

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



**Covenants, Conditions & Restrictions (CC&R) Committee  
Meeting  
Monday, December 5, 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\\_ZWQ1NDIxYzgtNjRjZS00NTM1LThlNmEtOTJiZTdJmJA3Yjly%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWQ1NDIxYzgtNjRjZS00NTM1LThlNmEtOTJiZTdJmJA3Yjly%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d)

**Agenda**

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

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

**CALL TO ORDER**

**ROLL CALL**

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

**APPROVAL OF AGENDA**

**1. APPROVAL OF CONFORMED AGENDA**

- a. Conformed Agenda – CC&R Meeting – November 7, 2022

## OPEN FORUM

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

## DEPARTMENT MATTERS

### 2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
- Total Cases Open = 51
    - Initial Notices – 10
    - Referred to Legal – 1
    - Pre-Legal Notices – 0
    - Final Notices – 13
    - Referred to Outside Agency – 1
    - Courtesy Notices – 14
  - Prior Month's Cleared Cases – 6
  - Prior Month's New Cases - 15
- b. Architectural Review Projects – Period – November 2022
- Projects Reviewed – 29
  - Approved – 29

#### Summary of ARC Projects:

- Roofs – 12
- Solar – 6
- Tree Removals – 2
- Fences – 0
- New Home Const. – 0
- ADU/JADU – 0
- Swimming Pool – 3
- Exterior House Paint – 2
- Landscape – 0
- Deck – 1
- Exterior Renovation – 1
- Siding Replacement – 1
- Detached Garage – 0
- Gazebo/Pergola/Patio Cover – 1

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

Pre-Legal request for:

- a. CCR22-1040 – 2824 Hillcrest Dr. – Deer Creek Estates Unit B – Provisions 13 Trailered Items. – Multiple Commercial Trailers. (Attachment 3a)
- b. CCR22-1043 – 3685 Millbrae Rd. – Cameron Park N. Unit 2 – Vehicle Parking and Storage – Recreational Trailer. (Attachment 3b)
- c. CCR22-1074 – 3271 Kimberly Rd – Cameron Park N. Unit 3 – Vehicle Restrictions and Improperly Stored Materials. (Attachment 3c)

### **4. Review and Discuss**

- a. Cameron Park Fence Guideline (Attachment 4a1. and 4b2.)

### **5. Staff Updates**

- a. Neighborhood Campaign Update (oral, Jim Mog)  
Cambridge Rd. – Three Stages – Cambridge Rd from Country Club to Oxford – Cambridge Rd from Oxford to Royal Park Dr. – Cambridge Rd from Royal Park to Green Valley Rd.
- b. Update on Legal Notices: - CCR21-1041, 2133 Carrillo Ct. Legal notice was sent for improperly stored boat. Owner states that they will work toward compliance but will need to make improvements to accommodate the boat storage.

### **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  
Meeting  
Monday, November 7, 2022  
5:30 p.m.**

**Cameron Park Community Center – Social Room**

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

**HYBRID TELECONFERENCE TEAMS MEETING LINK**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MTY4Y2EzZmZtNDYxNS00OGJiLTlhOWItNzdIYjgwY2JlM2Ex%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTY4Y2EzZmZtNDYxNS00OGJiLTlhOWItNzdIYjgwY2JlM2Ex%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d)

# Conformed Agenda

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

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

**CALL TO ORDER - 5:31 PM**

**ROLL CALL – KK, CHC, TI, EA, BD – Present. EW Absent**

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

**APPROVAL OF AGENDA - Approved**

**1. APPROVAL OF CONFORMED AGENDA – *Approved***

Conformed Agenda – CC&R Meeting – October 3, 2022 – ***Motion made by EA to remove Ellie Wooten from future Committee member list. - Motion Approved.***

**OPEN FORUM**

*Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee. – **No Public Members Present.***

**DEPARTMENT MATTERS**

**2. Monthly Staff Report**

a. Open Violations, CC&R Violation Manager Case Detail Report (written report)

- Total Cases Open = 40
  - Initial Notices – 9
  - Referred to Legal – 1
  - Pre-Legal Notices – 0
  - Final Notices – 10
  - Referred to Outside Agency – 1
  - Courtesy Notices – 7
- Prior Month’s Cleared Cases – 15
- Prior Month’s New Cases - 6

b. Architectural Review Projects – Period – October 2022

- Projects Reviewed – 22
- Approved – 22

Summary of ARC Projects:

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

### 3. Review and Provide Decision

- a. Pre-Legal request for:  
3875 Hillsborough Rd. – Cameron Park #2 Section 4g. – Improperly Stored Dump Truck.  
(Attachment 3a.) – **Approved, 5-0**
- b. Pre-Legal request for:  
4049 Lochaber Dr. – Cameron Valley Estates #1 Section 2.2 Nature of building – 4.2.1  
Architectural Review Required by committee. (Attachment 3b.) – **Approved, 5-0**

### 4. Staff Updates

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

### 5. Items for Future CC&R Committee Agendas – *Update Committee on 2022 work plan progress.*

### 6. Items to take to the Board of Directors

### MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

### ADJOURNMENT – 6:14 PM

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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

Case#	Status	Violation(s)	Street #	Street Name	
CCR21-1041	Referred to Legal	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	2133	CARRILLO	Ct
CCR21-1018	Referred to Outside Agency	Creekside Estates Unit Nos. 2 and 3 - II. Special Provisions - K. - Open	2781	HILLCREST	Dr
CCR22-1102	Courtesy Notice Sent	Bar J Ranch #9 = Section 19 amendment - Garages and Vehicles - Open	4308	GAILEY	Ct
CCR22-1101	Courtesy Notice Sent	Bar J Ranch #9 = Section 19 amendment - Garages and Vehicles - Open	4305	GAILEY	Ct
CCR22-1100	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
CCR22-1099	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd
CCR22-1098	Courtesy Notice Sent	The Highlands Unit No. 6 - CLAUSE 4.e) Building Regulations - Vehicles - Open	3050	ROYCE	Dr
CCR22-1097	Courtesy Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3006	ROYCE	Dr
CCR22-1096	Courtesy Notice Sent	The Highlands Unit No. 6 - CLAUSE 4.e) Building Regulations - Vehicles - Open	2960	ROYCE	Dr
CCR22-1095	Courtesy Notice Sent	The Highlands Unit No. 2 - CLAUSE 4.e) Building Regulations - Open	3061	ROYCE	Dr
CCR22-1093	Courtesy Notice Sent	The Highlands Unit No. 6 - CLAUSE 4.e) Building Regulations - Vehicles - Open	2824	ROYCE	Dr
CCR22-1092	Courtesy Notice Sent	The Highlands Unit No. 6 - CLAUSE 7. - Materials - Open	2850	ROYCE	Dr
CCR22-1091	Courtesy Notice Sent	The Highlands Unit No. 6 - CLAUSE 7. - Materials - Open	2597	LA CRESCENTA	Dr
CCR22-1090	Courtesy Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Closed The Highlands Unit No. 6 - CLAUSE 4.e) Building Regulations - Vehicles - Open	3289	LA TOMJO	Ct
CCR21-1076	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3835	CAMBRIDGE	Rd
CCR21-1006	Courtesy Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	Lane
CCR22-1082	Final Notice Sent	Bar J Ranch Unit 3 - 17. Vehicles - Open	4713	CASTANA	Dr
CCR22-1075	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3830	HILLSBOROUGH	Rd

CCR22-1074	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3271	KIMBERLY	Rd
CCR22-1073	Final Notice Sent	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	4268	VALTARA	Rd
CCR22-1071	Final Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	2877	ALHAMBRA	Dr
CCR22-1066	Final Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3446	MAJAR	Ct
CCR22-1043	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3685	MILLBRAE	Rd
CCR22-1040	Final Notice Sent	Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items) - Open	2824	HILLCREST	Dr
CCR22-1036	Final Notice Sent	Royal Highlands Unit EC 1 - 12 - Closed Royal Highlands Unit EC 1 - 14 - Closed Royal Highlands Unit EC 1 - 12 - Open Royal Highlands Unit EC 1 - 14 - Open	2767	ROYAL PARK	Dr
CCR22-1023	Pre-legal Approved	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building - Open Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review - Open	4049	LOCHABER	Dr
CCR21-1007	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3694	LARKSPUR	Lane
CCR21-1002	Final Notice Sent	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd
CCR21-1001	Final Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	2431	MELLOWDAWN	Way
CCR19-1068	Final Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Closed Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir
CCR22-1088	Initial Notice Sent	Cambridge Hills - 11) Trailer, Commercial Vehicle and Recreational Vehicles - Open	3387	CAMBRIDGE	Rd
CCR22-1087	Initial Notice Sent	Cambridge Hills - 11) Trailer, Commercial Vehicle and Recreational Vehicles - Open	3371	CAMBRIDGE	Rd
CCR22-1086	Initial Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3495	LA CANADA	Dr
CCR22-1085	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3842	CAMBRIDGE	Rd



CCR22-1079	Initial Notice Sent	Cameron Park North Unit No. 2 - Clause 6 - Open	3800	ARCHWOOD	Rd
CCR22-1078	Initial Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Open Cameron Park N. Unit 7 - Section 7 & 17 - Open	3421	MAJAR	Ct
CCR22-1048	Initial Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Closed Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3040	CAMEROSA	Cir
CCR22-1032	Initial Notice Sent	Bar J Ranch Ranch #6 - Clause 2.20 - Animals - Open	2701	ALICE	Ct
CCR22-1010	Initial Notice Sent	Cameron Park Unit #4 - Vehicles	2690	COUNTRY CLUB	Dr
CCR20-1021	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Closed Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Closed Cameron Park North Unit No. 2 - Unallowed Commercial use of property - Closed	3951	HILLSBOROUGH	Rd
CCR22-1077	Pre-legal Notice approved	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3875	HILLSBOROUGH	Rd

Number of Cases: 51

CC&R Violation Manager Case Detail Report  
Generated By: CC&R Staff 11/30/2022 3:15 PM

# CASE FIELD REPORT

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

Assigned To: **CCR22-1040**  
Mog, Jim

Location of Violation: 2824 HILLCREST Dr  
Cameron Park, CA 95682

APN# 116381003

CDBG NO Custom Location Field Custom Field

Property Type: Residential  
Subdivision: DEER CRK EST B  
Fire District: CAMERON PARK CSD FIRE  
Acreage: 0.33000000  
Lot Description: L 38 DEER CRK EST B  
Year Built: 1984  
Dwelling Units: 1  
Square Footage: 1603

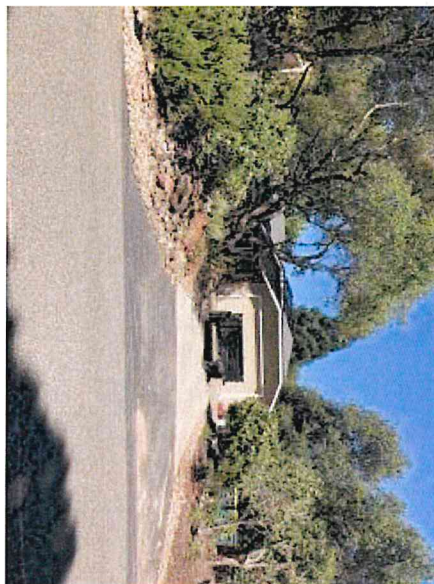
Owner Name: [REDACTED] Address (if different) [REDACTED]  
Business: [REDACTED] Hm: [REDACTED]  
Wk: [REDACTED]  
Cell: [REDACTED]

Open Violation(s) Code Section  
Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items) Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items)

Entry Date	Note Action Date	Type	Officer	Note/Activity
11/29/2022	2022-11-29	Note	Mog, Jim	Inspection completed on and trailers have not been addressed. Move case to CC&R committee for pre-legal.
10/12/2022	-	Case	Mog, Jim	Case Status changed to Final Notice Sent
10/12/2022	2022-10-12	Note	Mog, Jim	Inspection completed. Trailers are still present on property. No attempt to contact the CSD by owner over violations. Move case to Final Notice
08/10/2022	2022-08-10	Note	Mog, Jim	Initial notice was returned as undeliverable. Edit date on notice and send again.
07/21/2022	-	Case	Mog, Jim	Case Status changed to Initial Notice Sent
07/21/2022	2022-07-21	Note	Mog, Jim	Additional inspection conducted after Courtesy Notice. More trailers found at residence. Move case to Initial Notice.
06/14/2022	-	Violation	Mog, Jim	Added: Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items)
06/14/2022	-	Case	Mog, Jim	Case Status changed to Courtesy Notice Sent
06/14/2022	2022-06-14	Note	Mog, Jim	Tim completed inspection on house that is running a business. Several trailers will be on site at the end of the day. Workers arrive at this house to go out on jobs. Equipment seen in front yard improperly stored.
06/14/2022	-	Case	Mog, Jim	Initial Case Status Complaint Filed
06/14/2022	-	Case	Mog, Jim	Case Opened (Created)

Follow-up 12/05/2022 Take case to CC&R committee for pre-legal

INVESTIGATION:



Uploaded on: 06/14/2022 - CC&R Pic  
Improperly stored trailers and equipment



Uploaded on: 07/21/2022 - CC&R Pic  
Multiple illegal trailers still at residence after notice to correct.

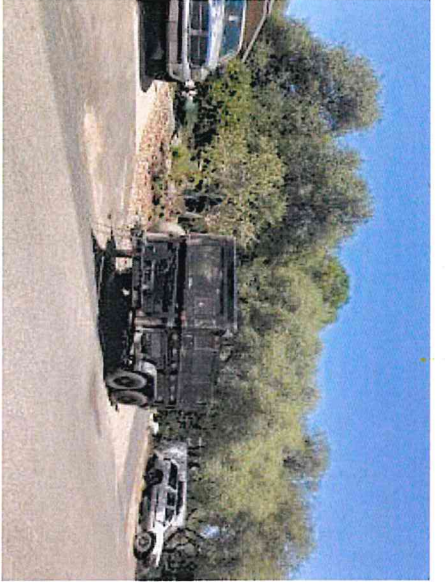


Uploaded on: 06/14/2022 - CC&R Pic  
Improperly stored trailers and equipment

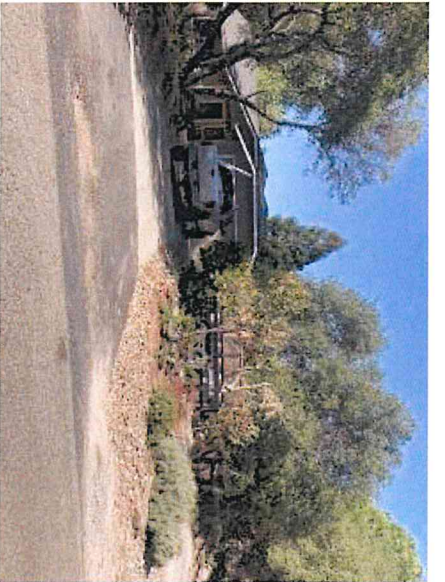


Uploaded on: 07/21/2022 - CC&R Pic  
Multiple illegal trailers still at residence after notice to correct.

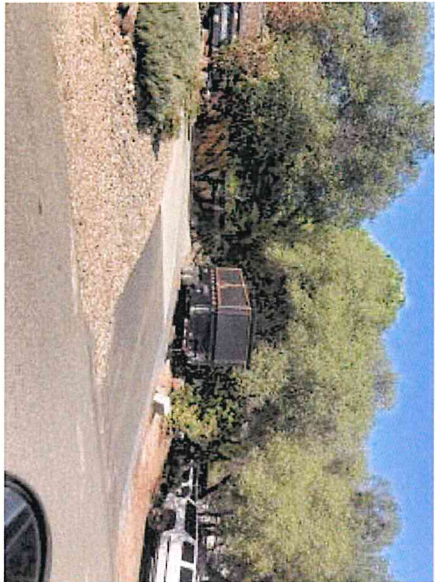




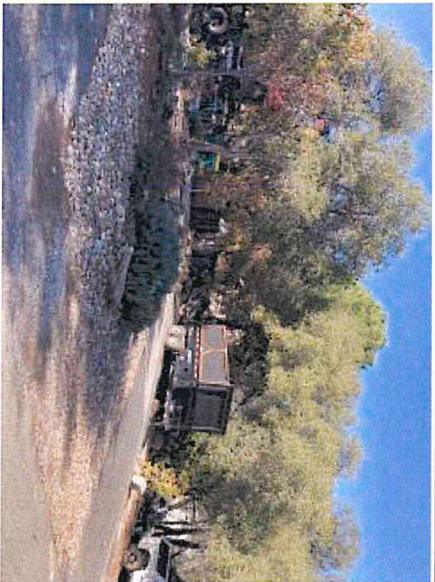
Uploaded on: 07/21/2022 - CC&R Pic  
Multiple illegal trailers still at residence after notice to correct.



Uploaded on: 10/12/2022 - CC&R Pic  
Trailer in frontage. No attempt to correct after notices.



Uploaded on: 10/12/2022 - CC&R Pic  
Trailer in frontage. No attempt to correct after notices.



Uploaded on: 11/29/2022 - CC&R Pic  
11.15.22 Trailers have not been abated prior to pre-legal meeting

# CASE FIELD REPORT

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

Assigned To:  
Mog, Jim  
**CCR22-1043**

Location of Violation: 3685 MILLBRAE Rd  
Cameron Park, CA 95682

APN# 082164009

CDBG NO      Custom Location Field      Custom Field

Property Type: Residential  
Subdivision: CAMERON PK N 2  
Fire District: CAMERON PARK CSD FIRE  
Acreage: 0.33000000  
Lot Description: L 903 CAMERON PK N 2  
Year Built: 1985  
Dwelling Units: 1  
Square Footage: 2034

Owner: [REDACTED]      Address (if different): 3685 MILLBAE Rd  
Name: [REDACTED]      CAMERON PARK, CA 95682  
Business: [REDACTED]      Cell: 760.275.7737

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

Entry Date	Note Action Date	Type	Officer	Note/Activity
11/29/2022	2022-11-29	Note	Mog, Jim	Trailer does move around from driveway and street. We have not received any calls or other form of contact from the property owner addressing the violation or any direction to correct. Case will be brought to the CC&R committee for pre-legal approval.
10/25/2022	-	Case	Mog, Jim	Case Status changed to Final Notice Sent
10/25/2022	-	Case	Mog, Jim	Case Status changed to Initial Notice Sent
10/25/2022	2022-10-25	Note	Mog, Jim	Inspection completed to find trailer pulled back in driveway but not stored with a screening. Move to next notice.
09/21/2022	2022-09-21	Note	Mog, Jim	Additional inspection completed. Trailer was out on street after first notice and not storing the trailer properly. Send next notice.
06/21/2022	2022-06-21	Note	Mog, Jim	Inspection completed down the street on an additional violation. Per our process, the rest of the street was surveyed for additional violations of the same type. This unit has a travel trailer stored at the back of the driveway. There may be room for the resident to provide storage. If the resident communicates, CC&R department will make suggestions for storage.
06/21/2022	-	Case	Mog, Jim	Violation Mog, Jim Added: Cameron Park North Unit No. 2 - Vehicle Parking and Storage
06/21/2022	-	Case	Mog, Jim	Initial Case Status Courtesy Notice Sent
06/21/2022	-	Case	Mog, Jim	Case Opened (Created)

Follow-up 12/05/2022 Reinspection

**INVESTIGATION:**

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Uploaded on: 06/21/2022 - CC&R Pic  
Improperly Stored Trailer



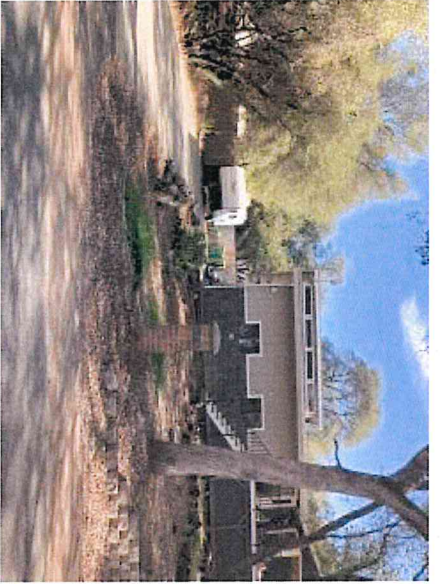
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Improperly Stored Trailer



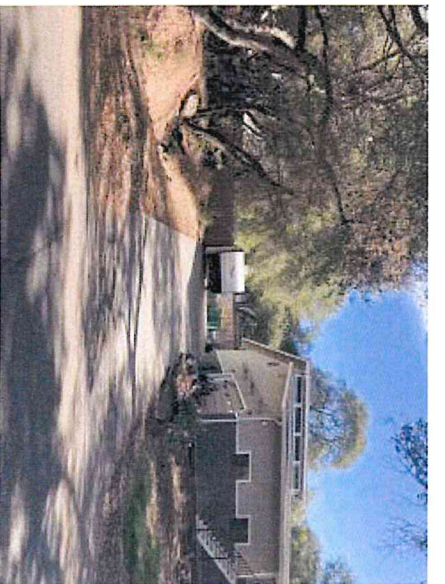
Uploaded on: 09/21/2022 - CC&R Pic  
Trailer not stored and screened behind fence line.



Uploaded on: 09/21/2022 - CC&R Pic  
Trailer not stored and screened behind fence line

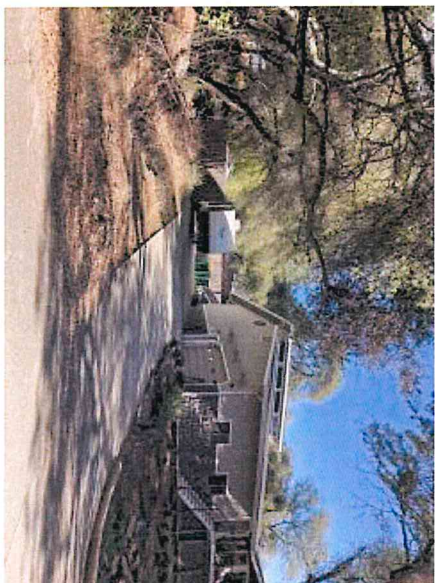


Uploaded on: 10/25/2022 - CC&R Pic  
Trailer pulled back in driveway but not screened by fence line.



Uploaded on: 10/25/2022 - CC&R Pic  
Trailer pulled back in driveway but not screened by fence line.





Uploaded on: 11/29/2022 - CC&R Pic

11.15.22 Trailer still not stored and screened properly by an ARC approved fence line or off site.





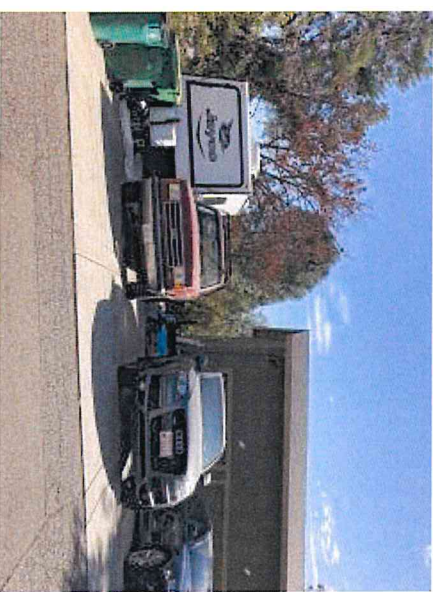
Uploaded on: 08/31/2022 - CC&R Pic  
Improperly stored recreation trailer and improperly stored materials (couch) in frontage.



Uploaded on: 10/25/2022 - CC&R Pic  
Trailer, pallets, jack, tire etc. Still present after notices



Uploaded on: 08/31/2022 - CC&R Pic  
Improperly stored recreation trailer and improperly stored materials (couch) in frontage.



Uploaded on: 10/25/2022 - CC&R Pic  
Trailer, pallets, jack, tire etc. Still present after notices



Uploaded on: 11/15/2022 - CC&R Pic

Trailer remains after notices and not stored per CC&Rs





## Agenda Transmittal

**DATE:** December 5, 2022

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

**AGENDA ITEM #4A1:** CAMERON PARK FENCE GUIDELINES

**RECOMMENDATION:** REVIEW AND DISCUSS

### **Introduction:**

Staff has been working on a uniform fence guideline for Cameron Park neighborhoods to be posted on our CC&R website page for resident use.

The fence guidelines have been developed for those neighborhoods that do not have fence protocols in their CC&Rs. These fence guidelines are in line with the County of El Dorado Fence Code Section 130.30.070.

The goal of these guidelines is to provide residents with education on fence requirements and restrictions. There are some restrictions that Cameron Park is requiring to keep a continuity throughout the neighborhoods. These restrictions include:

- Maximum 7' tall fence for the back of the property and sides of the property. 7' fences will not be allowed to extend into the front setback of the property.
- Frontage fences that encroach into the front setback will have a maximum of 48" if open construction and 40" if the fence is closed construction.
- Design is to be aesthetically pleasing for the neighborhoods. Chain link, barb wire, cattle gates or agricultural type fencing materials will not be approved by the ARC.

These guidelines include the El Dorado County Code 130.30.070 which supports the guidelines in respect to the allowance given with and without EDC permits. Retaining wall guidelines are not part of this document. The reason is retaining walls fall under specific categories of load bearing or non-load bearing requirements and engineering. These items are reviewed by the county for these specific engineering requirements.



## **Cameron Park Fence Guidelines**

Fences are one of the many property improvements that residents use today to protect privacy and pets as well as establishing property lines. While we may think there is a basic right to put up a fence with any design, it's not the case. Height, placement, and design with a design review approval and with permission from an adjoining neighbor is recommended.

Many disputes about fences can arise when homeowners do not understand fence laws in El Dorado County and even California as a whole. There are laws and regulations for fences within El Dorado County to help residents protect themselves from those issues which create domestic disputes.

The following guidelines will help you understand the Cameron Park requirements with fences. These guidelines are written using the El Dorado County Code 130.30.070. Please review these guidelines when planning a fence project. Remember, it is always a good idea to do your due diligence and get your approvals prior to starting the project.

### **Fence Height:**

Back yard fences – Not to exceed 7' maximum height. This includes lattice tops, header, and kickers. The height is measured from the natural grade to the top of the highest point of the fence construction.

Side Yard fences – Not to exceed 7' maximum height. This includes lattice tops, headers, and kickers. This is within the front setback established in your CC&Rs. If your side yard fence encroaches into your front setback, then the fence must stair step down to a minimum of 48" if it is 50% open construction or 40" if it is closed construction (open meaning not fully closed to visibility).

Front yard fences – Not to exceed 40" if the fence is of closed construction and a maximum of 48" if the fence is 50% open construction. No lot shall have a fence over 48" enclosing the frontage of a property. Lots with multiple road frontages will require additional setbacks for cross visibility.

No frontage fence will be permitted within 10' of the front property line or easement. If you need to have your easement established, please contact El Dorado County Planning Department.

#### Design:

Chain link, barb wire, and agricultural wire fencing will not be permitted. Architectural designed fences with wood construction, such as redwood slat and pressure treated posts, will be acceptable pending the ARC review. Additionally, steel fabricated framed fences, steel posts, wrought iron fences with harmonious designed features are acceptable. All fence designs are subject to review and approval by the Cameron Park Community Services District Architectural Review Committee to determine if the fence design meets CC&Rs, El Dorado County Code and the design intent for that neighborhood.

Side yard gates shall be of closed construction to conceal all stored items behind the fence line. Cattle gates or chain link gates will not be accepted.

#### Location:

Back yard fences and side property line fences may be installed on the property line. It is the responsibility of the property owner to ensure the boundary lines are correct. This may require a surveyor to mark the proper line locations. In some cases, this may be done on the side and back easements, but you will need to check with the utility company to ensure that you are not installing over a utility line. If the fence is to be taken down by the utility company, it will be at the owner's expense if the above recommendations are not met. Front fences that are within the above requirements for front yard fencing will still be required to be 10' back from the front property line.

#### Approval Requirements:

All fences that are to be built or replaced require Cameron Park CSD approval through the Architectural Review Committee. If the fence is being replaced like for like, you will not need Cameron Park ARC approval, but it is a good idea to let the CSD offices know to help staff manage calls with questions or complaints while the work is being done. The County of El Dorado does not require a permit for a fence under 7' tall but your CC&Rs do require a review and approval.

Any fence that is requested over 7' tall will require both Cameron Park ARC approval and El Dorado County approval.

#### Good Neighbor Fence requirements:

A good neighbor fence is a shared fence. If you build a fence on your property line that is shared with a neighbor and wish to consume the cost of the fence, you are not required to seek compensation from your neighbor. At the same time, absorbing the cost of the fence does not entitle you to special privileges over your neighbor's desires.

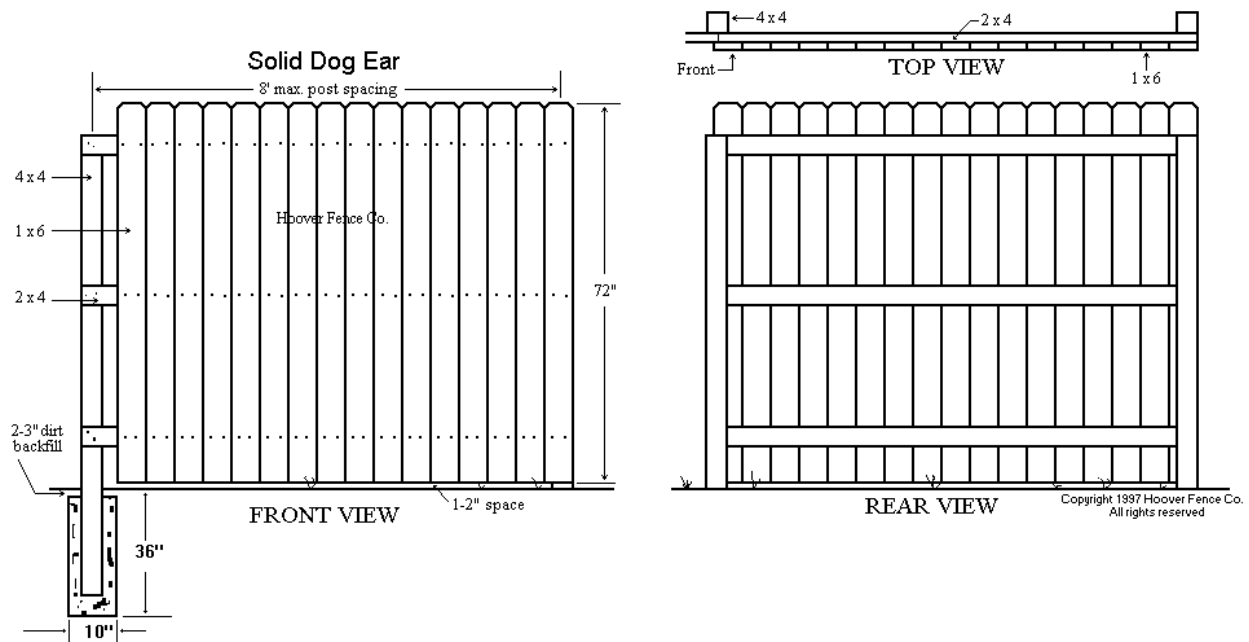
As a good neighbor, a shared fence requires both property owners to maintain the fence on their side of the fence. Shared costs are recommended to insure there is no dispute. There are laws within the California Civil Code 841 that describes rights and responsibilities of those who share a fence along a mutual boundary line. California's building code does have requirements that will help keep a good relationship with your neighbors (listed below). Disputes over fence lines and costs are a court matter between you and your neighbor. The Cameron Park CSD or El Dorado County considers these domestic disputes and will not provide assistance in the matter.

If you are planning on building or replacing a fence, you are recommended to send a letter to the other impacted homeowners. This letter is known as a good neighbor fence letter and should include:

- A description of the issue to build or replace a fence. This helps neighbors know why the work needs to be done.
- A solution to the problem. This may include design.
- The timeline in which the project will be started and completed.
- Cost of the project and what parties will be paying for the fence.
- Signature lines for all parties involved to confirm acceptance.

In certain circumstances, the Cameron Park ARC may request this letter to accompany the application.

**Closed Construction Fence Example:**





Minimum 50% Open Constructed Fence Example:



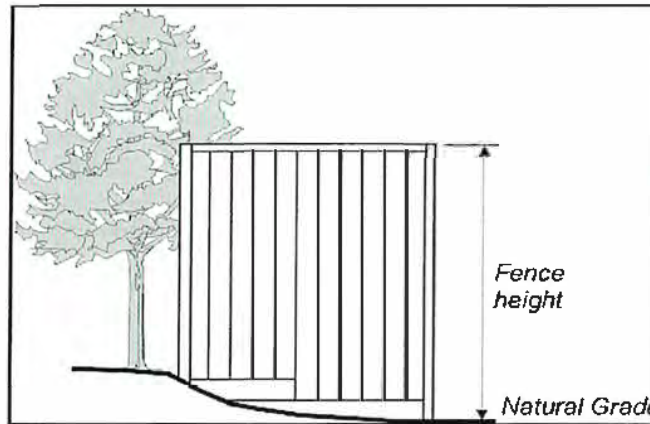
For all other questions and supporting documents. Please review the El Dorado County Building Code 130.30.070. Fences, Walls, and Retaining Walls.

## El Dorado County Code

### Sec. 130.30.070 Fences, Walls, and Retaining Walls.

- A. Measurement of Fence Height. Fence height shall be measured as the vertical distance between the natural or finished grade at the base of the lowest side of the fence, and the top edge of the fence material, as shown in Figure 130.30.070.A (Example: Fence Measurement) below in this Section:

**Figure 130.30.070.A Example: Fence Measurement**

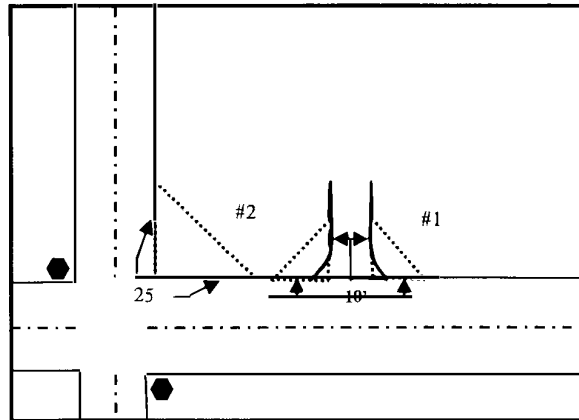


- B. Front Yards. In all zones and for non-agricultural uses, the following fence and wall requirements shall apply within required front yard setback areas:
1. Fences or walls at least 50 percent open shall be allowed up to a height of seven feet in both primary and secondary front yard setbacks, as determined in Subsection 130.30.050.A.4.a (Double Frontage Corner Lots) above in this Chapter.
  2. Fences or walls which are less than 50 percent open shall not exceed 40 inches in height in the primary front yard setback.
  3. The setback for a retaining wall greater than 36 inches in height may be reduced by 50 percent where the slope gradient for the front half of the lot exceeds 25 percent, providing:
    - a. The exposed height shall not exceed seven feet.
    - b. Any fence erected on the top of a retaining wall shall meet the requirements identified in this Section for height, construction, and cross-visibility area (CVA) purposes.
  4. Retaining walls that exceed the standards in 3.a above in this Section shall be subject to a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permit) in Article 5 (Planning Permit Processing) of this Title.
  5. Retaining walls necessary to provide site access or that do not exceed 36 inches in exposed height shall not be subject to setback requirements. In addition, such walls may be allowed within public utility easements but not within drainage easements.
  6. Fences or walls less than 50 percent open may be allowed up to a height of seven feet in the secondary front yard setback, but not less than 10 feet from the property line, right-of-way, or road easement where the property line is the center line of the road, subject to the cross-visibility area (CVA) restrictions in Subsections B.7 and B.8 (Front Yards) below in this Section.
  7. At a corner formed by any encroachment onto a road, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 10 feet long, running along the driveway/encroachment edge and the road edge-of-pavement, said length beginning at their

intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #1 above in this Section).

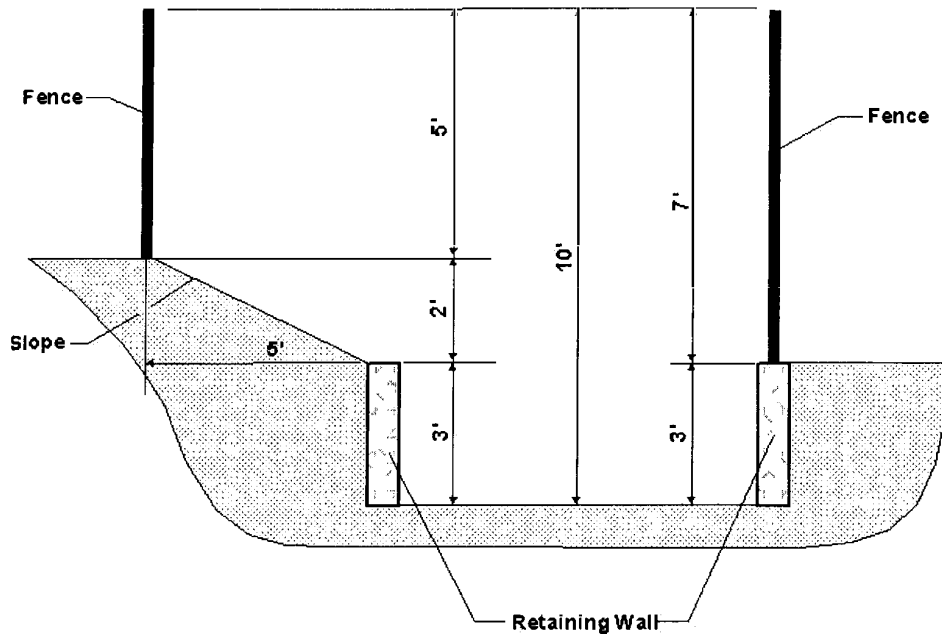
8. On corner lots, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 25 feet long, running along each right of way or road easement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #2 above in this Section):

**Figure 130.30.070.B Cross Visibility Areas (CVA)**



- C. Side and Rear Yards. In all zones, fences, walls, cut retaining walls, or fences and walls that are erected within five feet of a retaining wall shall be allowed within required side and rear yard setbacks to a maximum cumulative height of seven feet. Fences, walls, or fences and walls that are erected within five feet of a retaining wall such that the cumulative height exceeds seven feet, but does not exceed ten feet in cumulative height, may be allowed subject to the following:
  1. Where the height of the fence or fence and wall is more than seven feet above the natural or finished grade of the adjacent property, a signed and notarized statement from the adjacent property owners that the proposed fence or wall, as described or shown in an attached exhibit, will not impact their view nor will it restrict light or movement of air and, therefore, they have no objection to the construction of the fence or wall;
  2. Director review of the notarized statement(s) to determine if it adequately represents the adjacent affected property. If such determination is made by the Director, the proposed fence or wall shall be approved through the Administrative Permit process in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title. The Director may require additional notarized statements from neighboring properties if, in his/her opinion, they may be impacted by the fence or wall; and
  3. Issuance of a building permit where required by the applicable Building Code (Title 110—Buildings and Construction, of the County Code of Ordinances).
- D. Agricultural Uses. On lots that are located in the R1A, R2A, R3A, RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing, as defined in Article 8 (Glossary: see "Agricultural Fencing") of this Title, shall be allowed in any setback area provided it does not exceed 14 feet in height.
- E. Retaining Walls. For the purposes of calculating fence or wall height, the height of a retaining wall is included in the calculation if the fence or wall is located on top of or within five feet of the retaining wall. A sloped area, if it exists between the retaining wall and the fence or wall shall be included in the height calculations as noted in Figure 130.30.070.C (Example: Retaining Wall/Fence Measurements) below in this Section.

**Figure 130.30.070.C Example: Retaining Wall/Fence Measurements**



- F. Fences shall not be allowed within a road easement or county-maintained right-of-way except as provided below:
1. Gates and decorative entryways to a non-county maintained road system subject to the requirements under Section 130.30.090 (Gates) below in this Chapter;
  2. In RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing as defined in Article 8 (Glossary: see "Agricultural Fencing") of this Title, may be located within a county-maintained right-of-way or non-county maintained road easement, provided that the fence is located a minimum of five feet outside of all improved areas, including roadside drainage features and cut or fill slopes. When located within a county-maintained right-of-way or non-county maintained road easement, the property owner shall be required to remove or relocate said fence at the time any work or improvements are being made within the right-of-way or at the County's discretion when necessary to ensure the public health, safety, and welfare.
- G. Concertina wire, serpentine wire, barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury shall be prohibited. A Minor Use Permit will be required to allow these materials if it can be demonstrated that the proposed fencing is reasonably necessary to protect persons or property and will not constitute a safety hazard to members of the public conducting themselves in a lawful manner. In no event shall these fencing materials protrude into or over the public right-of-way. These regulations shall not apply to fencing required by court order, or when being used for animal husbandry and/or grazing operations.
- H. Fences and walls not located within any of the required setback or cross-visibility areas are limited in height only by the building height limitations of the zone in which they are located.
- I. A building permit shall be required, for any fence over seven feet in height, in compliance with Chapter 110.16 (Uniform Building Code) of Title 110 (Buildings and Construction) of the County Code of Ordinances, or as otherwise required by Title 110.
- J. Fences or walls shall not exceed the requirements of this Section unless and until a Minor Use Permit is granted in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.

- K. Columns, pilasters, and support structures, and the decorative elements thereon associated with a fence or gate located on or within required setbacks may exceed the height limit provided they meet the following criteria:
1. They do not exceed eight feet in height;
  2. They are not located closer than 16 feet on center;
  3. The fencing materials do not cumulatively exceed the see-through fence standard, where applicable;  
and
  4. They do not interfere with the cross visibility area (CVA) associated with any street or driveway.