

## MINUTES

Regular Meeting of the Board of Directors  
Cameron Park Community Services District  
3200 Country Club Drive, Cameron Park, California  
**7:15 p.m., Wednesday, March 15, 2006**  
ALAN CLARKE, President  
KEN CATER, Vice President  
Directors, DAVID JOHNSON, and DALE GERGER

**CALL TO ORDER:** The meeting was called to order by President Clarke at 7:15 p.m., followed by the Pledge of Allegiance.

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL Present:** President Clarke, Directors, Cater, Johnson and Gerger  
Director Cater arrived at 7:45pm (Board was notified in advance).
3. **APPROVAL OF AGENDA** *Approved. Ayes- DJ, DG, AC*

**OPEN FORUM:** At this time, members of the public may speak on any item not on the agenda that falls within the jurisdiction of the Board of Directors.

**MOMENT OF RECOGNITION:** Director Clarke presented retired Battalion Chief Matt Silva with a lifetime Cameron Park Lake pass and Plaque for his years of dedicated service. Director Clarke acknowledged Park Superintendent and staff. Paul Ryan gave an update on ongoing park improvements. General Manager, Tammy Mefford's husband, Dick Mefford was acknowledged as he leaves for Iraq.

**CONSENT CALENDAR:** All items listed in the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless members of the Board, staff, or persons in the audience request specific items to be discussed or commented on prior to the time the Board votes on the motion to approve or adopt items on the Consent Calendar. If any item is removed from the Consent Calendar, the item(s) will be considered at the beginning of the Department Matters Calendar.

*Approve staff recommendation on items 1,2,3, F and G. Ayes – DG, DJ, AC*

1. **BOARD MINUTES:**
  - A. February 15, 2006, Regular Board Meeting  
**Action:** Approve
2. **STAFF REPORTS:**
  - A. General Manager's Report
  - B. Fire Department Report
  - C. Recreation Department Report
  - D. Parks Department Report**Action:** Receive and File.

3. **FINANCIAL REPORTS:**
  - A. Payment of Warrants  
*Action:* Authorize Payment of Warrants.
  - B. Financial Statements for the Month of February 2006  
*Action:* Receive and File.

**DEPARTMENT MATTERS:** At the time the Board acts upon Approval of the Agenda, it may select individual Department Matters to be moved to the Consent Calendar for approval, absent objections and/or requests of the Board, staff, or the public to speak to those matters.

4. Items Removed from the Consent Calendar for Discussion items: None

5. **PUBLIC HEARING ON THE FIRE DEPARTMENT CAPITAL IMPROVEMENT PLAN FOR THE PURPOSE OF AMENDING THE FIRE DEVELOPMENT IMPACT FEE REPORT AND FEE STRUCTURE:**

This is a noticed public hearing. The Board will discuss the 2006 Fire Department Capital Improvement Plan and proposed amendments to the Fire Development Impact Fees.

*Recommended Action:* Hear public comment, and approve Resolution No. 2006-04 amending the Fire Development Impact Fee Report and Fee Structure as outlined in the 2006 Fire Department Capital Improvement Plan.

*Action: Approved.* Board polled Ayes - DJ, KC, DG, AC.

6. **FORMATION OF A LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT FOR SILVER SPRINGS:**

This resolution approves the preliminary Engineer's Report, directs the Engineer to mail out property owner ballot(s), declares the intention to assess the proposed district in 2006-07, and sets a date for the Public Hearing for the Silver Springs LLAD.

*Action: Approved.* Board polled Ayes – DJ, DG, AC – KC absent

7. **CAMERON PARK COMMUNITY CENTER:**

The project is currently 45-50% complete in construction documents. In this phase the architect and their consultants are proceeding with final engineering drawings for submittal to the El Dorado County Building Department. In order to maintain schedule, the team is proceeding prior to receiving final Planning Department approval.

*Action: Approved -* DJ, KC, DG, AC.

8. **REPORT OF CONSTRUCTION MANAGEMENT COMMITTEE AND HIRING PROCESS FOR CAMERON PARK COMMUNITY CENTER PROJECT MANAGER:**

Director Clarke will provide a verbal report and request board action on four items:

1. Approve design, bid, and build with modification to include a project manager.
2. Approve qualification description for project manager.
3. Start recruitment for project manager.
4. Select interview panel for project manager.

*Action: Approved -* DJ, KC, DG, AC.

9. **BOARD VACANCY:** The Board President is requesting the Board reschedule a time and date for Special Meeting to interview prospective candidates for the board vacancy. The two dates that are being proposed to reschedule the meeting are March 29<sup>th</sup> or 30<sup>th</sup>, 2006, 7:00pm.

*Action:* Meeting was scheduled for 7:30 pm on Wednesday, April 12.

*Approved -* DJ, KC, DG, AC.

10. **2005-2006 BUDGET:** Staff met with the Budget and Finance committee and provided a mid year balance update on all departments for 05-06. The Fire Committee was provided an update on the fire department budget. Director Clarke will provide a verbal update.  
*Action: Approved.* DJ, KC, DG, AC.
11. **OFFICE HOURS /CSD HOLIDAYS:** At the last board meeting Director Cater asked that this item return to next months meeting for further discussion.  
*Action:* Motion failed – no action taken
12. **JUNE 21, 2006 REGULAR BOARD MEETING:**  
Due to staff pressure & time constraints with Summer Spectacular staff would like to cancel the June board meeting.  
*Action:* Discussion Only - recommend shorting agenda
13. **PLANNING MATTERS:**
  - A. **S 06-0001 European Performance Roof Sign:** A special use permit for an existing non- permitted illuminated roof sign as required by code enforcement file 155688. The illuminated sign measures 80 square feet and is adjacent to US 50. The property identified as parcel number 082-421-05 consists of 0.70 acre, and is located on the south side of Merrychase drive approximately 500 west of the intersection with Cambridge Road in Cameron Park.  
*Action: Approved.* Captain Rob Combs and General Manager Tammy Mefford to review and respond by requested deadline to county.
  - B. **A06-0003 Z05—0008 Cameron Park Ventures:** The applicant has submitted a request to rezone property from RE-10 PD Estate Residential ten acre planned development to C-PD commercial planed development and R2-PD limited multi family residential planned development for two of the three parcels, and a tentative parcel map and development plan to split one parcel into three parcels and a tentative subdivision map to create 64 parcels for the construction duet units. The property consists of 68 acres and is located at the north side of Gabbert & Kevin approximately 500 feet south of the intersection with Palmer Drive.  
*Action: Approved.* Captain Rob Combs and General Manager Tammy Mefford to review and respond by requested deadline to county.
  - C. **Z 05-0005 Palmer Professional Center:** The applicant has submitted a request to the Planning Department for a zone change from C-DC/RE-10 (commercial design control estate residential) to C-PD (commercial planned development) to create 6 lots ranging from 0.15 to 3.71 acres consisting of 5 existing building footprints with the 6<sup>th</sup> lot utilized as a common area. The common area will include landscaping parking and access ways. The property is located on the north side of Gabbert Drive at the intersection with Palmer Drive.  
*Action: Approved.* Captain Rob Combs and General Manger Tammy Mefford to review and respond by requested deadline to county.
  - D. **DR 06-0002 Wichert Construction Inc. (Craig Wichert/Carlton Engineering):**  
The applicant is requesting to construct a 7760 square foot commercial office/retail building. The property identified by assessors parcel number 082-412-06 consists of 0.71 acre; ad is located on the east side of Greenwood Lane approximately 0.15 miles north of the intersection with Merrychase Drive.

**Action: Approved.** Captain Rob Combs and General Manger Tammy Mefford to review and respond by requested deadline to county.

- E. **DR 06-0001 Marlon LTD. (Craig Wichert/Carlton Engineering);** The applicant is requesting to construct an 11,600 square foot commercial office/retail building. The property identified by assessors parcel number 082-411-03 consists of 1.03 acre; ad is located on the west side of Greenwood Lane approximately 0.15 miles north of the intersection with Merrychase Drive.

**Action: Approved.** Captain Rob Combs and General Manger Tammy Mefford to review and respond by requested deadline to county.

- F. **Z 05-0003 PD 05-0007 TM 05-1394 Sierra Oaks Condominiums (La Crescent Associates/Cooper Thorne & Assoc.)** The applicant is requesting to re-zone property from R2-DC limited multi family residential design control to R2-PD limited multifamily residential planned development a development plan to convert 72 apartments units to condominiums and a tentative map to create one parcel of 3.68 acres. They are requesting a variance fro parking requirements from 144 spaces to 140 spaces and in trade for that variance will designate four units as affordable hosing. The property identified by assessors parcel numbers 083-053-05 and 06 consisting of 3.68 acres and is located on the east side of La Cresenta Drive 750 feet south of the intersection with Green Valley Road.

**Action: Approved.** Captain Rob Combs and General Manger Tammy Mefford to review and respond by requested deadline to county.

14. **COMMITTEE REPORTS:** Items A – G

A. **CC&R** – Standing Committee:

Ken Cater and David Johnson, representatives  
No documentation for this item.

B. **PARKS AND RECREATION** – Standing Committee:

David Johnson and representative; Alan Clarke alternate  
No documentation for this item.

C. **BUDGET AND FINANCE** – Standing Committee:

Alan Clarke and Dale Gerger, representatives; Dave Johnson, alternate  
Agenda for February 28, 2006

D. **FIRE AND EMERGENCY SERVICES** – Standing Committee:

Kenneth Cater and Alan Clarke, representatives  
Agenda for March 2, 2006

E. **EL DORADO COUNTY REGIONAL PREHOSPITAL EMERGENCY SERVICES OPERATIONS AUTHORITY – A JOINT POWERS AUTHORITY** –

Agenda for meeting held February 23, 2006  
Agenda for meeting held March 7, 2006

F. **CAMERON PARK FIRE SAFE COUNCIL** – Non-CSD Committee:

Dale Gerger, representative  
No documentation for this item

- G. **NCSDIA** – Non-CSD Committee:  
Alan Clarke, representative  
No documentation for this item.

**CLOSED SESSION:** 8:55 pm, The Board will adjourn to Closed Session to discuss the following items:

1. **PURSUANT TO GOVERNMENT CODE §54956.9:**  
Closed session under California Government Code §54956.9, conference with legal counsel regarding potential litigation in one case.
2. **PURSUANT TO GOVERNMENT CODE §54957.6 APR NEGOTIATIONS:**  
Administration, Parks, and Recreation (APR) negotiations.

**BOARD RECONVENED TO OPEN SESSION AT 9: 30 PM AND REPORTED OUT OF CLOSED SESSION:** Direction was given to committees to proceed on closed session item #2.

**ADJOURNMENT:** Meeting adjourned at 9:30 PM – **Approved.** Ayes – AC, DJ, KC, DG.

**Attest:**

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**President, Board of Directors**

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**Secretary to the Board**