email to all Board and Committee Members. Note that under the circumstances, District staff may not be able to send paper packets.
- **Board and Committee Member Participation.** Meeting Chair(s) will recognize individual Board and Committee Members and unmute their device so that comments may be heard or will read comments if they are provided in writing only.

PUBLIC PARTICIPATION:

- **Attendance.** The District’s office will remain closed to the public until further notice. Members of the public will be able to hear and/or see public meetings via phone, computer, or smart device. Information about how to observe the meeting is listed on the agenda of each meeting.
- **Agendas.** Agendas will be made available on the District’s website and to any members of the public who have a standing request, as provided for in the Brown Act.
- **Public Participation.** The public can observe and participate in a meeting as follows:
 - **How to Observe the Meeting:**
 - **Telephone:** Listen to the meeting live by calling Zoom at (669) 900-6833 or (346) 248 7799. Enter the Meeting ID# listed at the top of the applicable Board or Committee agenda followed by the pound (#) key. More phone numbers can be found on Zoom’s website at <https://us04web.zoom.us/j/91111111111> if the line is busy.
 - **Computer:** Watch the live streaming of the meeting from a computer by navigating to the link listed at the top of the applicable Board or Committee agenda using a computer with internet access that meets Zoom’s system requirements (<https://support.zoom.us/hc/en-us/articles/201362023-System-Requirements-for-PC-Mac-and-Linux>)
 - **Mobile:** Log in through the Zoom mobile app on a smartphone and enter the Meeting ID# listed at the top of the applicable Board or Committee agenda.
 - **How to Submit Public Comments:**
 - **Before the Meeting:** Please email your comments to admin@cameronpark.org, with “Public Comment” in the subject line. In the body of the email, include the agenda item number and title, as well as your comments. If you would like your comment to be read aloud at the meeting (not to exceed 3 minutes at staff’s cadence), prominently write “Read Aloud at Meeting” at the top of the email. Emails running longer than the time limit will not be finished. All comments received at least 2 hours prior to the meeting on the day the meeting will be held, will be included as an agenda supplement on the District’s website

under the relevant meeting date, and provided to the Directors/Committee Members at the meeting. Comments received after that time will be treated as contemporaneous comments.

- **Contemporaneous Comments:** During the meeting, the Board President/Committee Chair or designee will announce the opportunity to make public comments. If you would like to make a comment during this time, you may do so by clicking the “raise hand” button. You will be addressed and un-muted when it is your turn to speak (not to exceed the 3 minute public comment time limit).

FOR ALL PARTICIPANTS:

- **Get Connected:** Please download Zoom application for your device and familiarize yourself with how to utilize this tool. There is no cost for using the application.
- **Ensure Quiet.** All audience members will be muted during the meeting until they are addressed by the Board/Committee as their time to speak. Please make every effort to find a location with limited ambient noise. Please turn off the ringer on your phone and other notification sounds on your devices to reduce interruptions.

We anticipate that this process of moving to remote meetings will likely include some challenges. Please bear with us as we navigate this process.

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, March 1, 2021
5:30 p.m.

TELECONFERENCE ZOOM MEETING

<https://us02web.zoom.us/j/84246337731>

Meeting ID: 842 4633 7731

(Teleconference/Electronic Meeting Protocols are attached)

Conformed Agenda

Members: Vice Chair Bob Dutta (BD), Patricia Rivera (PR), Kelly Kantola (KK)
Chair Director Monique Scobey (MS), Director Ellie Wooten (EW)
Alternate Director Sid Bazett (SB)

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Jim Mog

1. CALL TO ORDER – 5:41pm

2. ROLL CALL – MS/EW/BD

- PR Absent
- KK Absent at time of Roll Call – Joined during Item 6 at 5:45pm

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.

3. APPROVAL OF AGENDA - Approved

4. APPROVAL OF CONFORMED AGENDA - Approved

5. 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

6. Review and Support Items (J. Mog)

7. MONTHLY STAFF REPORT

7a. Open Violations, CC&R Violation Manager Case Detail Report – February 1/26 – 2/24

(includes Dec & Jan)

- Initial Notices - 1
- Final Notices - 0
- Pre-Legal Notices – 0
- Pending – 0
- Courtesy Notices Sent – 2
- Verbal Warning Given - 3
- Ticketed Violations - 0
- Cleared Cases - 3
- 70 cases total Open

7b. Architectural Review Projects – February 1/26 – 2/24

- Projects Reviewed – 16
- Approved – 14
- Denied – 0
- Held Over – 2

7c. Staff Updates

- Report Back – District’s Next Door Account (Jill)
- *The Committee discussed the possibility of doing a survey/poll on Nextdoor as to the District’s use of this and other Social Media Platform.*

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

- Revenue Enhancements
 - *CC&R Department is funded by a \$12 tax assesment since around 1985 with no enhancement attached*

9. Items to take to the Board of Directors

10. MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

- *JR Strategic Plan Workshops have concluded and looking at having a draft Strategic Plan at the April BOD Meeting*
- *JM We continue to develop relationships with the County Code Enforcement Office, been a lot of new changes within the last year; Silver Springs CC&Rs have been completed and sent over for legal review and hoping to get a final draft completed this week; will bring photos of the signs that the Parks Department will be using during their Park Improvements*
- *MS Picked up yard sign for an upcoming project that it had been approved by the ARC Committee*

11. ADJOURNMENT – 6:19pm



Agenda Transmittal

DATE: April 5th 2021

FROM: Jim Mog, CC&R Compliance Officer

AGENDA ITEM #6: 2985 ESTEPA DR. CAMERON PARK, CA.
Cameron Park N. Unit 8

RECOMMENDED ACTION: REVIEW AND SUPPORT A VARIANCE FOR A LIVING WALL SCREEN FOR RV

INTRODUCTION

Upon a call for an inspection regarding RV's left out on Estepa Dr we visited additional residences with RV's or trailers in their driveways. 2985 Estepa Dr was one of these residences visited to discuss the CC&R's restrictions on RV's and Trailers.

DISCUSSION

The 2985 Estepa Dr residence has their trailer parked in the front driveway along Estepa Dr. During review, the resident and I could not find an additional spot to store the trailer. The angle and elevation of the lot does not lend itself to a side or back of lot storage.

This lot is the last house in the Cameron Park N. Unit 8 neighborhood. The lot has no residences to the North and West. The East resident is visually blocked by Oleanders and the House to the South is visually blocked by hedges.

The Resident has proposed a solution of a living wall by planting hedges to screen the RV. We find this acceptable in the attempt for as Variance to the CC&Rs and request support with the condition of revisiting the driveway trailer parking allowance if any residences are developed to the North or West of 2985 Estepa Dr.

ATTACHEMENTS

- 6A. Cameron Park N. Unit 8 CC&R Page 2
- 6B. Google Maps Arial, Street View and Case Photos

RESTRICTIONS - UNIT NO. 8

Page 2

5) No building or other structure shall be erected, altered, placed, or permitted to remain on any lot unless it is approved by the Architectural Committee, as provided in Paragraph No. 15 hereof.

6) No trailer, basement, tent, shack, garage, or other out-building shall be used as temporary or permanent residence.

7) When erection of a structure is once begun, the work thereon must be prosecuted diligently and said structure must be completed within a reasonable time, said reasonable time to be determined by the Architectural Committee,

8) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any residential lot or lots, except that dogs, cats, or other small household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose on the afore-designated residential lots.

9) No billboard or advertising shall be placed or maintained on any lot or lots in this subdivision, without the prior written approval of the Architectural Committee, which approval shall not be granted until any such billboards or signs have been previously approved as to size and location by the Planning Department of the County of El Dorado.

10) No derrick or other structure designed for use in boring, mining, or quarrying for oil, gas, or minerals shall ever be erected, placed, maintained, or permitted to remain on any portion of this subdivision.

11) No owners or occupants of any lot or plot in this subdivision shall place, store, park, or keep house-trailers or commercial-type vehicles of any kind.

12) No owners or occupants of any lot or plot in said subdivision may place, store, or keep building materials or appliances (except during the course of construction or remodeling, which has been approved by the Architectural Committee) or other materials of any nature which detract from the residential character and esthetic appearance of the neighborhood, nor shall owners or occupants place, store, or keep unsightly boxes, bottles, or cans on premises, unless kept at rear of lot enclosed by fencing so that such unsightly objects may not be visible from the street on which said lot or plot fronts or, if a corner lot, from front and side streets.

13) No owners or occupants shall create a nuisance to the neighborhood. For the purpose of this Declaration of Tract Restrictions, the word "nuisance" shall be defined as the omission or commission of any act which shall be offensive to seventy-five (75) per cent of the owners of single-family detached lot or parcel on which such a nuisance is being created or, in the case of common-wall single-family dwellings, the omission or commission of any act which shall be offensive to seventy-five (75) per cent of owners of lots or parcels and dwelling units within any single common-wall building.

Google Maps 2985 Estepa Dr



Image capture: Mar 2019 © 2021 Google

Cameron Park, California



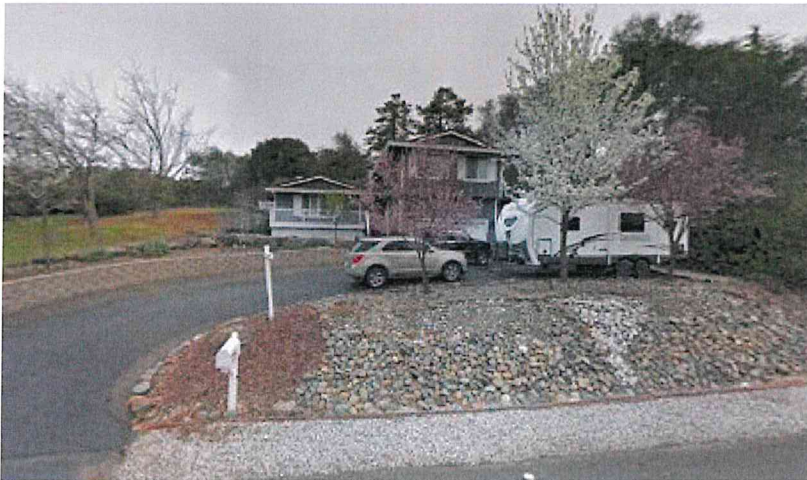
Street View



Google Maps 2985 Estepa Dr



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft



2985 Estepa Dr

Building



Directions



Save



Nearby



Send to your phone



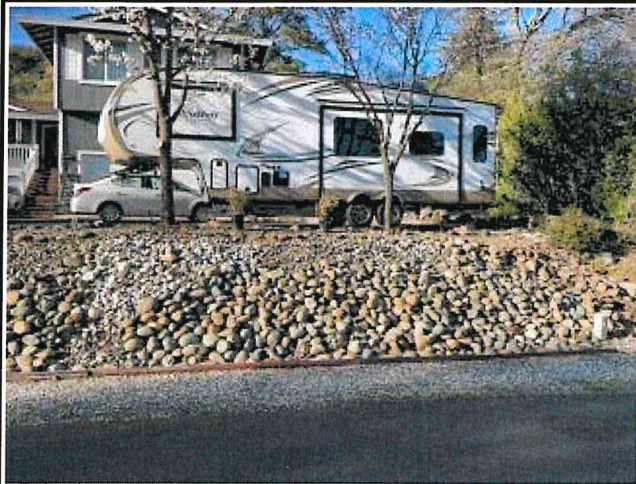
Share



2985 Estepa Dr, Cameron Park, CA 95682

Photos

Cameron Park Community Services District File #ARC21-1053 2985 ESTEPA Dr Cameron Park 95682



Uploaded on: 03/25/2021 - Picture Existing trailer site



Uploaded on: 03/25/2021 - Picture Screen Idea



Uploaded on: 03/25/2021 - Picture Plant Spacing



Uploaded on: 03/25/2021 - Picture Plant Type 1



Uploaded on: 03/25/2021 - Picture Plant Type 2



Uploaded on: 03/25/2021 - Picture Plant Type 3

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	Street Type
CCR19-1035	Referred to Legal	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd
CCR21-1012	Final Notice Sent	Cameron Park North Unit No. 3 - Failure to Obtain Architectural Review Committee Approval - Open	2483	KNOLLWOOD	Dr
CCR20-1051	Final Notice Sent	Cameron Park North Unit No. 1 - Clause 4 - Closed	3374	SAGE	Dr
CCR20-1049	Final Notice Sent	Cameron Park North Unit No. 2 - Clause 4a - Open Cameron Park North Unit No. 2 - Clause 3 Architectural Review Required - Open	3808	ARCHWOOD	Rd
CCR20-1035	Final Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 7 - Improperly Stored Materials - Open Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3451	LA CANADA	Dr
CCR19-1068	Final Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir
CCR21-1018	Initial Notice Sent	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR21-1014	Initial Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open	3518	SANTOS	Cir
CCR20-1050	Initial Notice Sent	Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3451	FAIRWAY	Dr
CCR20-1045	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Materials - Open	2862	ALHAMBRA	Dr
CCR20-1040	Initial Notice Sent	Air Park Estates - Architectural Committee approval required - Open Air Park Estates - Architectural Committee approval required - Open Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3036	BOEING	Rd
CCR20-1038	Initial Notice Sent	Deer Creek Estates Unit B - Architectural Committee Approval Required - Open Deer Creek Estates Unit B - Special Provisions - 12) - Open	2832	HILLCREST	Dr

CCR20-1027	Initial Notice Sent	Cambridge Oaks Unit 3 - Unmaintaned Lot - Open	615	TARAYA	Ct
CCR20-1016	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3545	KIMBERLY	Rd
CCR20-1005	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Inappropriately stored materials - Open	3932	LOS SANTOS	Dr
CCR20-1004	Initial Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open	3840	DE SABL A	Rd
CCR20-1002	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3065	COUNTRY CLUB	Dr
CCR19-1109	Initial Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open	3429	RABEN	Way
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir
CCR19-1058	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2809	WENTWORTH	Rd
CCR19-1025	Appeal/Variance Requested	Eastwood Park Unit 1 - Article 3. Use Restrictions - 3.04B. Recreational Vehicle Parking - Open	3248	CHASEN	Dr
CCR21-1017	Court Decision	Other - Open	2967	ROYAL PARK	Ct

Number of Cases: 57

CC&R Violation Manager Case Detail Report

Copyright (c) 2000-2021 Cameron Park Community Services District All rights reserved.

Confidential Information - Do Not Distribute

Generated By: Jim Mog 3/31/2021 8:53 AM