

MINUTES

Regular Meeting of the Board of Directors
Cameron Park Community Services District
2650 Cameron Park Drive, Suite 170, Cameron Park, California
7:00 p.m., Wednesday, October 20, 2004
DAVID JOHNSON, President
ALAN CLARKE, Vice President
Directors KEN CATER, DALE GERGER, and PAUL RYAN

CALL TO ORDER: The meeting was called to order by President Johnson at 7:02 p.m. followed by the Pledge of Allegiance.

ROLL CALL: Present: President Johnson, Directors Clarke, Cater, Gerger, and Ryan
Absent: None

APPROVAL OF AGENDA: Director Cater requested to move Item 6 before Item 5. **Motion was made by Director Cater to approve the agenda as changed; seconded by Director Gerger. Motion passed 5-0.**

OPEN FORUM: None.

MOMENT OF RECOGNITION: Director Clarke recognized the Parks Department for the recent improvements at the Lake and coordinating the clearing of brush at Hacienda, Gateway, and the Community Center site.

CONSENT CALENDAR: Items requested to be added to the Consent Calendar included 14B, 14C, 14E, 14F, 14G, and 14H. **Motion was made by Director Clarke to approve the Consent Calendar as changed; seconded by Director Ryan. Motion passed 5-0.**

DEPARTMENT MATTERS:

4. **ITEMS REMOVED FROM THE CONSENT CALENDAR FOR DISCUSSION:** None.
5. **CC&R COMMITTEE VACANCY:** President Johnson stated that the CC&R Committee reviewed two letters of interest for the vacant position and selected Valerie Coze for consideration by the Board.

Director Cater commended Matt Silva for his long-time service to the CC&R Committee, which meets once a month, and described Ms. Coze's background.

Motion was made by Director Clarke to select Ms. Coze as a volunteer member of the CC&R Committee; seconded by Director Cater. Motion passed 5-0.

6. **EL DORADO COUNTY BICYCLE TRANSPORTATION PLAN:** President Johnson introduced Jerry Barton from the El Dorado County Transportation Commission.

Mr. Barton explained that the Bicycle Transportation Plan was available for public review until the end of October as he continues to respond to public comments. The purpose of the plan is to revise and update the county Bicycle Master Plan from 1979, which the county is currently operating

under. He stated that it no longer conforms to Caltrans Streets and Highways Code. Updates have been written over the years, but none formally adopted. The new plan has an emphasis on transportation and linking activity centers, schools, parks and shopping.

The plan will allow the county to apply for a Bicycle Transportation Account Fund, which is a competitive \$7.2 million funding opportunity statewide, with every jurisdiction able to apply for up to 25 percent of the fund. The plan provides a blueprint for the bicycle transportation system countywide but does not include the Tahoe Basin, which has its own plan under the Tahoe Regional Plan. This is a collaborative effort between the El Dorado Transportation Commission, El Dorado County Bicycle Advisory Committee, the El Dorado Hills CSD Bicycle Trails and Pedestrian Advisory Committee, and the Board of Supervisors.

The goal is to provide a safe, efficient and convenient network of bicycle facilities that establish bicycle transportation as a viable option in El Dorado County and neighboring regions. Specific goals include bicycle commuting, safety and education, implementation and maintenance, land use development, full-time mobile integration, funding, and connectivity.

The plan contains an analysis of bicycle transportation in El Dorado County, number of commuters, accident data, bicycle education, existing conditions inventory, and Chapter 5 proposed improvements. The proposed bikeway system is 200+ miles in length. Projects are proposed in tiers.

Bike facilities are classified as 1, 2, and 3 at the state level. Class 1 is a bike path separated from the roadway by 4 feet, is 8 feet wide, and has a stripe down the middle with 2-foot graded shoulders. Class 2 is a striped, 4-foot wide bike lane, has "bike lane" stenciled on the roadway, and has signage. Class 3 has no additional provisions for bicyclists other than a sign that says bike route, low car speeds and low traffic roadways.

Planned projects in Cameron Park include:

- Green Valley Road Class 2 bike lane between Cameron Park Drive and the county line. It just needs to be striped in most areas.
- Bass Lake Road Class 2 bike lane to capitalize on planned improvements for the realignment of Bass Lake Road.

Mr. Barton fielded questions from the Board.

Why isn't Cameron Park Drive on this priority list?

Mr. Barton explained that Cameron Park Drive would be a priority for a bike lane when DOT expands it to four lanes.

Cambridge Road is shown as a Class 3 bike route. By putting up signs on the road, does this become a Class 3 bike route with no improvements? Areas on this street are not safe for kids to ride bikes.

Mr. Barton stated that it is not feasible to put in Class 2 bike lanes on Cambridge Road.

Since totals were given for the different classes, is there a dollar figure for individual prioritized projects?

Mr. Barton explained that the dollar figures for the projects are not earmarked as yet. It is just what the need is currently.

What about the area between the new middle school and the proposed high school on Green Valley Road?

Mr. Barton stated that the new Bass Lake Road alignment will be next to the two schools. A Class 1 bike path parallel to the new extension of Bass Lake Road is not a condition of approval for the Silver Springs development. If a bike path is put in, it would connect with the new Serrano Parkway. He said he would look at the potential for a connection between the two schools and Cameron Park Drive.

What will happen if you complete the projects in El Dorado Hills and there is no more money left?

Mr. Barton explained that funding is available annually; you just have to show that you can complete a project.

President Johnson thanked Mr. Barton for his informative presentation.

7. **COMMUNITY CENTER – CALL FOR ELECTION:** President Johnson asked for Board comments. Director Clarke stated that the committee has worked so hard over the last two years and this is an important milestone to prepare for the election on March 8, 2005.

President Johnson asked for public comments. There were none.

President Johnson asked for staff comments. There were none.

Director Clarke made a motion to adopt Resolution 2004-27; seconded by Director Gerger. The Board was polled. David Johnson: yes. Alan Clarke: yes. Paul Ryan: yes. Dale Gerger: yes. Ken Cater: yes. Motion passed 5-0.

8. **APPLICATION FOR GRANT FUNDS FOR THE YOUTH SOCCER AND RECREATION DEVELOPMENT PROGRAM:** President Johnson explained that staff will be submitting an application for grant funds through the California Department of Parks and Recreation which deals with soccer, baseball, softball, and basketball facilities. Grants range from \$75,000 to \$1 million.

Motion was made by President Johnson to approve Resolution 2004-28 authorizing the submittal of an application, after the Parks and Recreation Committee has reviewed and approved the completed application. It was seconded by Director Ryan. The Board was polled. David Johnson: yes. Alan Clarke: yes. Paul Ryan: yes. Dale Gerger: yes. Ken Cater: yes. Motion passed 5-0.

9. **AVIGATION AND NOISE EASEMENT:** No discussion. **President Johnson made the motion to approve the Avigation and Noise Easement. It was seconded by Director Gerger. Motion passed 5-0.**

10. **APPEAL FOR A FEE DEFERMENT – THE KNOLLS AT GREEN VALLEY:** Sam Stamas, a representative of the project, explained that they are requesting a deferral of park impact fees which would be paid back under a promissory note at 3 percent interest. He stated that the Board of Supervisors had agreed to defer \$1.4 million in fees with a 3 percent interest to be paid from rental receipts once the apartments are rented. He said they had already paid half of the \$450,000 in park fees, leaving \$225,000 for the note. Mr. Stamas explained that the apartments are not HUD or Section 8. It will be income-qualified housing for people who make 40-60 percent of the median income of the area. They have a 55-year agreement with the State under the Tax Credit Program, and there will be annual inspections and audits to make sure the project is kept up. He said if the CSD agrees to a deferral, he would create an addendum to the promissory note identifying the CSD's right to rental receipts, outlining that the CSD is owed \$225,000, and are to be paid a pro rata share with interest as apartments are rented out. He stated that the apartments should be completed by October 2005.

Director Gerger asked Mr. Stamas to explain the term “surplus cash” mentioned in the note and how much surplus cash they expect to have.

Mr. Stamas stated that surplus cash refers to profit. He said 75 percent of the surplus cash will used to pay the mortgage with the remaining 25 percent to pay the promissory note. He explained that the note should be paid back with interest within seven years.

A Board member asked what the rents would be.

Mr. Stamas stated that the rent would be approximately \$900 for a three-bedroom apartment. They will be very attractive apartments. He stated that they have never lost money on apartments.

President Johnson asked for public comments.

Will the apartments have playgrounds and a pool?

Mr. Stamas said yes and mentioned that off-site improvements on the roads would also be made such as widening the road and putting in traffic controls.

If all of the 200 units are three-bedroom, shouldn't the impact be more than 490 people?

Mr. Stamas explained that the units range from two to four bedrooms. Most of the units will have two or three bedrooms because they are the most popular. He stated that the figure of 490 residents is a fair estimation.

Chris McCullough explained that they had rented various apartments in Cameron Park over the last four years and that it is hard to find apartment complexes with playgrounds, etc. He stated that he was pleased at the prospect of this type of project and asked the Board to consider a more reasonable payback period so the project could move forward.

President Johnson closed public comments and asked if any Board member wanted to make a motion to overturn the previous action in September. No motion was made. President Johnson stated that the vote to deny the fee deferral on September 15 will stand.

Board discussion followed. Director Cater stated that if Mr. Stamas would like to discuss the issue further, he should contact Ms. Place who can forward requests to the Board.

11. **PUBLIC HEARING ON WEED ABATEMENT:** President Johnson opened public comment.

Chris McCullough explained that the letter he received said to show up at 3200 Country Club Drive. He explained that he owns one of the four properties declared a nuisance – 3400 Sudbury Road. He stated that he had cleared his property with a bulldozer and chainsaw a year ago with 95 percent of the brush removed. He said the lot had been sold and construction will begin in two or three weeks. He does not want to pass this onto the new owner.

Chief Silva offered to do another inspection of Mr. McCullough's property.

President Johnson suggested that the item be tabled so that the lot could be inspected and new notices can be mailed to the property owners in question since the letter gave an incorrect meeting address.

Director Cater made a motion to table this item for one month so that property owners at 3415 Kimberly and 3320 Sudbury can be re-noticed and the property at 3400 Sudbury be stayed while pending a conversation between the property owner and fire personnel, to be revisited as fire personnel deems appropriate. Seconded by Director Gerger. Motion passed 5-0.

12. **BASS LAKE PARK:** President Johnson explained that discussions have taken place with the El Dorado Hills CSD regarding the outstanding billing for maintenance of the park. He stated that we have requested information on the number of hours being charged to maintain the park and are evaluating whether to continue to participate in the arrangement with EDHCSD.

13. **PLANNING MATTERS:** None.

14. **COMMITTEE REPORTS:**

A. **CC&R:** No report.

D. **FIRE AND EMERGENCY SERVICES:** Chief Silva reported that invitations had been distributed for the open house on Saturday, November 6. He said there will be activities for the children including an appearance by Smokey the Bear. Applebee's has agreed to provide hors d'oeuvres.

MATTERS TO AND FROM DIRECTORS: Director Gerger reported that Captain Mike Smith had received a letter from Denise Martin whose son Andrew was in the Explorer Program. Ms. Martin stated that the skills Andrew learned in Explorer are now serving him well in the Marine Corps. She praised the Explorer Program.

Chief Silva introduced Chief Kelly Keenan as his new CDF supervisor. Chief Keenan is the Operations Chief for El Dorado County and lives in Cool.

CORRESPONDENCE TO THE BOARD: None.

CLOSED SESSION: Board adjourned to Closed Session at 8:48 p.m. to discuss CPCSD vs. Thomas litigation pursuant to Government Code §54956.9(a).

RECONVENE TO OPEN SESSION AND REPORT OUT OF CLOSED SESSION: The Board reported out of Closed Session at 9:05 p.m. Direction was given to staff to forward the matter to legal counsel.

ADJOURNMENT: President Johnson adjourned the meeting at 9:07 p.m.

Attest:

President, Board of Directors

Secretary to the Board