

# Cameron Park Community Services District Strategic Plan Community Survey Report



*Updated with survey  
responses through  
1.14.2021*

# ABOUT OUR STRATEGIC PLAN PROCESS

## Background:

In the Fiscal Year 2020-21 Budget, the Board of Directors allocated \$10,000 for a new District Strategic Plan. The current Strategic Plan was reviewed by all standing committees and an update provided to the Board of Directors in 2019. The current plan's timeframe is 2016 to 2021, and the District met most of the Plan's objectives.

## Discussion:

A Strategic Plan serves as the District's "Big Picture" Road Map, providing clear direction and ensuring efficiency in the delivery services. All other internal plans, including annual budgets, master plans, and capital improvement plans, are subservient to the Strategic Plan. Now more than ever, a Strategic Plan is needed to guide the District as COVID impacts are fully realized and as leadership on the Board and amongst staff transitions.

### Work Completed to Date

Staff and consultant, Brent Ives of BHI Consulting, have completed several tasks in preparation for the first workshop that was held on January 13, 2021. The consultant received input from Board members regarding their thoughts for strategic issues. Staff posted a community survey to gather resident feedback about strengths and weaknesses in the community, and thoughts about the future strategic issues. Staff supervisors and managers provided input to consultant, and began meetings with partners and stakeholders including sport groups, the Chamber of Commerce, the CP Library, Rotary, schools, and individual residents representing a cross section of community demographics.

### About this Report

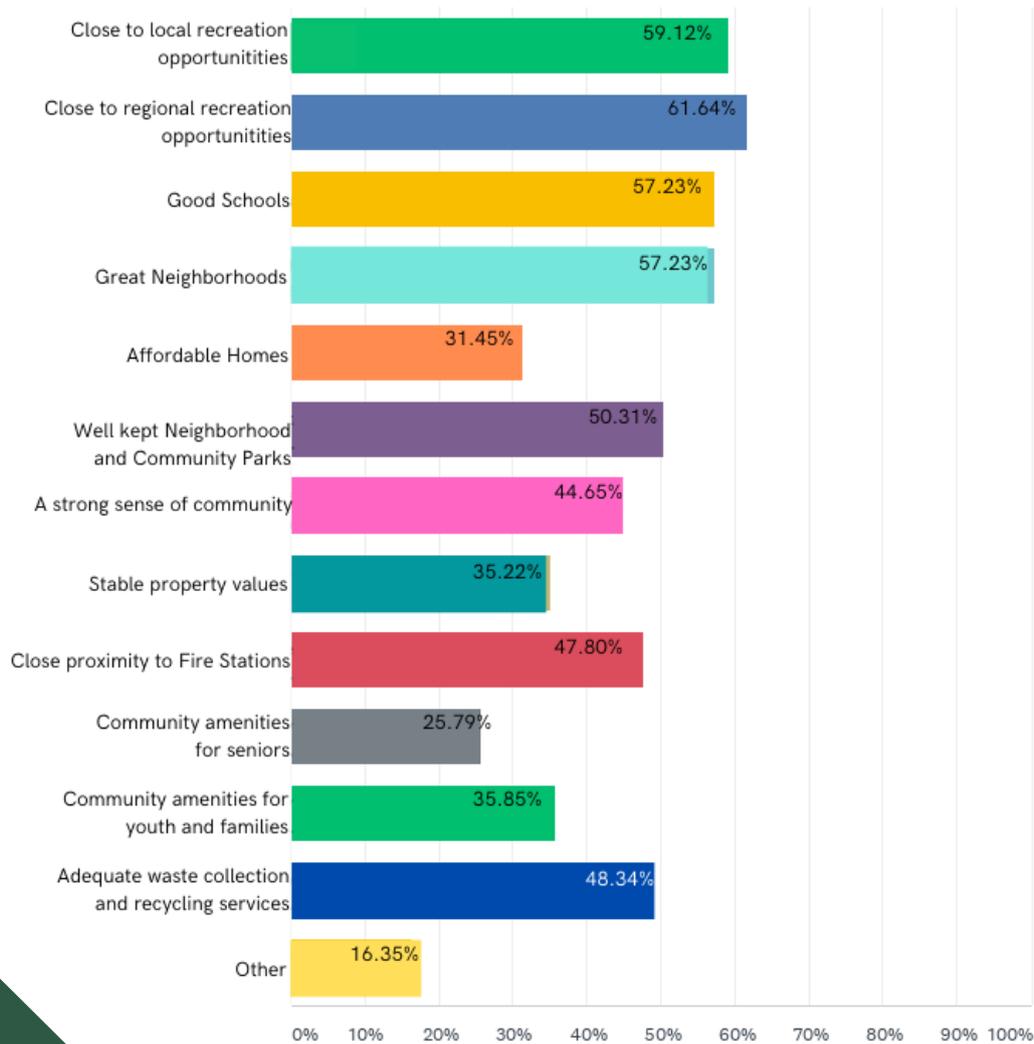
This report was created to detail the results of the community survey that was released to the using SurveyMonkey on December 7, 2020 and remains open. The survey has been promoted through a number of channels including: social media, our website, monthly e-Newsletters sent to over 4,000 residents as well as redistribution through community partner email lists.

*Staff will continue to update the report on a bi-weekly basis until the survey is closed.*



# Community Survey Results

Q1 What things make Cameron Park a "Special Place to Live?" Please check the items that you feel are currently TRUE of Cameron Park.



# Community Survey Results



## Question #1: What things make Cameron Park a “Special Place to Live?” Answers from people who selected “Other”

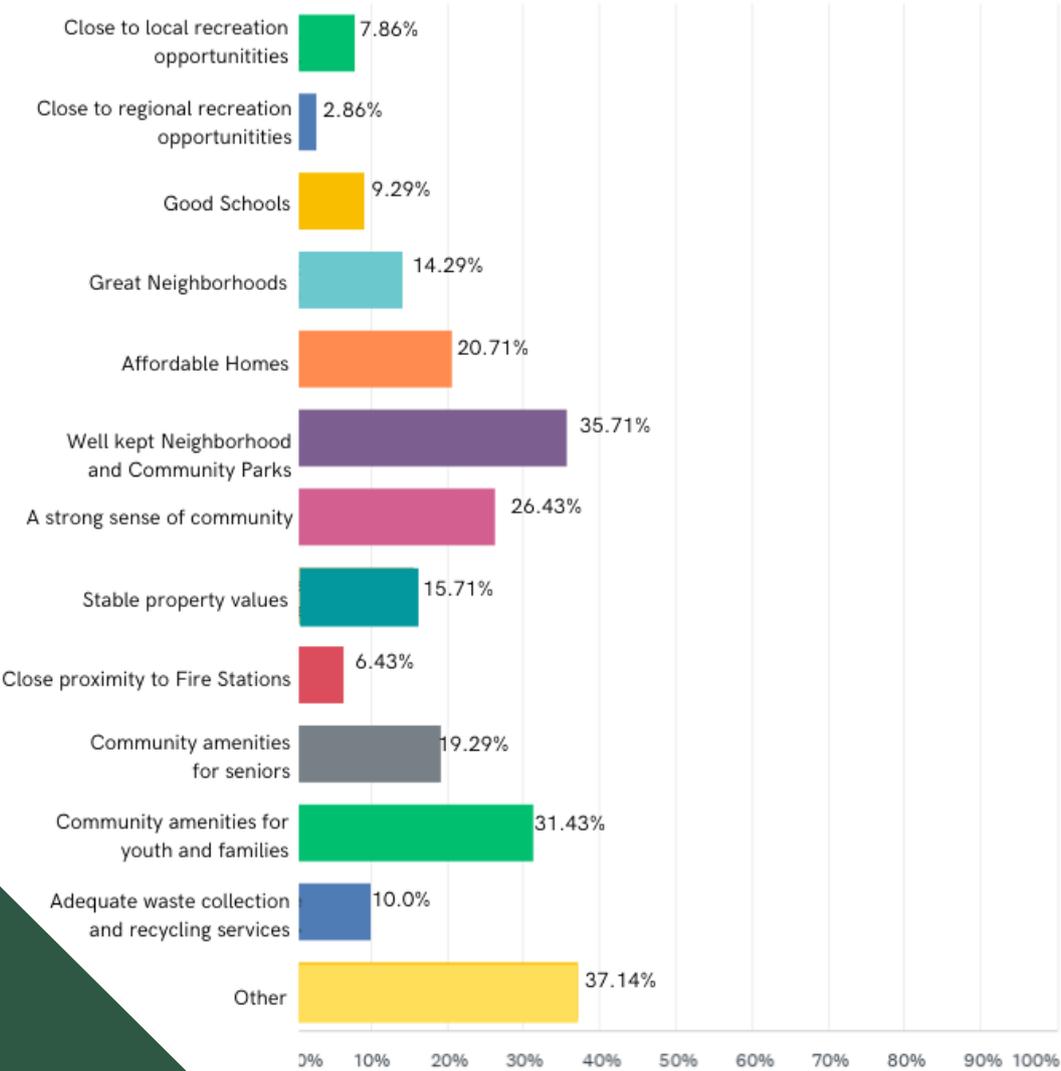
*Notes: The following statements are copy and pasted from Question 1 of the Community Survey where respondents selected "Other" and then used the space below to specify. Everything was spell checked, but grammatical changes were not made*

- Rural atmosphere without city bureaucracies
- Cameron Park Lake facilities (was the lagoon)
- Rasmussen Park and the trails and pond behind it
- Enforcement of CC&Rs
- Great churches
- I enjoy Cameron Park being far enough away from bigger cities yet close enough to lakes, mountains and recreational areas.
- More actives for seniors
- The beautiful old trees!
- Shopping is close
- Caring neighbors
- Library, pharmacies
- Better and more local representation to various living zones and neighborhood issues. Having lived in CP for over 40 years, this is the first "survey" we've been asked. Even it is inadequate.
- An airport
- I like how it's a small town and should stay a small town.
- The rural feeling of the area, yet still having neighborhoods
- All types of residential properties are available; single family detached homes on large lots, including 5 acres south of Hwy 50, and small lots, condos, townhomes, a mobile home park, apartments, homes along a golf course, homes in airpark, homes with wonderful views and more, and vacant residential lots where people can design and build their dream home. Larry Cameron was a visionary.
- Cameron Park Lake Park
- Trees and hills
- Away from urban buildup
- Walk ability: access to shops and recreation by foot
- The lagoon is gone, the train is gone, Santa parade is gone gone, summer spectacular is gone. I'm heartbroken this is not a special place anymore. You've let it fall apart.
- I would hope that the Fireworks show can return
- Staying rural
- Beautiful pool
- The Airpark and location close to both rural and urban activities.

# Community Survey Results



Q2 What things would make Cameron Park a more "Special Place to Live?" Please check the items that you feel are NOT TRUE of Cameron Park.



# Community Survey Results



## **Question #2: What things would make Cameron Park a MORE "Special Place to Live?" (Items that are currently NOT true of Cameron Park)**

### **Answers from people who selected "Other"**

*Notes: The following statements are copy and pasted from Question 2 of the Community Survey where respondents selected "Other" and then used the space below to specify. Everything was spell checked, but grammatical changes were not made*

- More trails. It would be nice if there were well established bike/walking paths linking various neighborhoods in the community.
- Closed swim lagoon. Fenced disc golf course requires extra mile walk.
- Trader Joe's
- Administration
- Better sports fields
- Limited future development
- Better roads
- CSD that didn't represent its area well during COVID.
- Keeping growth out and getting rid of the crime and homeless.
- Most of these are true to some degree. There are exceptions to everything.
- CCR's not enforced
- More parks, trails, sidewalks. More recreational leagues. Good job with what we have so far. More small businesses, restaurants to support.
- It was a great in between of rural communities up the hill and wealth down the hill. Now it is becoming too expensive and is losing that rural feel.
- Sidewalks on main streets like Cambridge and Cameron Park Drive
- Wish we had other grocery stores such as Trader Joe's. And, parks closer to Rescue.
- Weed/car & run down home abatement in neighborhoods
- More local activities, bike trails, accessible boating and fishing activities
- A 'downtown' or town center area with restaurants and shopping
- Nothing specific
- Great place for kids to ride a bike
- Needs being recognized.
- Support of the airport
- Able to fish of shore at lake
- Alternative to PGE. More street lighting.
- Racially and politically tolerant
- I believe all these are good attributes for CP
- A local only (within Cameron Park) shuttle system that runs frequently; Farmers market (not sure if we have one already)
- No design standards for the community
- Vegetation maintenance
- Amenities for adults

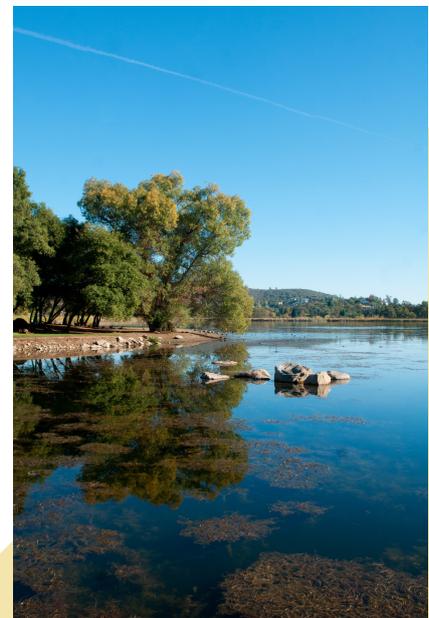
# Community Survey Results



## Question #2 - Answers from people who selected "Other" CONTINUED

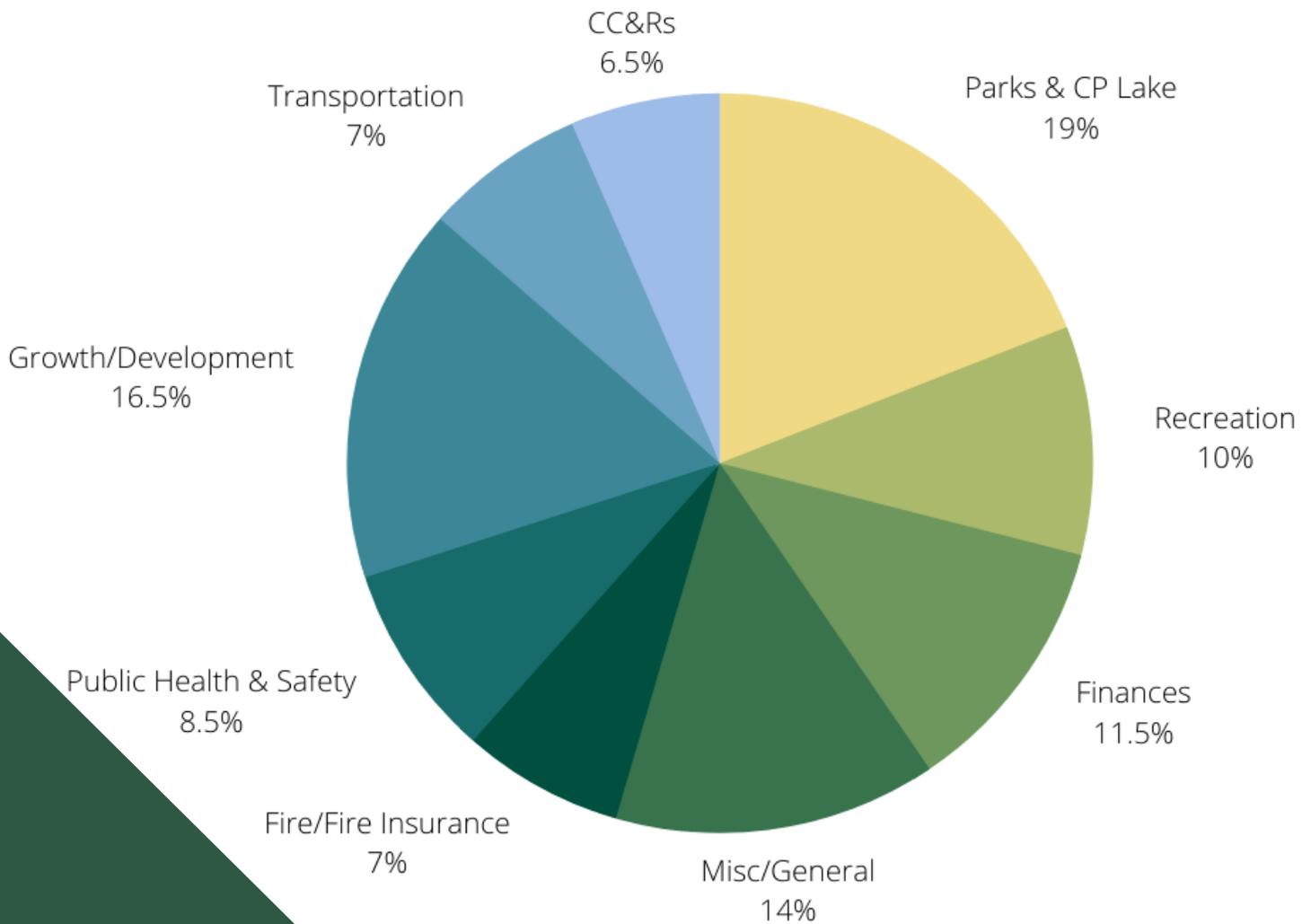
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- Take the quote marks off the "a special place to live" sign. The words are fine but the quote marks make them seem laughable. I have many others comment about them with the same belief.
- Bad roads and too much building. We should tax the bay area people who move here
- More affordable small homes
- The question is contradictory. Make CPCSD a more special place to live or NOT TRUE.
- No swimming lagoon. FENCED Disc Golf course.
- The fact that we've become the "apartment community" for all of El Dorado County!
- I wish we could encourage all property owners to landscape their front yards and maintain the exterior of their homes well
- Cameron Park Lake needs to be mucked out and cleaned, people used to be able to swim in it 25 years ago
- A lagoon, a train, summer spectacular, Sam's town, Santa parade, community garage sale. All the things CSD lost for us.
- Walking trails and paths that hook up to the trail at bass lake or rail to trail. We need more walking trails through out. Also we need a clear cut downtown bus. Recreation opportunities.
- Better code enforcement
- Clean up trashy properties. Pull weeds and have nice curb appeal
- Better roads, a public golf course, another public swimming pool and gym on the other end of CP.
- Hiking/biking trails/sidewalks that promote walkability
- Small businesses, green businesses, community services



# Community Survey Results

Q3 What would you say are the most important issues or challenges facing the Cameron Park Community Services District in the next 5 years?



# Community Survey Results



## **Question #3: What would you say are the most important issues or challenges facing Cameron Park Community Services District in the next 5 years?**

*Notes: The following statements are copy and pasted from Question 3 of the Community Survey where respondents received a text box they could use to type all of their opinions.*

*Please know:*

- *Responses have been categorized to make reading them easier*
- *If comments listed multiple issues/challenges, they were cut and moved into multiple categories (at the time of gathering this info on January 14th, there were 154 respondents and there are 200 items listed in this report)*
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## Category: CC&Rs

- Staying on top of the CC&R's to improve some of our more rundown neighborhoods.
- Sustaining current infrastructure and properties
- Opportunities to improve neighborhoods, housing, parks, and property values by addressing these issues: Homeless encampments; Theft, home/vehicle burglary, arson; and Affordable housing construction
- Keeping the community clean and safe. Not allowing properties to look like slum housing.
- Managing neighborhood CC&R's
- Enforcements and compliance of CCRs.
- You can't and aren't keeping up with CC&Rs this is not good for our community and it is the same problem we've had since Lyle left. You must do better.
- Educating our newcomers to Cameron Park. We have a lot of transplants that are coming in from communities that do not work like ours and it appears to be causing confusion. The impact is fast transitions of residents that are used to HOA's or told that HOAs do not apply here and it is becoming a community of "Do whatever you want no matter how it affects your neighbors". We are facing an issue of finance for the CC&R department. The current funding does not even support a reasonable wage for the officer and handicaps the department of a working budget and assistance. This department will be impacted to a close in the next 5 years unless we can make adjustments to the Assessment for CC&R compliance.

# Community Survey Results



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## Category: Fire/Fire Insurance

- Fire insurance affordability
- Weed abatement
- Fire Having more resources for weed abatement in our community
- Fire danger-challenge
- Fire prevention and ensuring fire insurance is affordable
- Affordable fire service that all in service area pay for.
- FIRE insurance rates
- Fire safety
- Our neighborhood has been in danger of wildfire for decades due to a lack of weed abatement and cc&R enforcement. I'd say wildfire danger and threat of exorbitant insurance rates associated with that danger are very high on our list.
- Increasing cost for Fire services that takes away from parks and recreation activities. Not enough funding to keep our community current, safe and healthy.
- Fire prevention and ensuring fire insurance is affordable
- Need to maintain current level of Fire Service, not reduce personnel on engines.
- Reducing wildfire fuel loads. We are a 'Paradise in the making'.



# Community Survey Results



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## **Category: Transportation (Trails/Traffic)**

- We need more developed parks, a safer sidewalk system so that you don't feel like you're risking your life riding a bicycle on Cambridge Road.
- I think walking could be more friendly by making the pedestrian access to shops and amenities under highway 50 more attractive.
- I would love to see at like a bike lane or even better a walking trail along Cameron park drive.
- I love to see a trail system that brings neighbors together and connects different parts of town.
- Road congestion.
- Public transport, pedestrian / equestrian / bicyclist safety
- Roads....just keeping them well maintained
- Road/median maintenance, traffic flow.
- Not enough street improvements
- Not caving in to overcrowding and overbuilding the community like El Dorado Hills and Folsom have done!
- Not sure who is in charge of safety and traffic on cameron park drive but they could use some help.
- I'm worried about the traffic. Currently we seem to be at a maximum for our street traffic capacity.
- Housing market and pedestrian walking paths. Our main roads do not provide walking or biking lanes which are popular non-motorized transportation routes.
- Adding traffic lights in areas that need them for safety and preparing for growth by expanding roads, etc..
- ENFORCEMENT and ATTENTION to speed laws and control on all streets and roadways!
- Upgrading the freeway on ramps to relieve traffic

# Community Survey Results



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## **Category: Public Health & Safety**

- Drugs and addicts...not sure how to handle these and it's an issue around Safeway.
- As in so many other communities - services & a support system for the homeless. Definitely a health & safety concern for everyone. It has been exacerbated by the pandemic.
- Whatever the activity is either drugs or mental or homeless seems to be increasing. And keeping the community cleaner.
- Crime and homelessness
- Homeless issue
- There has been a substantial increase in crime. Car break ins and robberies among the highest
- FEAR. GET PEOPLE BACK TO PARTICIPATING IN EVENTS WITHOUT MASKS OR RIDICULOUS REGULATIONS AND RESTRICTIONS.
- Crime
- Drug use. Safety of our children homeless.
- Break-ins in the Coach Road area and increasing in other residential areas
- Do not allow the homeless camps to ruin the property values in our community. They should be eliminated entirely.
- What about the homeless that line the corners of CP dr. & Coach lane
- Crime on the rise, such as property damage, excessive speeding, and unsafe tailgating.
- Growth and drug issues
- Crime is more rampant over the years, homeless will probably increase. No more apartments, more family homes instead
- Crime
- Being sure to keep homeless people out of the parks.

# Community Survey Results



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## Category: Recreation

- To boost a sense of community, schedule family dances twice a month... swing, contra (folk), square, line dancing
- Maintaining the sense of community in a social networking age.
- Providing activities for various age groups especially as county age range ages
- I want to see the community center and library continue to be successful.
- Keeping things current and interesting for kids.
- Keeping community pool open, affordable, and access to all. Swim team seems to have priority which is a sore spot for many.
- Maintaining recreational infrastructure and implementing more community events to bring our community closer together again.
- Developing a family first community - keeping things local
- Maintaining engagement with the community.
- Functioning while your hands are tied by COVID restrictions! Trying not to get swallowed up by the increasing population of El Dorado Hills, and their ability to offer more amenities/recreation opportunities due to having more \$\$.
- Sports programs.
- Providing fun sports programs and activities for people in the community
- Lack of youth activities, facilities, camps, teen, etc...
- Offer more art studio classes.
- Finding a way to unite the community and keep activities free or affordable.
- Better hours for Lap swimming in the winter. At 7:00 am in winter, it's still COLD and DARK. The early morning hours are great for spring, summer and early fall but NOT for winter.
- Activities for seniors

# Community Survey Results



**Question #3: What would you say are the most important issues or challenges facing Cameron Park Community Services District in the next 5 years?**

## Category: Recreation (continued)

- The more important things that I see for me and family would be have more kid friendly amenities at the lake, community center and activities even during the pandemic. We have to think outside the box to keep these kids active and mentally strong during this difficult time.
- We need better fundraising events, always keeping new residents and older residents needs in mind. You need to make everyone from any background welcome privileged or not. Partnership with 916ink and gets teens involved and off computers constantly. We also want green businesses because we love our beautiful landscape.
- Maintaining a sense of community despite pandemic/stay at home orders. More community recreational activists for youth- especially small children. More in town recreational activities for adults/families such as walking trails that are also dog friendly.



# Community Survey Results



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## Category: Finances

- Maintaining services without cost increases.
- Balancing the budget
- Funding number one
- Adequate funding to maintain and improve level of service
- Costs. Increasing costs and taxes.
- Funding
- Financial Stability
- Revenues
- Money, lack of vision
- Funding
- Maintaining reasonable rates for services like garbage, water, etc.
- Weathering the pandemic
- Financial sustainability
- Money
- Revenues and creating a balanced budget. You cannot keep passing budgets with a structural deficit.



- Finances because the district can't do anything without adequate finances
- Stability of funding, maintaining affordable Homes
- Economic downturn
- Money
- Maintaining/ expanding services with budget deficits
- Financial ability to fund local programs for the community.
- Funding
- Fiscal issues, such as planning, and fiscal integrity. Development of a 5 year rolling master plan that integrates both the supply and demand sides of the equation

# Community Survey Results



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## **Category: Growth/Development**

- Managing growth so as open spaces still exist
- Development.
- Retain rural communities
- Limiting the suburban spread from Folsom and El Dorado Hills
- Planning for the population to increase, which will increase traffic and demand for retail, pedestrians and recreation
- Balancing development and open spaces
- Staying up with El Dorado Hills and Placerville. Becoming something other than a stop on the way to Sam's town. Let's bring in business by creating an awesome downtown connecting everyone down and up the 50 corridor buy trails. We are in the middle of everything let's build an awesome place to visit and shop.
- Not competing with EDH CSD
- Growth in EDH and Folsom
- Residential/commercial/industrial development, traffic, need for job growth, representation of our values by the CSD
- City creep Politics Infrastructure
- Cleaning up poorly run or eyesore businesses like the rundown hotel off Cameron Park Road.
- Listening to the needs of the home owners and not making executive decisions the community does not want. Making the roads safer for children and foot traffic.
- Population increase
- Keeping growth stable
- Growth from all the people moving to Folsom, etc. from the Bay Area.
- Traffic and excessive housing density.
- Limits on density growth; infrastructure not present and density will change quality of life.
- Growth with a master plan

# Community Survey Results



**Question #3: What would you say are the most important issues or challenges facing Cameron Park Community Services District in the next 5 years?**

## Category: Growth/Development (continued)

- Developing a downtown area that people of all ages would go to eat, shop, and hang out (like town center in EDH)
- I think the preparation and planning for a sharp rise in home prices and population growth from down the hill will determine what CP looks like over the next 5 years. Will Cameron Park develop a strong community vibe with a strong central hub like El Dorado Hills or become a faceless commuter town like many in the outlying Bay Area?
- Keeping growth under control, and not bowing to pressure from developers. There is no need to continually build up every open green space in the city with cheap apartments, businesses, or ridiculous frisbee golf courses
- Maintaining our rural lifestyle by not giving in to city style transplants ideas.
- Influx of higher number of people in a relatively short period of time leading to infrastructure issues and crowding
- Developers trying to take over to turn CP into a city.
- Controlled growth-need for a larger tax base relying on business
- Cameron Park is now known as the place to build multi-family housing without design standards.
- If our elected officials are going to try and ruin the town by making it modern and building more. And the roads need to be fixed
- Affordable smaller housing
- Maintaining the strong family oriented "small" community feel and values; not over expanding with large box stores in vacant areas
- The need for a downtown that would bring in additional commercial local enterprise and sales tax revenues.
- Rising house prices
- Too many people coming to events making crowds and parking a nightmare. More houses being built but not schools and parks.



# Community Survey Results



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## Category: Parks

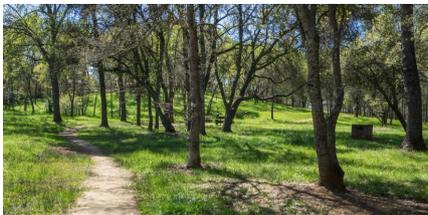
- Creating and maintaining decent parks.
- Exploring volunteer opportunities for monitoring parks, (enforce no dogs, bikes, or drones at the lake), emergency fire mobilization.
- NIMBY preventing development of new parks. e.g. Bass Lake park
- Continue upkeep of the various parks and facilities as they age
- Improvements on parks and fields.
- Park upkeep, park maintenance staffing, security at Cameron Park Lake.
- It would be nice to have a swing and slide in Gateway Park.
- Maintaining clean parks
- Park Maintenance/Improvement
- We are losing families and youth to other neighboring programs because our fields and amenities are so outdated.
- Parks in Folsom and EDH are much more updated. Our parks are outdated, the lake isn't conducive for strollers with so much goose poop and the only park near our home is an unsafe dog park (Gateway) which has homeless people and dogs off-leash without a closed fence. The only park for kids in our neighborhood is the Lake which costs money. Gateway park could easily accommodate local kids that can't afford a lake pass as well as a fenced area for off-leash dogs. There are also no sidewalks in our neighborhood which obviously makes it difficult and unsafe to walk anywhere.
- Dog walking trails.
- Keeping the community pool and center well maintained.

# Community Survey Results



**Question #3: What would you say are the most important issues or challenges facing Cameron Park Community Services District in the next 5 years?**

## Category: Parks + Cameron Park Lake



### PARKS

- Developing community parks with open space (trail regulation, etc.) and adequate facilities with regular cleaning
- Relocate pickleball. Improve Gateway park and finish walking path
- The one thing I feel Cameron Park lacks is a place for kids to ride their bikes. A lot of our neighborhoods are hilly. Christa parks skate park is no bikes. I'd love a loop like the lake for bikes, or some kind of trail or bike park
- More recreation in the forms of parks. I.e: bike park
- More parks and attractions to keep kids busy
- Keeping parks clean
- Need to update facilities for youth sports. It seems El Dorado Hills has amazing parks/fields and ours can't compete.
- The need to update parks and make CP more connected via bike or walking paths

### CAMERON PARK LAKE

- Funding for Swimming Lagoon.
- More Trees at Cameron Park Lake
- A plan for CP lake since the swimming portion is no longer available. Maybe there could be a nicer park area around the lake with more activities or plans to build a pool there
- I think there is going to be tremendous backlash against charging to enter the lake without additional services being offered. As a resident, if I am allowed to walk around the lake 9 months out of the year, why am I not allowed to walk without paying \$\$\$. My property tax fees should allow me to enter without fee year round.
- Please open back up the Cameron Park Lake swimming hole. There are much younger families here now then just a few years ago and the place would absolutely THRIVE now!
- Taxes and Price increased prices for community resources that should be free because were already paying taxes for these services
- Parking at Cameron Park Lake
- Keeping places like CP Lake open with ALL amenities.

# Community Survey Results



## Question #3: What would you say are the most important issues or challenges facing Cameron Park Community Services District in the next 5 years?

### Category: Cameron Park Lake (Continued)

- Concessions for snack shacks and boat rental at the lake... not high school students, but responsible adults who could hire conscientious teenagers. A percentage goes to CSD
- Allow dogs at CPL, OR enforce the ban!!!!
- There needs to be more activities for the community.
- You guys are in a rut you need to update and use the lake. It would be nice if people could have a section of the lake where they can rent a dock so they can leave their kayaks on the lake and have access to them when the lake is open. Why don't you rent the paddle boards out and the paddle boats out. Have outdoor movies once a month. Have coffee vendors at the lake? Your missing out on all the pickle ball and tennis groups. Set up plastic sides on the gazebo when it's cold, get a heater out there and some tables. Bring in different trucks at different times of the year. Have a walking club, do a benefit walk! Put out exercise stops around the lake. There is so much that can happen at the lake and you can make some money also.
- No dogs ever allowed at Cameron Park Lake.
- We love Cameron Park lake but it doesn't make sense for my family financially to pay per person to use a walking trail and playground in the summer months. I know there are plans in work to do something different with the lagoon area, I feel that should be a priority. It would also be really nice if fees could be per vehicle.
- Improving on their local amenities. Cleaning up of areas around the lake. Taking efforts in minimizing the geese population at Cameron park Lake. When was the last time fish were stocked at the lake? Host a kid's fishing derby.
- Install senior playground equipment for enhancing strength, balance, range of motion.
- It would help if dogs were allowed at CP Lake.
- Excellent maintenance of CP Lake. People with different perspectives working together.
- Cameron Park Lake sorely needs a decent gardener. Another true diamond in the rough. Park needs bathrooms updated and modernized. And the lagoon closed? NOT ACCEPTABLE

# Community Survey Results



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## Category: Miscellaneous/General

- Continuing the levels of services high
- Improving diversity and inclusion
- Broadband connectivity
- Would love the library to be open on Saturdays.
- Waste collection/recycling
- Improve awareness and access to the excellent community services they provide!
- Expansion, modernization, additional facilities. Increase in CSD taxes to help the above challenges.
- Misuse of funds and loss of the very core values that make Cameron park the amazing place it is. Or use to be.
- Putting the people of the community and their desires above politics.
- I don't live in the air park, but it is important to me and want to see it be safe and attractive to pilots.
- Utility rates / Water rates
- Affordable, stable rents for apartment dwellers
- Improving and expanding recreation facilities on lands already owned by the CSD; maintaining current services should the financial impacts of Covid-19 cause a reduction of revenues to the CSD; being able to continue the annual special events for the Holidays (Easter egg hunt, July 4th spectacular, Santa on fire engine driving through neighborhoods, and more); continuing CC&R code enforcement; and working with the Cameron Estates CSD to see if there can be common ground for events or fire services.
- Maintaining and increasing quality of life by (1) maintaining and developing parks, and (2) enforcing CC&Rs and related community standards.
- Providing value to residents
- Environmental regulations
- Enlarged recycling of a greater number of materials. Not enough is accepted.

# Community Survey Results



## Question #3: What would you say are the most important issues or challenges facing Cameron Park Community Services District in the next 5 years?

### Category: Misc./General (continued)

- Adjusting service delivery in crisis, like what we presently experience. You are doing a good job but the pandemic has shown how limiting certain opportunities can impact the community. As an aside, your parks are beautiful.
- Growing resources to maintain citizen interests to keep people here instead of going other places.
- I moved here from a much busier area so I have nothing against people that are moving up here. However I've noticed over the last few years there has been more crime and more graffiti around the town. My concern is that so people might be bringing their issues up here. I worry that if this continues we won't be a nice place to live anymore
- I think the rental management improvement and additional park areas are essential. and it's better to have AI support in the next 5 years for help in multiple services.
- Leadership that listens dispassionately to understand the concerns and frustrations of the public.
- Developing strategies that will support a "Post Pandemic" environment.
- The absence of a sense of "community". The inappropriate behavior of a few has created a major gap between the District staff and the community members.
- Cameron Park used to feel like a higher end community and now as homes and buildings get older, it feels outdated and rundown (example is area near the airport - it's an eye sore). Ensuring CP moves into the 21st century by improving infrastructure, which is incredibly out of date. Also enforcing HOAs. Allow CP to develop and add much needed infrastructure like El Dorado Hills.
- A balanced budget, adequate staff without excessive positions, a true meals on wheels 7 days a week program, community child care center spacious and affordable staffed with teachers and parents offering a cooperative set up, i.e. parents can work at the center in exchange for using the center. The town gives an ugly, unkempt trashy appearance upon exiting 50 in town proper. Someone with a meticulous eye could greatly improve that first impression... no excuse for weedy ugly artistic exit, do not blame Caltrans please. In addition, more trees on the North side of 50 are sorely needed. Parking lots dismal in our hot summers. Trees are worth the expense
- Ensuring CP moves into the 21st century by improving infrastructure, which is incredibly out of date. Also enforcing HOAs. Allow CP to develop and add much needed infrastructure like El Dorado Hills.