



Established: June 3, 1961

Board of Directors Regular Meeting Agenda Wednesday, September 16, 2026

**Open Meeting to Closed Session – 6:00pm
Convene to Regular Meeting – 6:30pm**

2502 Country Club Drive
Cameron Park, CA 95682 – Social Room

Board Members

Dawn Wolfson, President

Katie Gilchrest, Vice President

Sidney Bazett, Director

Tim Israel, Director

J.R. Hichborn, Director

Mission Statement

“To preserve and enhance the quality of life and to safeguard the health, safety, and welfare of our community”

CALL TO ORDER

- Roll Call
- Pledge of Allegiance
- Moment of Silence to Honor Service Members
 - Military, Law Enforcement, Fire, Emergency Personnel
- Adoption of Agenda

PUBLIC COMMENT - 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 Board; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Board. The Board reserves the right to waive said rules by a majority vote.

PUBLIC MEETING CONDUCT - Board Meeting Conduct is outlined in District Policy 5030, which can be found on our website: www.cameronpark.org/general-information. Protocols for Public Comment can be found at the bottom of the agenda.

CLOSED SESSION PUBLIC COMMENT³

ADJOURNMENT TO CLOSED SESSION

CLOSED SESSION ITEMS

A. Conference with Legal Counsel – Existing Litigation, Status Update

Pursuant to Government Code section 54956.9(d)(1)

- Chris Felton, et al. v. El Dorado County, Cameron Park Community Services District, et al. El Dorado County Superior Court Case No. 23CV2183

REPORT OUT OF CLOSED SESSION

PRESENTATIONS

GENERAL PUBLIC COMMENT

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

CORRESPONDENCE

LEGAL UPDATES

CONSENT CALENDAR

Receive & File:

1. District Report for August 2026
 - a. General Manager's Report (M. Hornstra)
 - b. Parks & Facilities (M. Hornstra)
 - c. Recreation (C. Lowe)
 - d. CC&R Report (J. Mog)
 - e. Wildfire Mitigation (A. Bourriague)
 - f. Fire Department (K. Richards)
2. August 2026 Financial Report (M. Hornstra)
 - a. August Finance Report (M. Hornstra)
 - b. FY 2025/26 Projected Close (M. Hornstra)

Approve:

3. Minutes of August 19, 2026 – Board of Directors Meeting (N. Garrison)

REVIEW ITEMS PULLED FOR DISCUSSION

GENERAL BUSINESS

4. PUBLIC HEARING – Second Reading and Adoption of Ordinance No. 2026.09.16 Establishing Organic Waste Disposal Reduction Requirements. (M. Hornstra)
5. Staff Presentation of Fire Safety Education Material concepts (A. Bourriague)
6. Ratification of Award to Kohler Pools for Community Center Pool Heater Repair (M. Hornstra)
7. CC&R Violation Case CCR25-1070 – 3278 Country Club Drive – Authorization to Refer to District Legal Counsel (J. Mog)
8. CC&R Violation Case CCR20-1035 – 3451 La Canada Drive – Authorization to Refer to District Legal Counsel (J. Mog)
9. CC&R Violation Case CCR25-1062 – 3415 Chasen Drive – Authorization to Refer to District Legal Counsel (J. Mog)
10. Status Update on CIP Project, Verbal (M. Hornstra)

BOARD OF DIRECTORS' COMMENTS & FUTURE AGENDA ITEMS

ADJOURNMENT OF MEETING

The next regularly scheduled meeting of the Cameron Park Community Services District Board of Directors is **Wednesday, October 21st at 6:30pm**, in the Social Room at 2502 Country Club Drive, Cameron Park, CA 95682

This agenda and packet items are available online at the CPCSD website:
<https://www.cameronpark.org/board-of-directors>

In compliance with the Americans with Disabilities Act, if you need special assistance or materials to participate in this meeting, please contact the Board Clerk at (530) 677-2231 or boardclerk@cameronpark.org. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting and agenda materials.

PUBLIC MEETING CONDUCT

Board Meeting Conduct is outlined in District Policy 5030, which can be found on our website: [CPCSD Board Policies](#).

PROTOCOLS FOR PUBLIC COMMENT

Time for public comment will be provided at every meeting and will only be received at

designated periods as called by the Board President or otherwise outlined on this agenda.

Individuals have three (3) minutes to address the Board with an overall time allotment of 20 minutes per topic.

Except with the consent of the Board President, individuals shall be allowed to speak to an item only once.

Individuals participating on-site will be provided with the opportunity to address the Board of Directors first, and then any virtual participants will be called upon.

Individual Board members may ask clarifying questions but will not engage in substantive dialogue with person(s) providing input to the Board.

If any person(s) providing comments to the Board of Directors creates a disruption to the meeting by refusing to follow guidelines, the Board President may take the following actions:

Step 1 - Request the person(s) adhere to Board Meeting guidelines. If the person refuses, the President may have the speaker's microphone turned off or ask the speaker to stop.

Step 2 - If the disruption continues, the President may order a recess of the Board meeting.

Step 3 - If the disruption continues, the President may order the removal of the person from the Board meeting.



DISTRICT MONTHLY REPORT FOR AUGUST 2026

September 16, 2026

GENERAL MANAGER (M. Hornstra)

Activity at the district remains high. With the fiscal budgeting process completed, staff are now focusing on more planning and implementation activities.

I am very pleased to announce that Caleb Hargis has joined the district as our new Operations Manager. Caleb brings several years of municipal government experience, with a strong background in both parks and recreation, as well as municipal administration. He previously served as Community Services Supervisor with the City of Moreno Valley, where he managed recreation and community programs, supervised full-time and seasonal staff, supported special events, and managed program budgets. Most recently, as a Management Analyst with the City of San Jacinto, he expanded his experience into regulatory compliance, grants, financial analysis, procurement, and infrastructure planning, including management of more than \$20 million in state and federal grants. Caleb holds a Bachelor of Science in Recreation, Parks & Tourism Administration from San Francisco State University.

On the administrative side, we have started to prepare for the next audit cycle, while continuing to close the previous fiscal year. Significant time has also been spent clearing up issues in various government databases which have been a hindrance in getting reimbursements from the FEMA grant. With the database issues resolved, we will be able to finalize the final reports and submit our application for reimbursement.

Another project underway is the preparation of the Five-Year Findings Report for both our Fire Development Fee and the Park Impact Fee (AB1600) funds that are due to the County in November. The last report was for 2020/2021 so staff has been collecting the required information to provide to SCI who will be preparing the final report.

Work continues on refining the Capital Improvement Plan. Our consultant is working through the first round of revisions to the master list. Currently we have been focusing on the vehicle inventory across the organization in order to better plan the lifecycles of current vehicles and prioritize their replacements.

We have also been working with legal counsel on reviewing our CC&R compliance process to improve the overall efficiency of the process and looking at ways to shorten the time it takes to achieve, and maintain, compliance with property owners.

Finally, staff are also working on preparing two Requests for Proposals (RFP). We will be soliciting proposals for managed IT services as well as the lighting system upgrade that was included in the new budget.

The **Recreation Department** staff are preparing for a busy fall and winter season with the release of the Fall/Winter Activity Guide, featuring a variety of new classes, programs, and community events. New offerings include Adult Ballet, meditation, and youth and adult pasta-making classes, along with a broad selection of activities for all ages. Upcoming community favorites include the Community Clean-Up, Great Trunk or Treat, and Christmas Craft Faire. The District has also launched its “Have a Merry Christmas” Scavenger Hunt, running through December 20, with weekly clues encouraging residents to get out into the community, find Santa, and participate for a chance to win prizes. Recreation staff look forward to a strong season of programs and events that bring residents together and create new opportunities for community engagement.

The **Parks and Facilities Department** continues to focus on seasonal maintenance, facility improvements, and safety throughout the District. At Cameron Park Lake, water quality remains strong with significantly less algae than in previous years, while staff are working with the District’s lake management company to address concerns regarding gnats along the west side of the lake. Weed abatement continues District-wide with assistance from the Growlersberg Conservation Crew, and preparations for winter are underway, including removal of dead or declining trees and thinning of trees that may present safety concerns. At the Community Center, staff are working with contractors to define the scope of the facility automation project, including improved access control and security, and the pool heater rebuild is scheduled for early September. Park improvements include addressing irrigation and turf issues at Eastwood and Rasmussen Parks, drainage improvements planned at David West Park, and tree maintenance at Paul J. Ryan Park. Staff are also monitoring an increase in vandalism, particularly at Christa McAuliffe Park.

Our **Wildfire Mitigation Department** efforts continued throughout August with sixteen unimproved lots abated by District contractors and brought into compliance. Property owners were notified of abatement costs, with liens to be placed on properties where

payment is not received. Staff are also coordinating with Parks and Facilities on mitigation work across District-owned parcels, including recent work completed at Gateway Park by the Growlersberg Conservation Crew.

Additional efforts include creating wildfire education signage that will be placed at various locations on District property to increase the public's awareness of fire prevention activities they can take as well as pending changes in defensible space regulations. Staff are also reviewing the recently finalized Zone Zero regulations from the California Board of Forestry and Fire Protection and evaluating their potential impacts on properties within applicable fire hazard severity zones.

The Cameron Park Community Foundation will hold its first event, Trucks & Tunes, taking place September 11th at Cameron Park Lake. The Foundation and CSD are planning to share a booth at the event, providing an opportunity to reintroduce the community to the Foundation, promote the CSD, and highlight the work both organizations are doing to make Cameron Park a great place to live, work, and play.

As the Foundation gets back up and running, actively recruiting volunteers will be an important priority. Volunteers are essential to help plan, organize, and staff fundraising and community events, and their involvement will be key to making these events successful. The Foundation welcomes CSD staff, community members, local businesses, and residents who are interested in volunteering their time and talents.



Parks & Facilities Report for August 2026

September 16, 2026

PARKS AND FACILITIES STATUS

Excited that Caleb Hargis has joined the District as our new Operations Manager. He comes to us from Southern California where he has held multiple positions in the Parks and Recreation field.

CAMERON PARK LAKE

❖ Current Projects –

- Lake water quality is still holding up, minor algae in comparison to previous years
- Addressing some resident concerns about gnats along west side of lake, involving our lake management company
- Growlersberg Conservation Crew continues to support weed abatement activities throughout the district.
- Preparations for winter beginning have had the Ponderosa crew removing dead or dying trees and thinning out others that may post safety risks.

COMMUNITY CENTER

❖ Current Projects –

- Evaluating proposed systems for the facility automation project which will include improved access control and security.
- Pool Heater rebuild scheduled for mid-September. Parts are anticipated to arrive with vendor during the third week of the month.
- 5-year fire hydrant and sprinkler inspection conducted on September 14. Waiting on contractor for inspection results.
- Staff are working to procure a vendor for solar panel inspection and cleaning at the Community Center and Station 89.
- Initial assessment completed for determining the source of water seeping into the gym flooring along the south wall. Have ruled out water coming from adjacent piping, turning focus to the roof where

previous repairs have been done.

- Growlersberg crews cleared the Community Center frontage as well as the drainage channel running to Knollwood Drive.



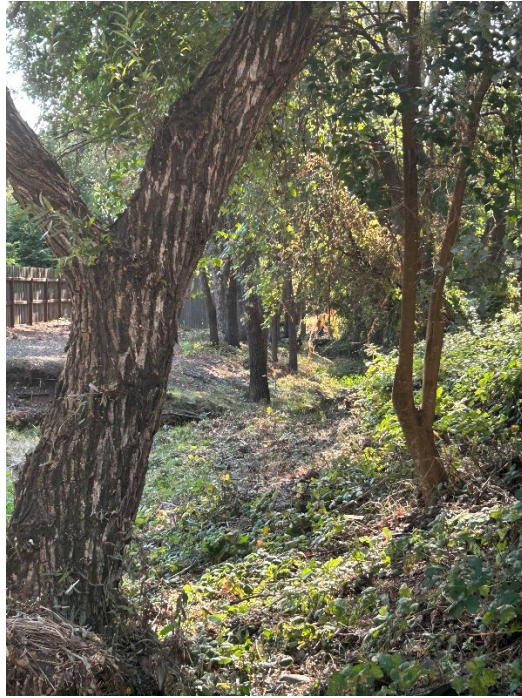
Community Center (frontage)



Community Center (frontage)



Community Center



Community Center

PARKS, GENERAL

- Weed abatement continues, additional work done at Gateway park due to late rains in March/April
- Fixed water pressure/irrigation issues at Eastwood park.
- Staff working on drinking fountain repairs at several parks.
- Growlersberg crews have been working with staff to clear several areas on District property. Significant work was completed at the Community Center along Country Club drive and the area that runs eastward between the homes down to Knollwood drive. Crews also cleared the drainage culvert adjacent to Station 89 as a preventative measure to help address flooding issues caused by runoff coming from the drainage that runs along Highway 50. Caltrans will be doing work on that drainage channel in the coming month.



Station 89 (Before)



Station 89 (After)

Gateway Park

- Crews have been back out at Gateway to finish clearing the walking paths and clearing the drainage areas along the park grounds.



Gateway (frontage)



Gateway (perimeter)

CHRISTA MCAULIFFE PARK

- Vandalism seems to be on the rise particularly at Christa McAuliffe

DAVID WEST PARK

❖ Current Projects –

- Staff will be adding an additional drain in the concrete area behind the first base dugout. This will correct a persistent issue during the rainy season where the dugout and the infield at first base are flooded.
- Staff repaired a broken irrigation valve that led to brief flooding in the park.

RASMUSSEN PARK

❖ Current Projects –

- Staff working on obtaining and installing new signage for the parking lot gate

PAUL J. RYAN PARK

❖ Current Projects –

- Scheduling the tree stump grinding along the pathway
- Continued monitoring of trees that are leaning severely and may cause a safety hazard.

EASTWOOD PARK

❖ Current Projects –

- None

ROYAL OAKS PARK

❖ Current Projects –

- None



District Recreation Report, August 2026

September 16, 2026

RECREATION STATUS

Fall is just around the corner, and Recreation staff are ready to welcome it with a fresh lineup of events, classes, and opportunities for the community. Staff have been working diligently to bring in new classes for kids, adults, and seniors—with a little something for everyone.

For the residents looking to try something new, Adult Ballet is a fun way to improve strength, flexibility, balance, and posture. For residents and busy parents to slow down and reset we now offer meditation - an opportunity to take a breath, clear the mind, and recharge. For local young chefs, one of our newest instructors, Carmela Bucci, will be teaching the art of making pasta from scratch! Carmela will also be offering adult classes, so staff encourages all to keep an eye on the Fall/Winter Activity Guide for more opportunities to learn from her.

The Fall/Winter Activity Guide has officially been released, covering September through February with a variety of classes, programs, and events for the community to enjoy. Fan favorites include the Community Clean-Up, the Great Trunk or Treat, and the traditional Christmas Craft Faire.

This year's holiday fun will start early! Our "Have a Merry Christmas" Scavenger Hunt runs weekly from September 2 through December 20. Each week, three clues will be released leading residents to Santa's secret location. Find Santa, snap a photo, and post or share it to Cameron Park CSD Instagram, Facebook, or Nextdoor pages for a chance to win prizes, including a CSD annual pass!

Recreation Staff look forward to seeing the community out and about this fall and winter, creating plenty of new traditions, new experiences, and special memories together in 2026!

Check out the Fall/Winter Activity Guide for complete details for these coming seasons and join the fun!

Cameron Park Recreation Update:

○ *Aquatics*

- Lap Swim started fall/winter hours Monday, August 3
 - Monday – Thursday 5:30am – 7:30am
 - Sunday – 7:00am – 9:00am
- Recreation Swim continued every weekend after July 31st
 - Started fall/winter hours – no more Recreation Swim during the week
 - Recreation Swim continues Saturdays & Sundays from 1:00pm to 5:00pm
 - Weekend Recreation Swim ends Sunday, September 6th

- Monday, September 7th (Labor Day) - Last Recreation Swim of the season - 1:00pm to 5:00pm
- Aqua Sol returned August 17th
 - Practices Monday-Friday (evening)
 - Friday and Saturday morning
- *Classes/Programs – Currently for Teens/Adults/Seniors*
 - Kaiut Yoga (Ages 15+)
 - Monday or Wednesday – 5:00pm – 6:00pm
 - Tuesday or Thursday – 10:45am – 11:45am
 - Tai Chi for Health
 - Tuesday (Beginner) - 9:00am – 10:00am
 - Tuesday (Advanced) – 7:45am – 8:45am
 - Thursday (Beginner) – 7:45am – 8:45am or 7pm- 8pm
 - Intro to Guitar
 - Wednesday 5:30pm – 6:15pm
 - Wednesday 5:30pm – 6:15pm
 - Intro to Uke
 - Wednesday 4:30pm – 5:15pm
 - Sunday – 7:00am – 9:00am
 - Tap & Jazz for Teen/Adults
 - Tuesday 5:30pm – 6:30pm
 - Thursday 5:30pm – 6:30pm
 - Line Dancing
 - Every Other Thursday Beginner I 6:00pm – 7:00pm
 - Every Other Thursday Beginner II/III 7:00pm – 8:00pm
 - Pickleball Clinic
 - Tuesday & Thursday (All Level) 1:00pm – 2:30pm
 - Tuesday & Thursday (Beginner) 2:30pm – 3:30pm
 - Modified Zumba
 - Monday - 9:00am – 10:00am
 - Thursday - 9:00am – 10:00am
 - Adult 5x5 Basketball League
 - 8 Week Sessions – Tuesdays – 5pm-9pm
- *Classes – Currently for Youth/Teens/Family*
 - Speaking Spanish
 - Monday – Thursday 5:30am – 7:30am
 - Sunday – 7:00am – 9:00am
 - Jr. Tennis Clinic
 - Monday – Thursday 5:30am – 7:30am
 - Sunday – 7:00am – 9:00am

- Jr. Pickleball Clinic
 - Monday – Thursday 5:30am – 7:30am
 - Sunday – 7:00am – 9:00am
- C3 Martial Arts
 - Two-Week Trial – TKD Tigers
 - Two-Week Trial – Family Martial Arts
- Cameron Park Taekwondo
 - Kinderkicks
 - Kids' White Belt
 - Teen/Adult
- Precision Sand Volleyball
 - Wednesday 6:00pm – 7:30pm
- DYS Futsal (Ages 6 – 22)
 - Varying Dates and Times starting November 14, 2026
- *New Classes/Programs – Coming in Fall/Winter*
 - Brazilian Samba – Starting September 14, 2026– Starting September 14th, 2026– Starting September 14th, 2026
 - Ages 12+
 - Monday – 6:30pm – 8:30pm
 - Ballet – Varying Ages and Dates/Times – Starting October 2026 – Starting October 2, 2026
 - Baby Ballet to Older Adults Ballet
 - Friday – Various Days
 - Filmmakers Lab – Starting October 2026 -
 - 12-week Sessions – Teens from 9th – 12th Grade
 - Saturday and Monday Meetings
 - Theory Dance – Hip Hop Dance Classes – Starting October 2026
 - Monday (7-9 years old) 3:30pm – 4:15pm
 - Wednesday (7 – 9 and 10 – 12 years old) – Coming Soon!
 - Paint Party Pals – Starting September 15, 2026
 - Tuesday - 4:30pm – 5:30pm
 - Cooking with Love – Starting October 2026
 - Monday (4-7 years) 4pm – 5pm
 - Monday (8 – 12 years) 5:30pm – 6:30pm
- *Events Coming Soon*
 - Community Clean Up
 - Saturday, October 3, 2026
 - Camerado Middle School Parking Lot, 8:00am – 2:00pm
 - Rotary Bike Pick Up
 - The Great Trunk or Treat
 - Friday, October 16, 2026
 - Cameron Park CSD Parking Lot, 5:00pm – 7:30pm
 - Pumpkin Plunge, Costume Contest, Dessert Walk

CC&R Report for August 2026

September 16, 2026

Covenants, Conditions, and Restrictions (CC&R) (J. Mog)

The CC&R Officer worked on complaints and neighborhood issues throughout Cameron Park in August. Complaints increased throughout the month. Staff has held off on neighborhood campaigns due to the number of complaints and field inspections that have increased. Newsletter announcements are continuing which are improving homeowner awareness of ARC and CC&R responsibilities.

The CC&R department log adjustments:

- The CC&R current case log is 40 Cases
- Eight new violation cases were added
- Two cases were cleared of violations
- Our legal counsel is requesting confirmation from the board to release the legal notices requesting abatement. Staff are requesting confirmation from the board for the legal notice to be released and sent to the address of violation by BBK law.

CC&R Department Matters (Action Items)

CC&R Committee items forwarded to the Board of Directors for legal action:

Attachments included

- a. CCR25-1070 – 3278 Country Club Dr. – Recreational Trailer Violation
- b. CCR20-1035 – 3451 La Canada Dr. – Storable Materials
- c. CCR25-1062 – 3415 Chasen Dr. – Livestock Violation (Chickens)

ARC Department:

The month of August saw an average amount of ARC submittals. Projects ranged from roofing projects to new home construction.

Architectural Review Projects – Period - June

- Projects Reviewed – 19
- Projects Approved – 19
- Silver Springs Lots released - 6

Newsletter Announcement:

The CC&R Newsletter for the Month of August focused on:

- CC&R departments description of services vs HOA services which are not provided by the CSD.

- Wildfire Mitigation Coordinators description of services vs El Dorado County assisted services.
- El Dorado County Animal Control list of services vs CC&R services regarding animals.

Committee Appointed Members:

The Architectural Review Committee currently has three resident committee members and one board member as an alternate. Additional community members are still needed for this committee. The CC&R committee is also in need of resident members to serve on the committee. Staff will continue to post these openings on the newsletter and the CSD website.

The CC&R committee has three resident members on the committee with one resident ARC committee member requesting to move to the CC&R committee. This would make four resident committee members for the committee team. This will provide the option for the board to discuss board member reassignments leaving one board member on the committee to support board reports.

Wildfire Mitigation Coordinator (WMC) Monthly Report

August 2026

Unimproved Lots (Vacant Lots) – Sixteen (16) lots were abated this year. The hired contractors cleared the vacant lots to bring them into compliance. Before and after photos were taken to document the progress. Notices have been mailed to property owners requesting payment, if not received liens will be placed onto the properties.

CSD Parcels – Coordination is underway with maintenance to complete wildfire mitigation practices on properties; Gateway recently was completed by Growlersberg.

Maps – Working on updating maps for the CSD, providing some new detailed styled maps for each park to eventually have posted on the website for the public to view.

Defensible Space Program Cleanup – Work is going to be made to clean up and re-organize the defensible space program by reflecting on previous processes through the inspection season and making improvements and changes to data collection and file storage systems.

Zone Zero – The Board of Forestry has recently finalized the regulations on zone zero which will affect areas, Moderate, High, and Very High Severity Zones, in the SRA (State Responsibility Area) and only the Very High Severity Zones in the LRA (Local Responsibility Area). View the Press release here: <https://mailchi.mp/ca33ae5bd6ed/board-of-forestry-and-fire-protection-names-new-executive-officer-18173901?e=159564dcf0>

Inspection History for August

DSREIs (Defensible Space Real Estate Inspections) -

5	51	5	52	3	2	0	0	0
Parcels Inspected	Parcels Inspected YTD	Inspections	Inspections YTD	Compliant	1 st - NC	2 nd - NC	3 rd - NC	RTC

YTD = Year-to-Date, NC = Non-Complaint, RTC = Referred to County

County Complaints –

0	3	0	3	0	0	0	0	0
Parcels Inspected	Parcels Inspected YTD	Inspections	Inspections YTD	Compliant	1 st - NC	2 nd - NC	3 rd - NC	RTC

YTD = Year-to-Date, NC = Non-Complaint, RTC = Referred to County

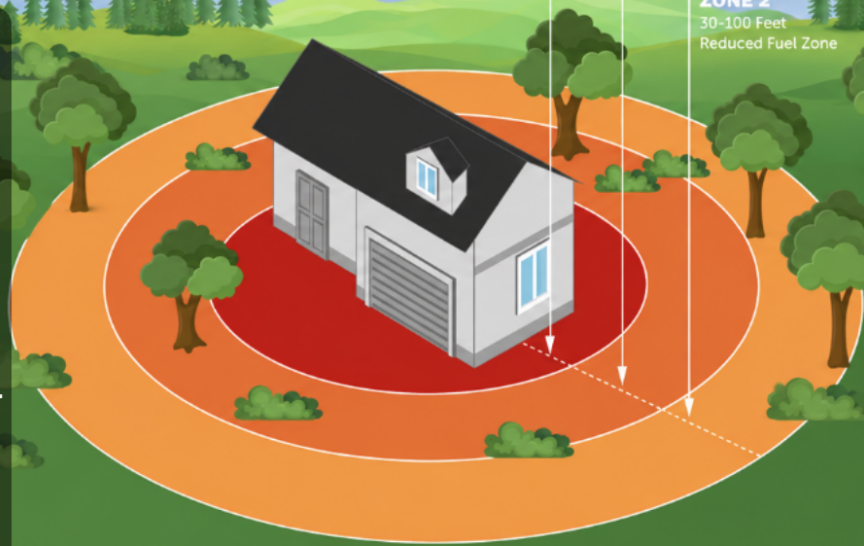
FREE DEFENSIBLE SPACE ASSESSMENT

A Free Assessment Today
Could Make All The Difference Tomorrow

The Greater Cameron Park Fire Safe Council offers **FREE** Defensible Space assessments to help residents better prepare their homes for wildfire.

Our knowledgeable assessors will walk your property with you, identify potential wildfire hazards, and provide personalized recommendations to improve your home's defensible space.

THERE IS NO COST AND NO OBLIGATION.



ZONE 0
0-5 Feet
Ember Resistant Zone

ZONE 1
5-30 Feet
Lean, Clean, and Green Zone

ZONE 2
30-100 Feet
Reduced Fuel Zone



WHAT YOU WILL RECEIVE...



A personalized walk-through of your property



Guidance based on defensible space best practices



Recommendations to improve defensible space



Opportunity to ask questions and learn from assessors



Home hardening recommendations



WHY SCHEDULE AN ASSESSMENT?

Creating defensible space is one of the most effective ways to protect your home from wildfire.

Defensible space can help you:

- Improve your home's chance of surviving wildfire
- Protect your family and property
- Increase firefighter safety and access
- Better understand vegetation management around your home
- Develop a plan before wildfire season arrives



REQUEST YOUR FREE ASSESSMENT

SCAN OR CALL TO
SUBMIT A REQUEST



(530) 647-1700



PREVIEW THE CHECKLIST

SCAN TO VIEW THE
CHECKLIST



SEE WHAT WE LOOK FOR
BEFORE WE ARRIVE!

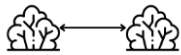
THIS ASSESSMENT COVERS



Grasses & Weeds



Trees & Shrubs



Vegetation Spacing



Firewood Storage



Access & Clearance



Zones 0, 1, & 2



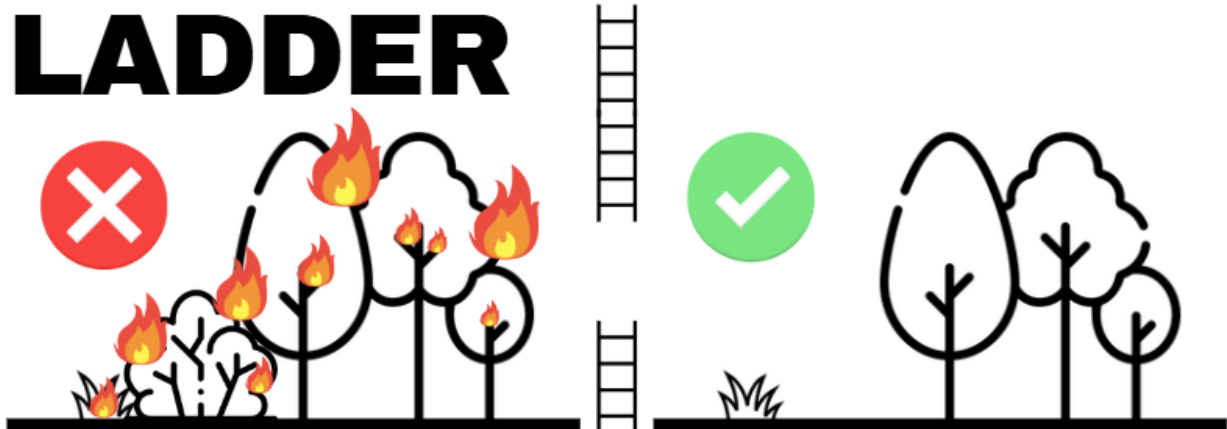
Wildfire Prep



This assessment is voluntary, educational, and designed to help homeowners understand ways to reduce wildfire risk around their property. It is not an enforcement inspection and is not recorded. Access the El Dorado Fire Safe Council website by going to: edcfiresafe.org, and for more information contact: clerk@edcfiresafe.org or (530)647-1700

PROTECT YOUR HOME - PROTECT YOUR COMMUNITY - PREPARE FOR WILDFIRE

BREAK THE LADDER



MAKE FIRE SPREAD NOT MATTER

REMOVE LADDER FUELS TO
PREVENT THE SPREAD OF FIRE

BREAK THE LINE



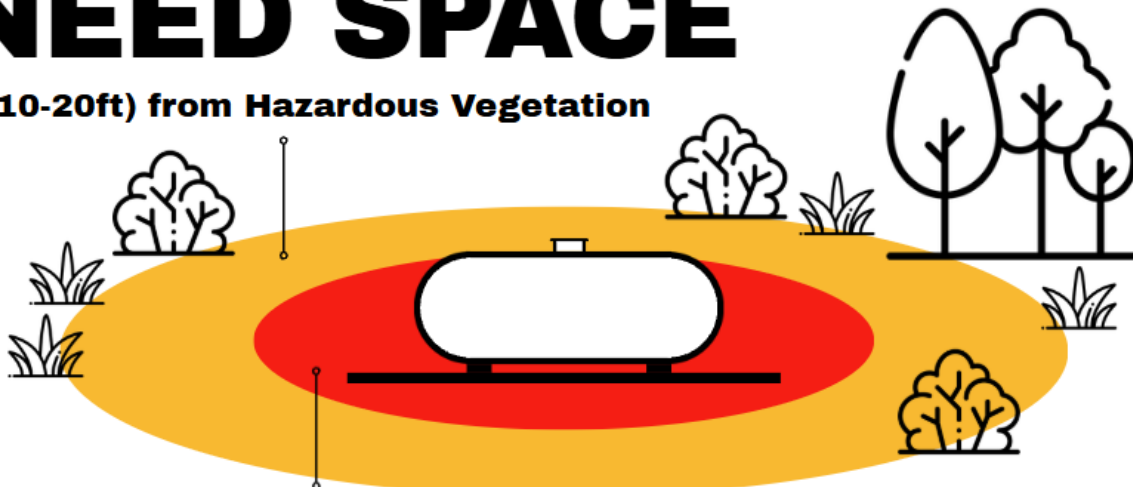
BUY MORE TIME

SEPRATE LIVE
VEGETATION TO
REDUCE AND SLOW THE
SPREAD OF FIRE

PROPANE TANKS NEED SPACE



(10-20ft) from Hazardous Vegetation



(0-10ft) Clearance down to bare mineral soil (dirt, rock, etc.)

20FT MAKES A SAFER PLACE

GOT WOOD?



MOVE IT AWAY, COVER AND/OR STORE



30FT



MAKE YOUR HOME SAFER THAN BEFORE

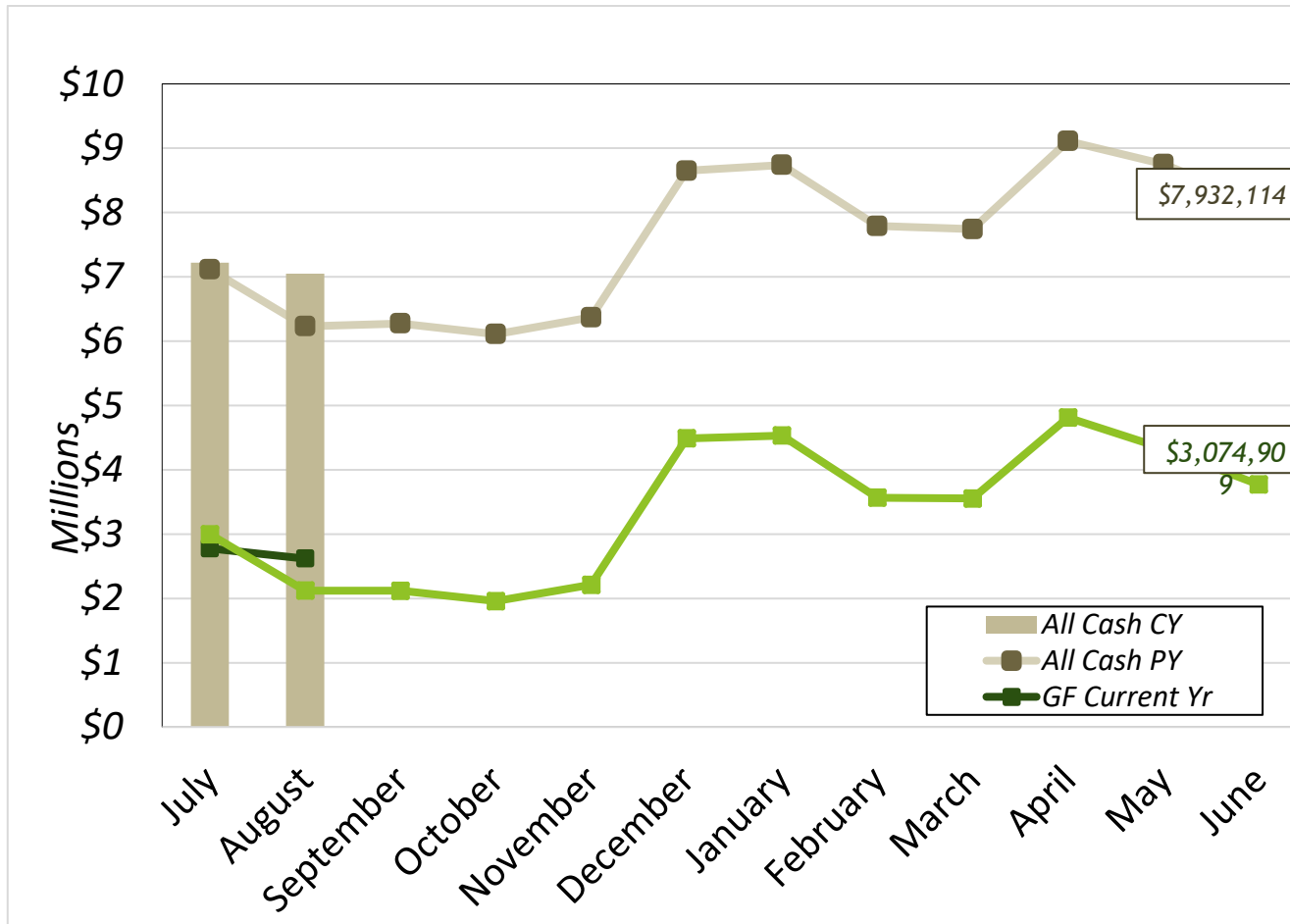




Monthly Financial Report August 2026

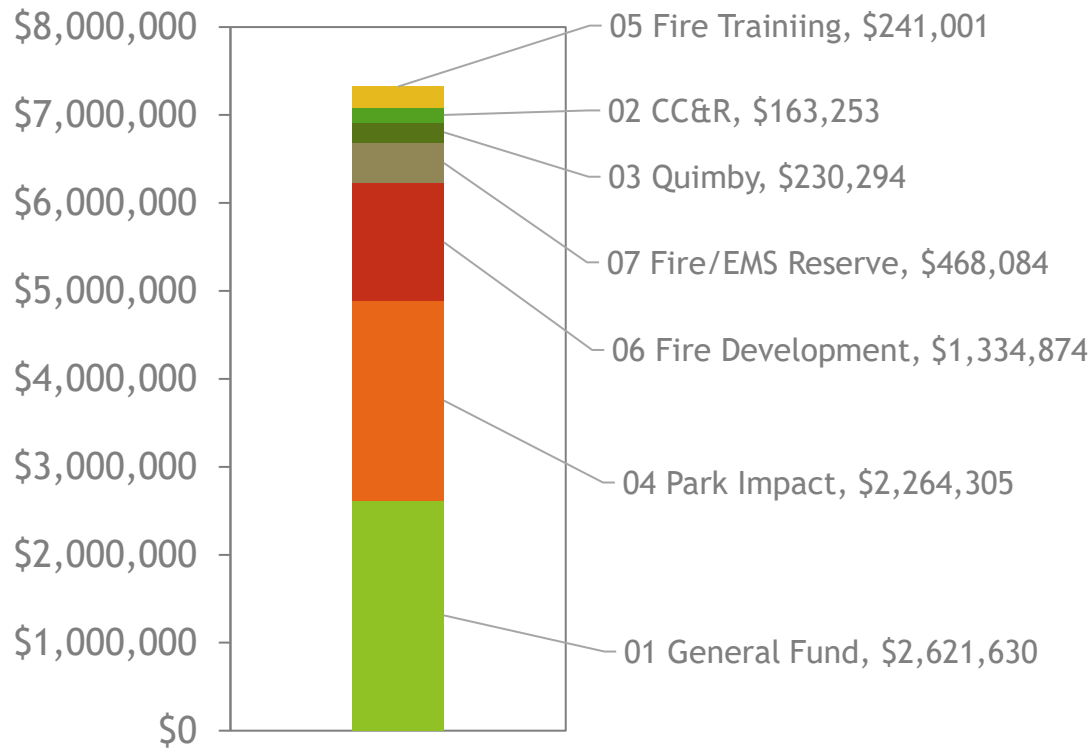
Board of
Directors Meeting
Sept 16, 2026

Non LLAD Cash as of 8/31/2026

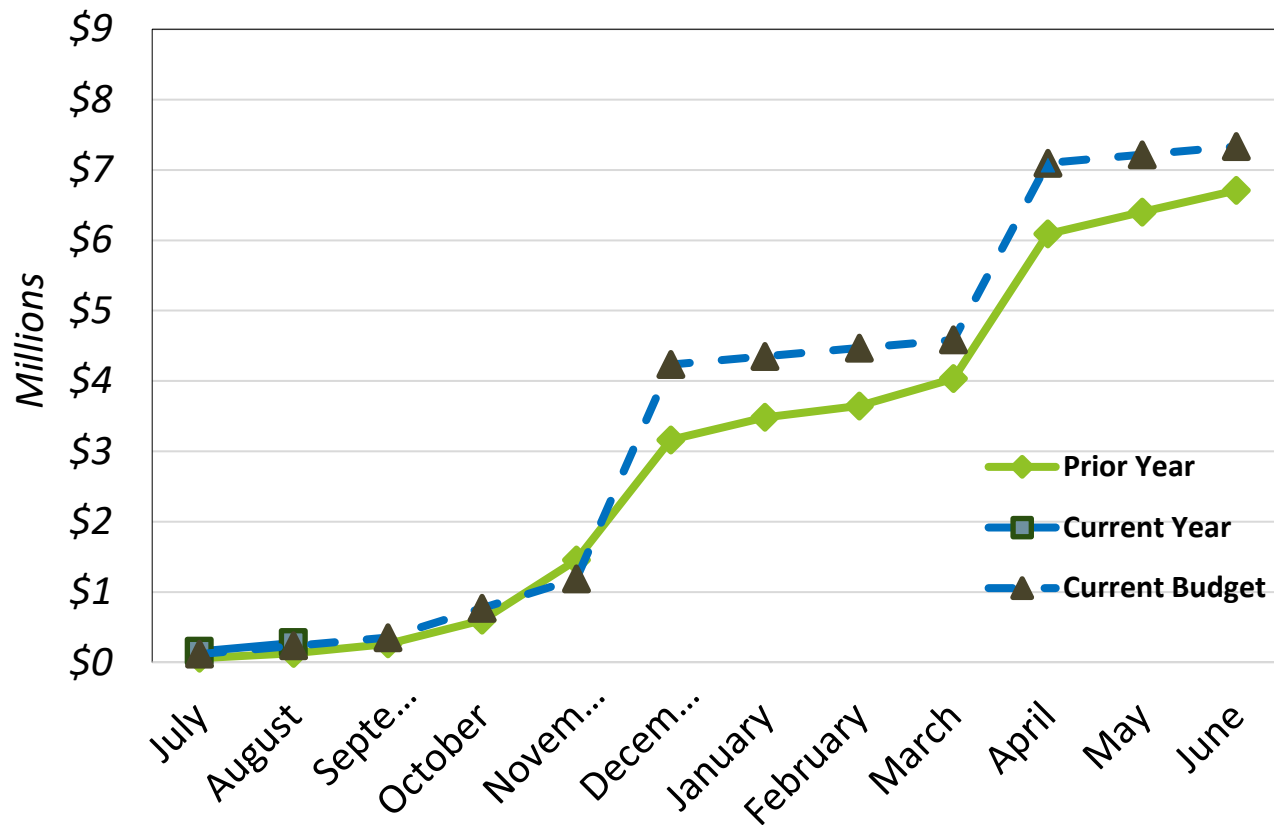


Non-LLAD Cash

8/31/2026 = \$7,323,441

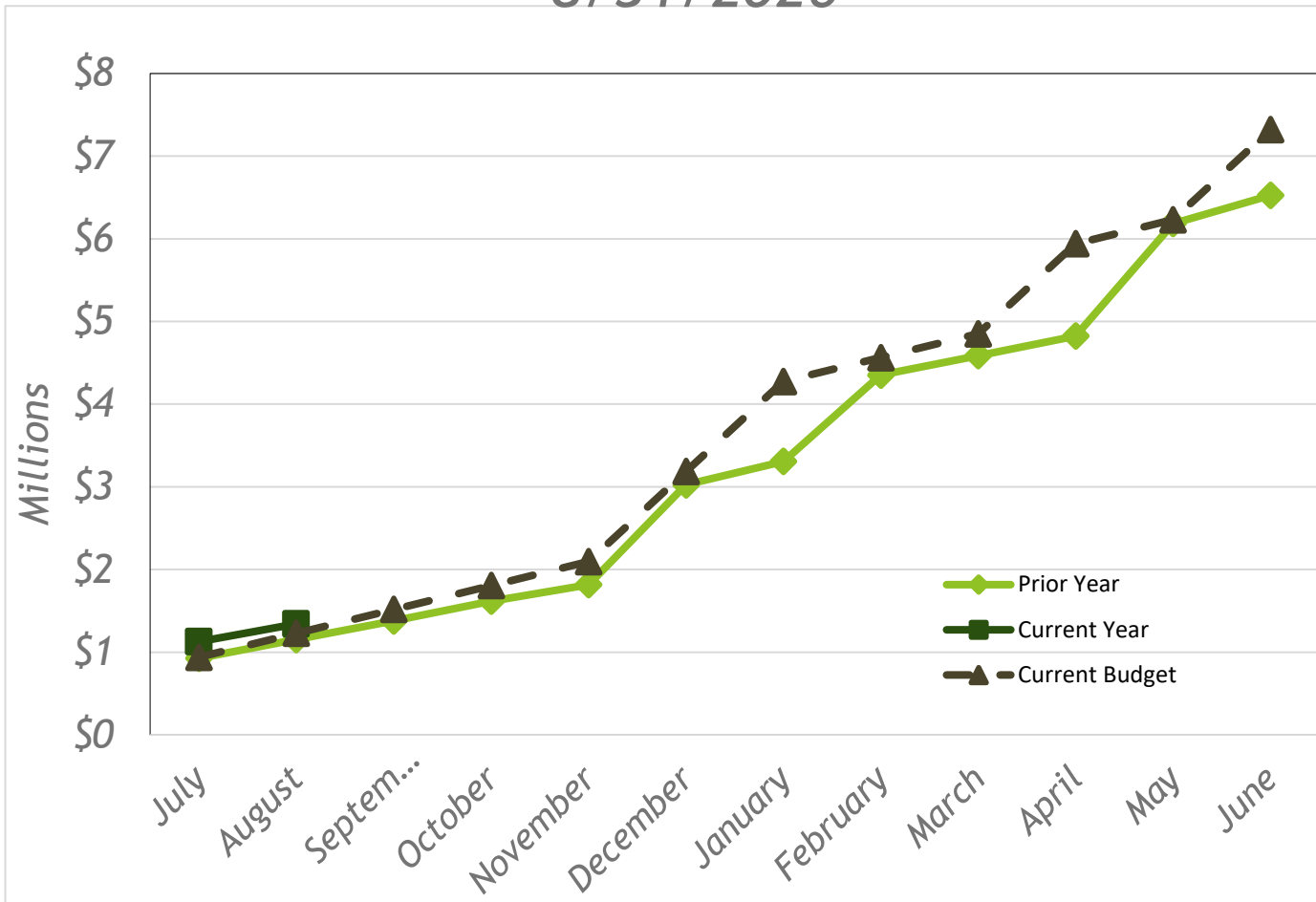


General Fund Revenue - 8/31/2026

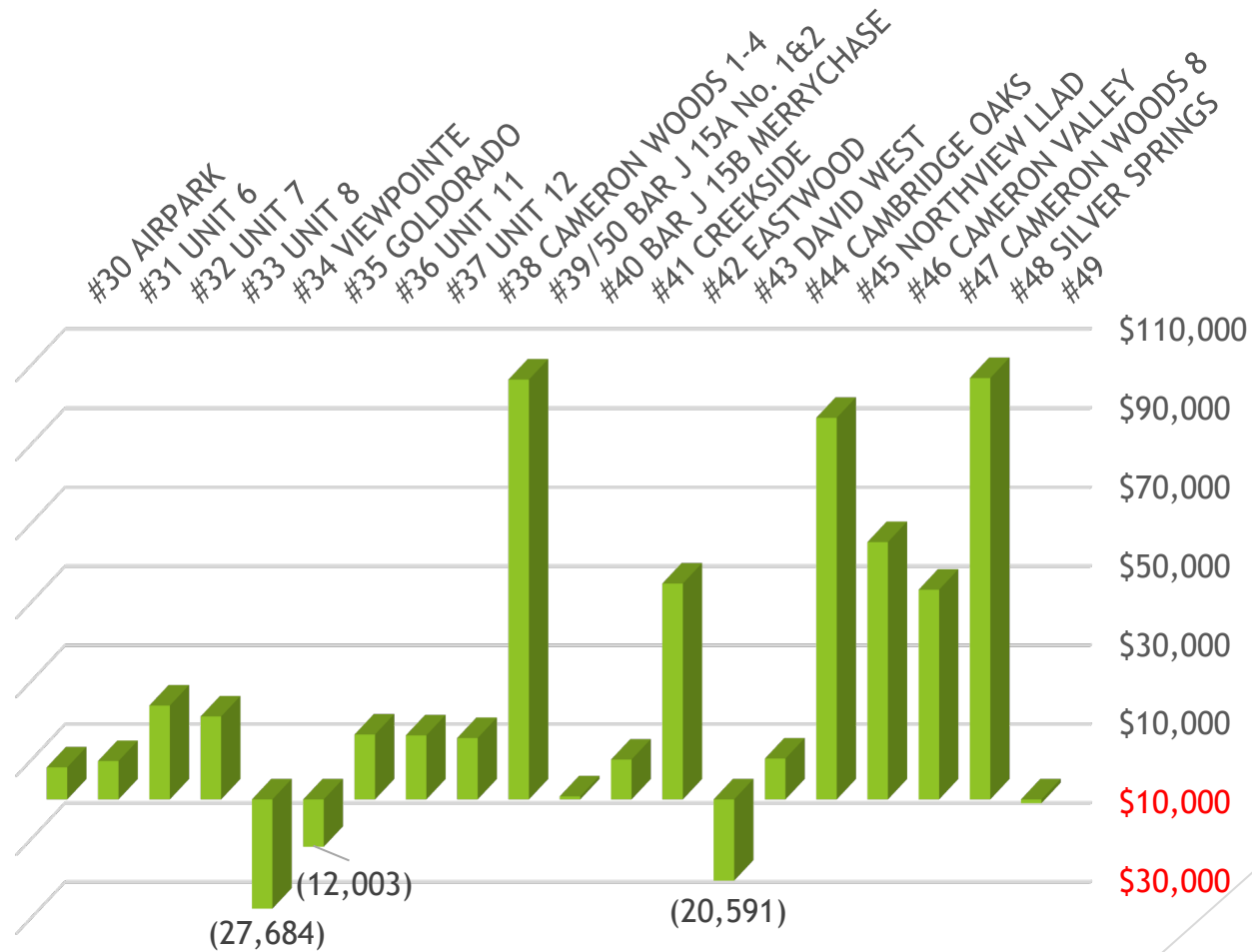


General Fund Expenditures

8/31/2026



LLAD Fund Balance as of 9/11/26





Monthly Financial Report

Questions?

Cameron Park Community Services District
Statement of Revenues and Expenditures
Projected Year End FY2025/26

01 - General Fund

Operating Revenue	GL	Total Budget - Final	FY25/26 Projected	Variance (\$)	Variance (%)
Property Taxes	4110	5,626,890.00	5,647,820.27	20,930.27	100%
Franchise Fees	4113	296,000.00	285,038.15	(10,961.85)	96%
Fire Marshall Services/Fees	4132	70,000.00	60,985.15	(9,014.85)	87%
AB38 DS Inspections (WMC)	4133	0.00	10,628.55	10,628.55	
FD Class Fees/Admin fees	4142	0.00	7,121.80	7,121.80	
Youth Classes	4145	0.00	(448.00)	(448.00)	
Recreation Program Revenue	4154	100,000.00	134,359.90	34,359.90	134%
Instructor Program Revenue	4155	200,000.00	209,412.31	9,412.31	105%
Transfer In	4165	55,000.00	0.00	(55,000.00)	0%
Special Events	4170	0.00	10,839.00	10,839.00	
CP Lake - Entry Fee	4180	75,000.00	53,387.92	(21,612.08)	71%
Annual Passes (Lake/Pool Combo)	4181	30,000.00	45,439.50	15,439.50	151%
Picnic Site Rentals	4182	3,000.00	5,442.50	2,442.50	181%
Assembly Hall & Classroom Rentals	4185	60,000.00	75,024.91	15,024.91	125%
Gym Revenue	4186	40,000.00	28,064.16	(11,935.84)	70%
Pool Rental Fees (Swim Teams)	4187	110,000.00	137,525.87	27,525.87	125%
CSD CC Concessions	4188	0.00	3,712.57	3,712.57	
Sports Field Rentals	4190	35,000.00	22,699.10	(12,300.90)	65%
Donations	4250	30,000.00	4,934.19	(25,065.81)	16%
Sponsorships	4255	0.00	2,500.00	2,500.00	
OES/Mutual Aid Reimbursement	4261	60,000.00	94,793.08	34,793.08	158%
Fire Apparatus Equip Rental	4262	250,000.00	88,199.42	(161,800.58)	35%
Reimbursement/Refund	4400	0.00	4,413.69	4,413.69	
Weed Abatement	4410	50,000.00	0.00	(50,000.00)	0%
Interest Income	4505	10,000.00	28,223.43	18,223.43	282%
Other Income/Refunds	4600	2,000.00	24,302.54	22,302.54	1215%
First Responder Fee	4602	220,000.00	248,937.84	28,937.84	113%
Grants	4610	0.00	998.80	998.80	
Gain/Loss of Assets	4615	10,000.00	50,000.00	40,000.00	500%
Total Operating Revenue		7,332,890.00	7,284,356.65	(48,533.35)	99%

Expenditures		Total Budget - Final	FY25/26 Projected	Variance (\$)	Variance (%)
Salaries - Perm.	5000	971,689.00	767,357.34	(204,331.66)	79%
Salaries - Seasonal	5010	100,000.00	108,155.41	8,155.41	108%
Overtime	5020	27,000.00	34,030.96	7,030.96	126%
Health Benefit	5130	116,973.00	146,950.86	29,977.86	126%
Retiree Health Benefit	5135	115,320.00	114,574.23	(745.77)	99%
Dental Insurance	5140	9,000.00	8,546.88	(453.12)	95%
Vision Insurance	5150	1,700.00	1,318.73	(381.27)	78%
CalPERS Retirement (Pension)	5160	321,159.00	374,184.39	53,025.39	117%
CalPERS 457	5161	5,400.00	5,204.16	(195.84)	96%
Worker's Compensation	5170	53,319.00	21,186.24	(32,132.76)	40%
FICA/Medicare Employer Contribution	5180	36,822.00	25,300.38	(11,521.62)	69%
UI/TT Contribution	5190	19,571.00	5,787.55	(13,783.45)	30%
Advertising/Marketing	5209	5,000.00	1,904.70	(3,095.30)	38%
Agency Administration Fees	5210	500.00	0.00	(500.00)	0%
Audit/Accounting	5220	32,000.00	64,802.80	32,802.80	203%
Banking Fees	5221	3,200.00	3,230.76	30.76	101%
Merchant/CC Fees	5222	22,290.00	19,407.41	(2,882.59)	87%
Clothing/Uniforms	5230	4,250.00	3,517.28	(732.72)	83%
Computer Software	5231	52,459.00	51,554.80	(904.20)	98%
Computer Hardware	5232	12,000.00	19,583.68	7,583.68	163%

Cameron Park Community Services District
Statement of Revenues and Expenditures
Projected Year End FY2025/26

Expenditures		Total Budget - Final	FY25/26 Projected	Variance (\$)	Variance (%)
Contract Services - Providers	5235	45,000.00	80,983.88	35,983.88	180%
CalFIRE Contract - AEU	5236	3,200,000.00	3,208,274.16	8,274.16	100%
Contract Services - Other	5240	257,000.00	202,579.02	(54,420.98)	79%
Director Compensation	5250	14,000.00	9,100.00	(4,900.00)	65%
EDC Department Agency (LAFCO)	5260	6,000.00	4,767.09	(1,232.91)	79%
Educational Materials	5265	4,000.00	0.00	(4,000.00)	0%
Equipment-Minor/Small Tools	5275	11,000.00	4,119.21	(6,880.79)	37%
Fire & Safety Supplies	5285	17,000.00	9,458.75	(7,541.25)	56%
Fire Prevention & Inspect (Dist Equip)	5290	3,500.00	55.96	(3,444.04)	2%
Fire Turnout Gear	5295	7,500.00	312.31	(7,187.69)	4%
Reserve FF - Stipends	5296	10,000.00	33,987.68	23,987.68	340%
Food	5300	1,275.00	4,027.56	2,752.56	316%
Concession (Food - Stock)	5301	0.00	5,819.82	5,819.82	
Fuel	5305	60,200.00	47,267.15	(12,932.85)	79%
Government Fees/Permits	5310	21,500.00	7,739.00	(13,761.00)	36%
Janitorial / HH Supplies	5315	37,500.00	26,133.69	(11,366.31)	70%
Instructor Pay	5316	120,000.00	146,888.40	26,888.40	122%
Insurance	5320	328,476.00	323,032.25	(5,443.75)	98%
Legal Services	5335	80,000.00	42,943.40	(37,056.60)	54%
Maint. - Vehicle Supplies	5340	600.00	3,826.17	3,226.17	638%
Maint. - Buildings	5345	135,000.00	76,057.07	(58,942.93)	56%
Maint. - Equipment	5350	58,600.00	53,008.95	(5,591.05)	90%
Maint. - Grounds	5355	74,000.00	76,762.68	2,762.68	104%
Maint. - Radio/Phones	5360	5,500.00	1,252.31	(4,247.69)	23%
Maint. - Tires & Tubes	5365	13,500.00	7,927.48	(5,572.52)	59%
Maint. - Vehicle	5370	49,500.00	44,892.03	(4,607.97)	91%
Medical Supplies	5375	28,050.00	25,948.26	(2,101.74)	93%
Memberships/Subscriptions	5380	13,550.00	14,273.45	723.45	105%
Mileage Reimbursement	5385	300.00	513.69	213.69	171%
Miscellaneous	5395	1,000.00	334.07	(665.93)	33%
Office Supplies/Expense	5400	7,250.00	7,243.31	(6.69)	100%
Pool Chemicals	5405	50,000.00	52,993.56	2,993.56	106%
Postage	5410	2,650.00	2,468.64	(181.36)	93%
Printing	5415	600.00	789.80	189.80	132%
Professional Services - Support, etc.	5420	48,000.00	56,381.75	8,381.75	117%
Program Supplies	5421	12,000.00	14,140.14	2,140.14	118%
Publications & Legal Notices	5425	1,850.00	1,138.60	(711.40)	62%
Radios	5430	5,000.00	4,350.86	(649.14)	87%
Rent/Lease - Bldgs, Fields, etc.	5435	0.00	49.68	49.68	
Rent/Lease - Equipment	5440	4,250.00	5,491.52	1,241.52	129%
Staff Development	5455	12,500.00	6,728.71	(5,771.29)	54%
Event Supplies	5465	15,000.00	4,350.80	(10,649.20)	29%
Phones/internet	5470	49,000.00	54,956.37	5,956.37	112%
Utilities - Water	5490	68,000.00	61,296.20	(6,703.80)	90%
Utilities - Gas	5491	90,500.00	70,671.88	(19,828.12)	78%
Utilities - Electric/Solar	5492	151,000.00	181,532.59	30,532.59	120%
Vandalism	5500	4,000.00	2,543.97	(1,456.03)	64%
Handcrew Expenses	5501	11,000.00	7,932.45	(3,067.55)	72%
Capital Equipment Expense	5625	90,000.00	484,636.88	394,636.88	538%
Transfer Out	7000	193,207.00			
Total Expenditures		<u>7,329,010.00</u>	<u>7,258,581.76</u>	(70,428.24)	99%
Net Revenue Over Expenditures		<u>3,880.00</u>	<u>25,774.89</u>	<u>21,894.89</u>	



Established: June 3, 1961

Board of Directors Regular Meeting Minutes Wednesday, August 19, 2026

6:30pm

2502 Country Club Drive
Cameron Park, CA 95682 – Social Room

Board Members

Dawn Wolfson, President

Katie Gilchrest, Vice President

Sidney Bazett, Director

Tim Israel, Director

J.R. Hichborn, Director

Mission Statement

“To preserve and enhance the quality of life and to safeguard the health, safety, and welfare of our community”

CALL TO ORDER – 6:30pm

- Roll Call – DW/KG/SB/JH/TI
- Pledge of Allegiance
- Moment of Silence to Honor Service Members
 - Military, Law Enforcement, Fire, Emergency Personnel
- Adoption of Agenda
 - Motion to Adopt the Agenda

/ – Motion Passed

Ayes – DW, KG, SB, JH, TI

Noes – None

Absent – None

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 Board; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Board. The Board reserves the right to waive said rules by a majority vote.

PRESENTATIONS

GENERAL PUBLIC COMMENT

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

CORRESPONDENCE

LEGAL UPDATES

CONSENT CALENDAR

Receive & File:

1. District Report for July 2026
 - a. General Manager's Report (M. Hornstra)
 - b. Parks & Facilities (M. Hornstra)
 - c. Recreation (C. Lowe)
 - d. CC&R Report (J. Mog)
 - e. Wildfire Mitigation (A. Bourriague)
 - f. Fire Department (K. Richards)
2. July 2026 Financial Report (M. Hornstra)
3. El Dorado Disposal Performance Standards & Q2 Diversion Report (M. Hornstra)

Approve:

4. Minutes of July 15, 2026 – Board of Directors Meeting (N. Garrison)
5. Minutes of August 10, 2026 – Board of Directors Special Meeting (N. Garrison)
6. Minutes of August 12, 2026 – Board of Directors Special Meeting (N. Garrison)

- *Motion to Adopt the Consent Agenda with item 1a pulled for discussion.*

/ – Motion Passed

Ayes – DW, KG, SB, JH, TI

Noes – None

Absent – None

REVIEW ITEMS PULLED FOR DISCUSSION

- *Item 1 a was discussed*

GENERAL BUSINESS

7. PUBLIC HEARING - APPROVE Revised and Restated Agreement between El Dorado Disposal and Cameron Park Community Services District and APPROVE Resolution 2026-22 Establishing Rates for the Collection of Solid Waste Within the Cameron Park Community Services District (M. Hornstra)

- *Motion to Approve Revised and Restated Agreement between El Dorado Disposal and Cameron Park Community Services District and Resolution 2026-22 Establishing Rates for the Collection of Solid Waste Within the Cameron Park Community Services District, and to authorize the General Manager to execute the agreement.*

/ – Motion Passed

Ayes – DW, KG, SB, JH, TI

Noes – None

Absent – None

8. FIRST READING of SB 1383 Ordinance No. 2026.09.16 (M. Hornstra)

9. APPROVE Memorandum of Understanding between the Cameron Park Community Services District and AFSCME Council 57, Local 1

- *Motion to Approve Memorandum of Understanding between the Cameron Park Community Services District and AFSCME Council 57, Local 1*

/ – Motion Passed

Ayes – DW, KG, SB, JH, TI

Noes – None

Absent – None

10. APPROVE Resolution 2026-23 Approving the Form of and Authorizing the Execution of an Amended Memorandum of Understanding and Authorizing Participation in the Special District Risk Management Authority's Health Benefits Program

- *No Motion to Approve was made, Staff given direction to have document modified to include District by name and for legal to review.*

11. PUBLIC HEARING – Approve Resolution 2026-24 Adopting the Final Fiscal Year 2026-27 General Fund 01 and Positions and Authorizations, and Covenants, Conditions, and Restrictions (CC&R) Fund 02 Budgets

- *Motion to Approve Resolution 2026-24 Adopting the Final Fiscal Year 2026-27 General Fund 01 and Positions and Authorizations, and Covenants, Conditions, and Restrictions (CC&R) Fund 02 Budgets*

/ – Motion Passed

Ayes – DW, KG, SB, JH

Noes – TI

Absent – None

12. REVIEW and DISCUSS Options for New Co-Branded Fire Department Logo
(M. Hornstra)

- *Proposed design approved, direction to proceed given to staff*

BOARD OF DIRECTORS' COMMENTS & FUTURE AGENDA ITEMS

ADJOURNMENT OF MEETING – 8:17 PM

The next regularly scheduled meeting of the Cameron Park Community Services District Board of Directors is **Wednesday, September 16th at 6:30pm**, in the Social Room at 2502 Country Club Drive, Cameron Park, CA 95682

This agenda and packet items are available online at the CPCSD website:

<https://www.cameronpark.org/board-of-directors>

In compliance with the Americans with Disabilities Act, if you need special assistance or materials to participate in this meeting, please contact the Board Clerk at (530) 677-2231 or boardclerk@cameronpark.org. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting and agenda materials.

Cameron Park Community Services District



Staff Report

DATE: September 16, 2026

FROM: Mark Hornstra, General Manager

AGENDA ITEM #4: PUBLIC HEARING – Second Reading and Adoption of Ordinance No. 2026.09.16 Establishing Organic Waste Disposal Reduction Requirements.

RECOMMENDED ACTION: Open the public hearing; receive public comment; close the public hearing; conduct the second reading, waive further reading, and adopt Ordinance No. 2026.09.16, establishing organic waste disposal reduction requirements in compliance with SB 1383.

Discussion

At its August 19, 2026, regular meeting, the Board of Directors conducted the first reading and introduced Ordinance No. 2026.09.16, establishing requirements for organic waste disposal reduction in accordance with Senate Bill 1383 and applicable state regulations.

The ordinance was prepared to update the District's existing solid waste regulations and ensure compliance with applicable state requirements, including SB 1383. The ordinance incorporated requirements for organic waste collection subscriptions for single-family, multi-family, and commercial generators, authorized container inspections, and established enforcement provisions for non-compliance.

The ordinance was reviewed by District staff and legal counsel and was also provided to El Dorado County staff for review. Following review by the Budget and Administration Committee, the ordinance was presented to the Board of Directors for its first reading, providing the Board and the public an opportunity to review and comment on the proposed requirements prior to final adoption.

A notice of the public hearing and second reading of Ordinance No. 2026.09.16, was published in the Mountain Democrat and was also made available for public review. The Ordinance is now returning to the Board for its second reading and consideration of adoption. No changes have been made to the ordinance since its introduction. Staff recommends that the Board waive further reading and adopt the ordinance as presented.

Attachment

- a. Ordinance No. 2026.09.16, – Mandatory Organic Waste Disposal Reduction Requirements
- b. Ordinance 2026.09.16 Timeline

**ORDINANCE 2026.09.16
of the Board of Directors
of the Cameron Park Community Services District**

**AMENDING AND REVISING ORDINANCE 2007-01 and ORDINANCE 2008.02.20
AND ESTABLISHING RULES AND REGULATIONS FOR ORGANIC WASTE
DISPOSAL AND COMPLIANCE WITH CALGREEN RECYCLING
REQUIREMENTS**

WHEREAS, Assembly Bill ("AB") 939 of 1989, the California Integrated Waste Management Act of 1989 (Public Resources Code Section 40000, et seq., as amended, supplemented, superseded and replaced from time to time and as implemented by regulations of the California Department of Resources, Recycling and Recovery ("CalRecycle")), requires the District to reduce, reuse, and recycle (including composting), solid waste generated in the District to the maximum extent feasible before any incineration or landfill disposal of waste, to conserve water, energy, and other natural resources, and to protect the environment; and

WHEREAS, Assembly Bill 341 of 2011 requires businesses and Multi-Family property owners that generate a certain amount of Solid Waste to arrange for recycling services and requires the Cameron Park Community Services District ("District") and other jurisdictions to implement a Commercial Recycling program; and

WHEREAS, Assembly Bill 1826 of 2014 requires businesses and Multi-Family property owners that generate a certain amount of Solid Waste, Recyclables, and Organic Waste to arrange for recycling services for that waste, requires the District and other jurisdictions to implement a recycling program to divert Organic Waste from those businesses, and requires the District to implement a Commercial Recycling Program; and

WHEREAS, Senate Bill 1383, the Short-lived Climate Pollutant Reduction Act of 2016 ("SB 1383") set policy goals of reducing methane emissions at landfills by 75% and recovering at least 20% of Edible Food for human consumption by 2025; and

WHEREAS, in an effort to achieve its policy goals, SB 1383 requires CalRecycle to develop regulations to reduce Organic Waste in landfills; and

WHEREAS, SB 1383 requires jurisdictions to adopt an ordinance or similarly enforceable mechanism to implement relevant portions of SB 1383 including sections mandating subscriptions to Organic Waste Collection for Single Family, Multi-Family and Commercial Generators, sections authorizing Container inspection, and sections establishing enforcement mechanisms for non-compliance; and

WHEREAS, should it become necessary to further the goals of SB 1383 by delegating the responsibility, among other things, to provide educational resources and perform inspections of edible food generators and edible food recovery organizations as defined herein, the District may enter into Memoranda of Understanding with the County to address such issues; and

NOW, THEREFORE, THE BOARD DOES HEREBY ORDAIN AS FOLLOWS:

- A. Purpose & Authority:** The purpose of this Ordinance is to set forth the terms and conditions by which Solid Waste, including Garbage, Organic Waste, and Recyclables Collection services may be administered, and to promote the public health, welfare and safety of the community by establishing reasonable regulations relating to the storage, accumulation, collection and disposal of such materials.
- B. Findings:** The recitals are true and correct as set forth above and are hereby incorporated by reference.
- C. Enactment:** The District's Ordinances, and specifically Ordinance 2007-001 Providing Rules and Regulations Governing the Collection, Handling, and Disposal of Solid Waste and Other Operating Regulations, are hereby revised to add the following:

SECTION 1. Definitions:

- A.** For the purposes of this Chapter, the words, terms and phrases as defined in this Section shall be construed as set forth herein unless it is apparent from context that a different meaning is intended:
 - 1. "Act" means the California Integrated Waste Management Act of 1989 (sometimes referred to as "AB 939"), including but not limited to, the Jobs and Recycling Act of 2011 (AB 341), SB 1016 (Chapter 343, Statutes of 2008 [Wiggins, SB 1016]), the Mandatory Commercial Organics Recycling Act of 2014 (AB 1826), and the Short-

Lived Climate Pollutants Bill of 2016 (SB 1383), Public Resources Code § 40000 and following as it may be amended, and as implemented by the regulations of CalRecycle.

2. "Authorized Representative" means an entity that the District contracts with or otherwise arranges to carry out any responsibilities of this Chapter, as authorized by 14 CCR Section 18981.2. An Authorized Representative may be a government agency, a private entity, or a combination of those entities.
3. "California Code of Regulations" or "CCR" means the State of California Code of Regulations.
4. "Collection" means the operation of gathering together within the District and transporting to the point of disposal, or processing of any Garbage, Recyclables, and Organic Waste.
5. "Commercial Business" or "Commercial" means a firm, partnership, proprietorship, joint-stock company, corporation, or association, whether for-profit or nonprofit, strip mall, industrial facility, or a multifamily residential dwelling, or as otherwise defined in 14 CCR Section 18982(a)(6). A Multi-Family Residential Dwelling that consists of fewer than five (5) units shall not be considered a Commercial Business under this ordinance.
6. "Commercial Edible Food Generator" includes a Tier One or a Tier Two Commercial Edible Food Generator as defined in Sections 10.12.010(24) and 10.12.010(25) of this Chapter.
7. "Compliance Review" means a review of records by the District or its Authorized Representative to determine compliance with this Chapter.
8. "Community Composting" means any activity that composts green material, agricultural material, food material, and vegetative food material, alone or in combination, and the total amount of feedstock and compost on-site at any one time does not exceed one hundred (100) cubic yards and seven hundred fifty (750) square feet.

9. "Container" means any bin, box, or cart used for the purpose of holding Garbage, Recyclables or Organic Waste for Collection.
10. "Edible Food" means food intended for human consumption, or as otherwise defined in 14 CCR Section 18982(a)(18). "Edible Food" is not Solid Waste if it is recovered and not discarded. Nothing in this Ordinance or in 14 CCR, Division 7, Chapter 12 requires or authorizes the recovery of Edible Food that does not meet the food safety requirements of the California Retail Food Code.
11. "Enforcement" means an action of the District to address non-compliance with this Chapter, including notices of violation, citations, penalties, or other legal remedies.
12. "Food Recovery" means actions to collect and distribute Edible Food that otherwise would be disposed.
13. "Food Recovery Organization" means an entity that engages in the collection or receipt of Edible Food from Commercial Edible Food Generators and distributes that Edible Food to the public for Food Recovery either directly or through other entities or as otherwise defined in 14 CCR Section 18982(a)(25), including, but not limited to:
 - a. A food bank as defined in Section 113783 of the Health and Safety Code;
 - b. A nonprofit charitable organization as defined in Section 113841 of the Health and Safety code; and
 - c. A nonprofit charitable temporary food facility as defined in Section 113842 of the Health and Safety Code.
14. "Food Recovery Service" means a person or entity that collects and transports Edible Food from a Commercial Edible Food Generator to a Food Recovery Organization or other entities for Food Recovery.
15. "Garbage" means all putrescible and non-putrescible solid, semisolid, and liquid wastes generated or accumulated through the normal activities of a premises. Garbage does not include Recyclables or Organic Waste that is Source Separated and set out for the purposes of Collection and recycling.

16. "Multi-Family Residential Dwelling" or "Multi-Family" means of, from, or pertaining to residential premises with five (5) or more dwelling units. Multi-Family premises do not include hotels, motels, or other transient occupancy facilities, which are considered Commercial Businesses.
17. "Notice of Violation (NOV)" means a notice issued by the District General Manager or Authorized Representative identifying a violation and required corrective actions.
18. "Organic Waste" means Solid Waste containing material originated from living organisms and their metabolic waste products, including but not limited to food waste, green waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges or as otherwise defined in the Act. Biosolids and digestate are as defined by the Act.
19. "Organic Waste Generator" means a person or entity that is responsible for the initial creation of Organic Waste, or as otherwise defined in 14 CCR Section 18982(a)(48).
20. "Person" means any institution, public or private corporation, governmental unit or jurisdiction, individual, company, firm, association, partnership or other entity.
21. "Prohibited Container Contaminants" means (1) discarded materials placed in the designated Recyclables Container that are not identified as acceptable Source Separated Recyclables for the District's designated Recyclables collection Container; (2) discarded materials placed in the designated Organic Waste collection Container that are not identified as acceptable Source Separated Organic Waste for the District's designated Organic Waste collection Container; and (3) discarded materials placed in the Garbage Container that are acceptable Source Separated Recyclables and/or Source Separated Organic Waste to be placed in District's designated Organic Waste collection Container and/or designated Recyclables collection Container, and (4) exempt waste placed in any Container.
22. "Recyclables" shall mean those materials that are separated from Solid Waste prior to disposal to be recycled consistent with the requirements of the Act. The District may adopt a schedule of materials suitable for recycling, as determined by

resolution of the District Board of Directors, or as set forth in a collection agreement, which may be revised periodically.

23. "Residential Householder" shall mean any Person or Persons holding or occupying a residential premises in the District, whether or not the owner of the residential premises.
24. "Residential Owner" shall mean the owner of any residential premises within the District.
25. "Self-Hauler" means a Person, who hauls Solid Waste, Organic Waste or Recyclables he or she has generated pursuant to section 10.12.030. E of this Chapter. Self-Hauler also includes a Person who back-hauls waste, or as otherwise defined in 14 CCR Section 18982(a)(66). Back-haul means generating and transporting Organic Waste to a destination owned and operated by the generator using the generator's own employees and equipment, or as otherwise defined in 14 CCR Section 18982(a)(66)(A).
26. "Single-Family" means of, from, or pertaining to any residential premises with fewer than five (5) units.
27. "Solid Waste" has the same meaning as defined in State Public Resources Code Section 40191, which defines Solid Waste as all putrescible and non-putrescible solid, semisolid, and liquid wastes, including Garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semisolid wastes, with the exception that Solid Waste does not include hazardous waste, as defined in the State Public Resources Code Section 40141, radioactive waste regulated pursuant to the State Radiation Control Law, or medical waste regulated pursuant to the State Medical Waste Management Act.
28. "Source Separated" means materials, including commingled Recyclables, that have been separated or kept separate from the Solid Waste stream, at the point of generation, for the purpose of additional sorting or processing those materials for

recycling or reuse in order to return them to the economic mainstream in the form of raw material for new, reused, or reconstituted products, which meet the quality standards necessary to be used in the marketplace, or as otherwise defined in 14 CCR Section 17402.5(b)(4). For the purposes of this Chapter, Source Separated shall include separation of materials by the generator, property owner, property owner's employee, property manager, or property manager's employee into different Containers for the purpose of Collection such that Source Separated materials are separated from Waste/Mixed Waste or other Solid Waste for the purposes of Collection and processing.

29. "Tier One Commercial Edible Food Generator" means a Commercial Edible Food Generator as defined by 14 CCR Section 18982(a)(73) as amended, and includes the following:
- a. Supermarket.
 - b. Grocery Store with a total facility size equal to or greater than 10,000 square feet.
 - c. Food Service Provider.
 - d. Food Distributor.
 - e. Wholesale Food Vendor.
30. "Tier Two Commercial Edible Food Generator" means a Commercial Edible Food Generator as defined by 14 CCR Section 18982(a)(74) as amended and includes the following:
- a. Restaurant with 250 or more seats, or a total facility size equal to or greater than 5,000 square feet.
 - b. Hotel with an on-site food facility and 200 or more rooms.
 - c. Health facility with an on-site food facility and 100 or more beds.
 - d. Large venue.
 - e. Large event.
 - f. A State agency with a cafeteria with 250 or more seats or total cafeteria facility size equal to or greater than 5,000 square feet.
 - g. A local education agency facility with an on-site food facility.
31. "District General Manager" means the District General Manager of the Cameron Park Community Services District, or a designee appointed by the District General Manager.

SECTION 2. Exclusive Franchise: Contractor to Collect Solid Waste, Organic Waste, and Recyclables:

- A. At such time as there is in force an exclusive franchise agreement entered into by the District with any Person, firm or corporation for the Collection and transport of District Solid Waste, Recyclables and Organic Waste, it is unlawful for any Person other than the Persons in the employ of the District's Hauler having entered into such contract to collect or transport any Solid Waste, Recyclables and Organic Waste within the District.
- B. As long as there is in force a contract between the District and any Person or Persons for the Collection of Solid Waste, Recyclables and Organic Waste, it is unlawful for any Person other than such District's Hauler(s) or those in the employ of such District's Hauler(s), except as provided under the Self-Haul regulations provided herein, to collect any Solid Waste, Organic Waste, or Recyclables or to interfere with the Collection, removal, or disposal thereof by such District's Hauler.
- C. For the purposes of this Chapter, the term "Hauler" or the "District's Hauler" shall be understood as that Person(s), firm(s) or corporation(s) subject to the exclusive franchise agreement or a non-exclusive agreement authorized under this Section 2, except where stated otherwise.

SECTION 3. Organic Waste Generator Requirements and Self Haul Regulations:

- A. Single-Family Organic Waste Generators shall comply with the following requirements:
 - 1. Subscribe to and maintain Organic Waste Collection services for all Organic Waste. The District shall have the right to review the number and size of a generator's Containers to evaluate adequacy of capacity provided for each type of Collection service for proper separation of materials and containment of materials. Single-Family Organic Waste Generators shall adjust service level for its Collection services as requested by the District. Generators may additionally manage their Organic Waste by preventing or reducing their Organic Waste, managing Organic Waste on site, and/or using a community composting site pursuant to 14 CCR Section 18984.9(c).

2. Participate in the District's Organic Waste Collection service(s) by correctly placing designated materials in the designated Containers as described below.
 - a. Source Separated Recyclables shall only be placed in the Container identified and designated for Recyclables.
 - b. Source Separated Organic Waste shall only be placed in the Container identified and designated for Organic Waste.
 - c. Garbage shall only be placed in the Container identified and designated for Garbage.
 - d. Prohibited Container Contaminants shall not be placed in any Container.

B. Generators that are Commercial Businesses, including Multi-Family Residential Dwellings shall comply with the following requirements:

1. Subscribe to and maintain Organic Waste Collection services for all Organic Waste. The District shall have the right to review the number and size of a generator's Containers to evaluate adequacy of capacity provided for each type of Collection service for proper separation of materials and containment of materials. Generators subject to these provisions shall adjust service level for its Collection services as requested by the District. Generators may additionally manage their Organic Waste by preventing or reducing their Organic Waste, managing Organic Waste on site, and/or using a community composting site pursuant to 14 CCR Section 18984.9(c).
2. Participate in the District's Organic Waste Collection service(s) by correctly placing designated materials in the designated Containers as described below.
 - a. Source Separated Recyclables shall only be placed in the Container identified and designated for Recyclables.
 - b. Source Separated Organic Waste shall only be placed in the Container identified and designated for Organic Waste.
 - c. Garbage shall only be placed in the Container identified and designated for Garbage.
 - d. Prohibited Container Contaminants shall not be placed in any Container.

3. Supply and allow access to adequate number, size and location of collection Containers with labels or colors sufficient for employees, contractors, tenants, and customers to aid in compliance with the District's Collection service requirements.
 4. Excluding Multi-Family Residential Dwellings, Commercial Businesses shall provide Containers for the Collection of Source Separated Organic Waste and Source Separated Recyclables in all indoor and outdoor areas where disposal Containers are provided for customers, for materials generated by that business.
 5. Excluding Multi-Family Residential Dwellings, Containers provided by Commercial Businesses shall comply with 14 CCR Section 18984.9(b), as may be amended, and shall have either:
 - a. A body or lid that conforms with the Container colors provided through the Collection service provided by the District, with either lids conforming to the color requirements or bodies conforming to the color requirements or both lids and bodies conforming to color requirements. A Commercial Business is not required to replace functional Containers, including Containers purchased prior to January 1, 2022, that do not comply with the requirements of the subsection prior to the end of the useful life of those Containers, or prior to January 1, 2036, whichever comes first.
 - b. Container labels that include language or graphic images, or both, indicating the primary material accepted and the primary materials prohibited in that Container, or Containers with imprinted text or graphic images that indicate the primary materials accepted and primary materials prohibited in the Container. Pursuant to 14 CCR Section 18984.8, the Container labeling requirements are required on new Containers commencing January 1, 2022.
- C. Generators that are Commercial Businesses, excluding Multi-Family Residential Dwellings shall:
1. Commercial Businesses shall provide educational information to new tenants, contractors, and occupants within fourteen (14) days of occupancy regarding Organic Waste separation requirements, Container locations, and proper Container usage.

2. To the extent practical through education, training, inspection, and/or other measures, prohibit employees from placing materials in a Container not designated for those materials per the District's Collection service.
3. Periodically inspect all Containers for contamination and inform employees if Containers are contaminated and of the requirements to keep Prohibited Container Contaminants out of those Containers pursuant to the Act.
4. Commercial Businesses shall provide or arrange access for the District, or the District's Authorized Representative to inspect properties, containers, enclosure areas, and related records to verify compliance with SB 1383 requirements.
5. Annually provide information to employees, contractors, tenants, and customers about Organic Waste recovery requirements and about proper sorting of Organic Waste and Recyclables.
6. Nothing in this Section prohibits a generator subject to these provisions from preventing or reducing waste generation, managing Organic Waste on site, or using a community composting site pursuant to 14 CCR Section 18984.9(c).
7. Commercial Businesses that are Tier One or Tier Two Commercial Edible Food Generators shall comply with Food Recovery requirements, pursuant to Section 10.12.060 of this Chapter.

D. Waivers

1. The District, in its sole discretion, may issue waivers to Commercial generators or Residential Owners for physical space limitations, and/or de minimis volume waivers for Commercial Generators.
2. Commercial Businesses or Single Family generators requesting a physical space waiver shall:
 - a. Submit an application form specifying the type(s) of Collection services for which they are requesting a compliance waiver.

- b. Provide documentation that the premises lacks adequate space for the required Containers including documentation from the contractor, licensed architect, or licensed engineer.
 - c. Provide written verification to the District that it is still eligible for physical space waiver every five years, if the District has approved application for a physical space waiver.
3. Commercial Businesses requesting a de minimis volume waiver shall:
 - a. Submit an application specifying the Collection services that they are requesting a waiver from.
 - b. Provide documentation that either:
 - i. The Commercial Business' total Solid Waste Collection service is two cubic yards or more per week and Organic Waste subject to Collection in the designated Containers comprises less than 20 gallons per week per applicable Container of the business' total waste; or
 - ii. The Commercial Business' total Solid Waste Collection service is less than two cubic yards per week and Organic Waste subject to Collection in in the designated Containers comprises less than 10 gallons per week per applicable Container of the business' total waste.
 - iii. For the purposes of subsections (i) and (ii) above, total Solid Waste shall be the sum of the weekly Garbage Collection Container volume, Recyclables Collection Container volume and Organic Waste Collection Container volume, measured in cubic yards.
 - c. Notify the District if circumstances change such that Commercial Business's Organic Waste exceeds the threshold required for waiver, in which case the waiver will be rescinded.

Provide written verification of eligibility for de minimis waiver every 5 years, if the District has approved a de minimis waiver.

E. Self-Haul Regulations

1. In addition to the regulations prescribed herein, Self-Haulers are required to adhere to all regulations in this Chapter, including but not limited to the Collection service subscription requirements.
2. Residential Organic Waste Generators that self-haul Organic Waste are exempt from Commercial Self-Hauler recordkeeping requirements.
3. Self-Haulers shall Source Separate all Recyclables and Organic Waste generated on-site from Solid Waste in a manner consistent with 14 CCR Sections 18984.1 and 18984.2, or shall haul Organic Waste to a high diversion Organic Waste processing facility as specified in 14 CCR Section 18984.3, as may be amended.
4. Self-Haulers shall haul their Source Separated Recyclables to a facility that recovers those materials; and haul their Source Separated Organic Waste to a Solid Waste facility, operation, activity, or property that processes or recovers Source Separated Organic Waste. Alternatively, Self-Haulers may haul Organic Waste to a high diversion Organic Waste processing facility.
5. Self-Haulers that are Commercial Businesses (including Multi-Family Residential Dwellings) shall keep a record of the amount of Organic Waste delivered to each Solid Waste facility, operation, activity, or property that processes or recovers Organic Waste; this record shall be subject to inspection by the District by request. The records shall include the following information:
 - a. Delivery receipts and weight tickets from the entity accepting the Organic Waste.
 - b. The amount of material in cubic yards or tons transported by the generator to each entity.
 - c. If the material is transported to an entity that does not have scales on-site, or employs scales incapable of weighing the Self-Hauler's vehicle in a manner that allows it to determine the weight of materials received, the Self-

Hauler is not required to record the weight of material but shall keep a record of the entities that received the Organic Waste.

6. Commercial Self-Haulers may be required to complete and retain on site a form certifying that all self-hauling operations and activities were completed in compliance with this Section and all applicable laws and regulations. This form shall be subject to District inspection, or the inspection of the District General Manager's designee upon request.
7. Records required by this Section shall be retained for a minimum of twenty- four months.

SECTION 4. Placement of Containers - Disposal in Undesignated Areas:

- A. Containers receiving Solid Waste, including Garbage, Organic Waste, or Recyclables shall not be stored on or in any street, alley, sidewalk, footpath, or any public place. It is unlawful to keep, place or deposit Solid Waste, including Garbage, Organic Waste, or Recyclables on any private grounds or premises except in the Containers as designated herein. It is unlawful for any Person to throw or deposit any Solid Waste, including Garbage, Organic Waste, or Recyclables or cause the same to be thrown or deposited upon any street, alley, gutter, park or other public place within the District, or to throw or deposit the same upon any vacant lot, backyard, or to store or keep the same otherwise than in the designated Containers as required. It is unlawful to have, store, deposit or accumulate Solid Waste, including Garbage, Organic Waste, or Recyclables where rats or other vermin can have access thereto or feed thereon. Each day's violation of this section shall be treated and considered and the same shall be a separate and distinct offense.
- B. All Containers shall be covered, and it shall be the responsibility of the District's Hauler to place the cover or covers back on the Container after emptying the same.
- C. No Person shall dump, deposit or dispose of or cause or permit to dump, deposit or dispose of Solid Waste, including Garbage, Organic Waste, or Recyclables on a premises in the District, other than where produced, except upon the District's designated disposal area.

SECTION 5. Accumulation of Solid Waste, Organic Waste, and Recyclables:

It is unlawful for the owner, tenant, lessee or occupant of any property within the District to maintain thereon, any deposit, collection or accumulation of any Solid Waste, including Garbage, Organic Waste, and Recyclables offensive, injurious or dangerous to health.

SECTION 6. Requirements for Commercial Edible Food Generators and Food Recovery Organizations:

- A.** Tier One Commercial Edible Food Generators must comply with the requirements of this Section 6 commencing January 1, 2022, and Tier Two Commercial Edible Food Generators must comply commencing January 1, 2024.
- B.** Food Recovery Services and Food Recovery Organizations shall cooperate with the District in edible food recovery capacity planning activities and provide requested information within sixty (60) days.
- C.** Large venue or large event operators not providing food services, but allowing for food to be provided by others shall require food facilities operating at the large venue or large event to comply with the requirements of this Ordinance, commencing January 1, 2024.
- D.** Commercial Edible Food Generators shall comply with the following requirements:
 - 1. Arrange to recover the maximum amount of Edible Food that would otherwise be disposed.
 - 2. Contract with, or enter into a written agreement with, Food Recovery Organizations or Food Recovery services for: (i) the collection of Edible Food for Food Recovery; or, (ii) acceptance of the Edible Food that the Commercial Edible Food Generator self-hauls to the Food Recovery Organization for Food Recovery.
 - 3. Shall not intentionally spoil Edible Food that is capable of being recovered by a Food Recovery Organization or a Food Recovery Service.
 - 4. Allow the Authorized Representative or District General Manager to access the premises and review records to ensure compliance with this section as permitted by 14 CCR Section 18991.4.
 - 5. Keep records that include the following information, or as otherwise specified in 14 CCR Section 18991.4, and as may be amended:

- a. A list of each Food Recovery service or organization that collects or receives its Edible Food pursuant to a contract or written agreement established under 14 CCR Section 18991.3(b).
 - b. A copy of all contracts or written agreements established under 14 CCR Section 18991.3(b).
 - c. A record of the following information for each of those Food Recovery services or Food Recovery Organizations:
 - i. The name, address and contact information of the Food Recovery service or Food Recovery Organization.
 - ii. The types of food that will be collected by the Food Recovery service or Food Recovery Organization.
 - iii. The established frequency that food will be collected.
 - iv. The quantity of food, measured in pounds recovered per month, collected by a Food Recovery service or Food Recovery Organization for Food Recovery.
- E. Within sixty (60) days of the District General Manager or the Authorized Representative making a request, Commercial Edible Food Generators shall submit an annual report that includes the information required by subsection C above to the requesting entity. The District General Manager or the Authorized Representative is authorized to increase the reporting frequency to require semi- annual or quarterly reporting for some or all of the information listed above.
- F. Food Recovery Organizations collecting or receiving Edible Food directly from Commercial Edible Food Generators, via a contract or written agreement established under 14 CCR Section 18991.3(b), shall maintain the following records, or as otherwise specified by 14 CCR Section 18991.5(a)(2) for a minimum of five (5) years:
 - 1. The name, address, and contact information for each Commercial Edible Food Generator from which the organization receives Edible Food.
 - 2. The quantity in pounds of Edible Food received from each Commercial Edible Food Generator per month.

3. The name, address, and contact information for each Food Recovery Organization receiving the food.
- G. Nothing in this Ordinance or in 14 CCR, Division 7, Chapter 12 requires or authorizes the recovery of Edible Food that does not meet the food safety requirements of the California Retail Food Code.
- H. Nothing in this ordinance shall be construed to limit or conflict with the protections provided by the California Good Samaritan Food Donation Act of 2017, the Federal Good Samaritan Act, or share table and school food donation guidance pursuant to Senate Bill 557 of 2017.

SECTION 7. Requirements for Haulers and Facility Operators:

- A. Pursuant to the terms of this Section, the District may provide or arrange to be provided residential and Commercial Organic Waste and Recyclables Collection services to generators within the District's boundaries through the use of exclusive haulers, subject to the terms of this Ordinance, or through the use of non-exclusive haulers.
- B. Haulers shall meet the following requirements and standards as a condition of approval of a contract, agreement, or other authorization with the District to collect Organic Waste:
 1. Through written notice to the District at a time of the District's choosing, but no later than June 30 of each year, identify the facilities to which they will transport Organic Waste and Recyclables including facilities for Source Separated Organic Waste and Source Separated Recyclables. Facilities shall comply with the requirements of the Act and all other applicable laws and regulations. Haulers shall not transport Organic Waste or Recyclables to a landfill without written approval by the District General Manager.
 2. Transport Source Separated Recyclable and Organic Waste to a facility, operation, activity, or property that recovers Organic Waste as defined in 14 CCR, Division 7, Chapter 12, Article 2.

3. Obtain approval from the District to haul Organic Waste, unless it is transporting Source Separated Organic Waste to a community composting site or lawfully transporting it in a manner that complies with 14 CCR Section 18989.1, this ordinance, or requirements of a franchise agreement, other agreement, or District authorization.
 4. Comply with education, equipment, signage, Container labeling, Container color, contamination monitoring, reporting, and other requirements contained within the franchise agreement or other agreement with the District.
- C. Within sixty (60) days of the District's written request, owners of facilities, operations, and activities that recover Organic Waste shall provide information regarding available and potential new or expanded capacity at their facilities, operations, and activities, including information about capacity necessary for planning purposes.

SECTION 8. Fees:

- A. The maximum allowable fees to be collected from Edible Food Generators shall be for cost recovery only.
- B. The maximum allowable fees for Garbage, Organic Waste and Recyclables Collection services shall be established by resolution of the District Board of Directors, and may be amended from time to time, as deemed appropriate by the District Board of Directors. The District's Hauler subject to this Ordinance may charge fees up to the maximum allowed by the District Board of Directors.
- C. The Hauler, subject to this Chapter, shall be responsible for collection of these respective fees.

SECTION 9. Payment Due Date:

The fees and charges specified in this Chapter shall, in all cases, be payable and due on either the date prescribed by resolution of the District Board of Directors, or the date prescribed by the District's Hauler subject to this Chapter and approved by the District.

SECTION 10. Failure to Pay:

Failure or refusal to pay fees assessed pursuant to this Ordinance may result in the non-collection of Solid Waste, including Garbage, Organic Waste, and Recyclables, creating a condition which the District may declare to be a public nuisance if permitted to exist. In the event that there is non-payment, the District General Manager may direct the District's

Hauler to make Collection, and the expenses and charges of such Collection may be assessed against the property as provided herein.

SECTION 11. Charges Constituting a Lien and Procedures to Lien:

A. Service charges imposed pursuant to this Ordinance shall constitute a lien upon the parcel of real property to which such service was rendered.

B. Lien Recording - Procedure.

1. The District General Manager shall transmit to District Board of Directors, a report of delinquent charges.
2. Notwithstanding any provision in this Ordinance to the contrary, any Solid Waste, Organic Waste, or Recyclables Collection service charges which have become delinquent, shall cause the owner of such property to be subject to a lien on the property pursuant to the procedure provided in this section. Any such lien shall be recorded with the County Recorder.
3. Prior to the recordation of a lien for delinquent charges, the District General Manager shall cause the notice of a hearing on the delinquent charges to be mailed to the owner. The notice shall contain the date, time and location of the hearing and shall be mailed at least ten (10) calendar days before the date of the hearing. The hearing shall be held before the District Board of Directors. The decision of the District Board of Directors shall be final and conclusive.
4. Upon a decision adverse to the owner after hearing, the District Board of Directors shall cause such lien to be recorded with the County Recorder in the form and manner prescribed by law. Thereafter, such lien shall not be released by the District General Manager unless and until it is fully and completely paid or an acceptable arrangement with the District has been agreed to by the District.
5. The District General Manager is authorized to determine the administrative cost of the delinquency, including costs associated with processing the delinquent account, which will be subject to an individual lien pursuant to the recording procedures of this section. Delinquent charges will be collected as a special assessment. The District General Manager may, as needed, initiate proceedings to make delinquent Garbage, Solid Waste, Organic Waste, and Recyclables

Collection service charges a special assessment against the parcels of property to which such service was rendered.

6. Hearing.

- a. At the time fixed for consideration of the report, the District Board of Directors shall hear it along with any objections of the property owners liable to be assessed for delinquent accounts. The District Board of Directors may make such revisions, corrections, or modifications to the report as it may deem just; and in the event the District Board of Directors is satisfied with the correctness of the report (as submitted or as revised, corrected or modified), it shall be confirmed or rejected by resolution.
- b. The decision of the District Board of Directors on the report, and on all protests or objections thereto, shall be final and conclusive.

7. Method of Collection-Applicability of Other Liens, Laws, Etc.

- a. Upon confirmation of the report by the District Board of Directors, the delinquent charges contained therein shall constitute a special assessment against the property at which the services were rendered. Thereafter, such assessment may be collected at the same time and in the same manner as ordinary property taxes are collected and shall be subject to the same penalties and same procedure of sale as provided for delinquent ordinary property taxes.
- b. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property, and paramount to all other liens except those for state, county and municipal taxes with which it shall be upon parity. The lien shall continue until the assessment and all interest and penalties due and payable thereon are paid. All laws applicable to the levy, collection and enforcement of property taxes shall be applicable to the special assessments.
- c. Report Transmitted to Auditor. A certified copy of the confirmed report shall be filed annually with the County Auditor on or before August 1st. The descriptions of the parcels subject to the special assessment shall be

those used for the same parcels on the County Assessor's map books for the current year.

1. The District's Hauler shall give written notice to the District of the name and address of any Person or owner he, she, or it discovers has failed to subscribe for such collection disposal service and the address of the premises for which such Solid Waste, Organic Waste, and Recyclables Collection and disposal service has not been subscribed, unless he, she, or it has been notified by the owner or other person in lawful possession that the property is vacant, or temporarily not occupied, and when he, she, or it has determined that such condition actually exists on the premises.

C. Penalties imposed for violations of this Ordinance shall not be less than the minimum penalty amounts prescribed under 14 CCR Section 18997.2.

SECTION 12. Inspections and Investigations:

A. The District General Manager or its Authorized Representative is authorized to conduct inspections and investigations, at random or otherwise, of any Collection Container, Collection vehicle loads, or transfer, processing, or disposal facility for materials collected from generators, or Source Separated materials to confirm compliance with this ordinance by Organic Waste generators, Commercial Businesses (including Multi-Family Residential Dwellings), property owners, Commercial Edible Food Generators, Self-Haulers, Hauler, and Food Recovery Organizations, subject to applicable laws.

1. Such inspections and investigations may include confirmation of proper placement of materials in Containers, inspection of Edible Food recovery activities, review of required records, or other verification or inspection to confirm compliance with any other requirement of this chapter. Failure to provide or arrange for:
 - a. access to the premises;
 - b. installation and operation of remote monitoring equipment, if a remote monitoring program is adopted; or

- c. access to records for any inspection or investigation is a violation of this chapter and may result in penalties.
 - 2. Any records obtained by the District General Manager during inspections, investigations, remote monitoring and other reviews shall be subject to the requirements and applicable disclosure exemptions of the California Public Records Act as set forth in Government Code Section 6250 et seq.
- B.** The District General Manager shall enforce the provisions of this Ordinance relating to the performance of the District's Hauler obligations under the franchise agreement.
- C.** The District General Manager shall enforce the provisions of this Ordinance relating to the Collection and processing or disposal as it related to public health, safety, and welfare.
The District may issue Notices of Violation, administrative citations, and pursue cost recovery or other remedies authorized by law.
- D.** Penalties imposed for violations shall not be less than the minimum penalty amounts prescribed under 14 CCR Section 18997.2.

SECTION 13. CEQA: The District Board of Directors hereby finds that this Ordinance is categorically exempt from the CEQA pursuant to CEQA Guidelines sections 15060(c)(2) for the reason that the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment; and that pursuant to 15061(b)(3) there is no possibility the activity in question may have a significant effect on the environment.

SECTION 14. Severability: The provisions of this Ordinance are hereby declared to be severable. If any provision, clause, word, sentence or paragraph of this Ordinance, or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not result in the invalidity of the entire Ordinance, which can be given effect without the invalid provision or application. The District Board of Directors hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 15. Effective Date and Publication: This Ordinance shall take effect thirty (30) days after its adoption. The District Clerk of the Board is hereby directed to publish a summary of this ordinance within fifteen (15) days after its passage in an adjudicated, published newspaper of general circulation serving the District residents.

PASSED AND ADOPTED this 15th day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Director Dawn Wolfson, President
Board of Directors

Mark Hornstra, General Manager
Secretary to the Board

Timeline – SB 1383 Ordinance No. 2026.09.16

Date	Action
August 19, 2026	First reading of ordinance at Board of Directors meeting
August 20, 2026	Email first public notice (public hearing) to the Mt. Democrat to publish on Friday, August 28 th to legals@mtdemocrat.net (one day only) Also, post to District boards and on website (link on main page) with full pdf of draft ordinance by or before August 28 th .
September 16, 2026	Second reading and adoption at Board of Directors' meeting with a poll vote
September 17, 2026	Email second public notice (summary final ordinance) to the Mt. Democrat to publish on Friday, September 25 th to legals@mtdemocrat.net (one day only) Also, post to District boards and on website (link on main page) with full pdf of draft ordinance by or before September 25 th – for a at least a week

Cameron Park Community Services District



Staff Report

DATE: September 16, 2026

FROM: Alex Bourriague, Wildfire Mitigation Coordinator

AGENDA ITEM #5: Staff Presentation of Fire Safety Education Material concepts

RECOMMENDED ACTION: Receive a presentation regarding proposed wildfire prevention education materials and provide direction to staff regarding preferred concepts and future development.

Background

As part of the District's ongoing wildfire mitigation and public education efforts, the Fire and Emergency Services Committee has discussed opportunities to improve outreach and provide residents with clear, accessible information regarding wildfire prevention, defensible space, and related preparedness measures.

During previous Committee meetings, staff was directed to develop concepts for wildfire prevention education materials for consideration by the full Board of Directors.

Discussion

Staff will present various concepts for wildfire prevention education and outreach materials. The concepts are intended to provide practical information to Cameron Park residents and increase awareness of actions property owners can take to reduce wildfire risk and improve community preparedness.

The materials presented are preliminary concepts intended to obtain Board feedback and direction before staff proceeds with final design, production, and implementation.

Fiscal Impact

No fiscal impact is associated with receiving the presentation and providing direction. Any costs associated with final production or implementation of the selected materials will be identified as the concepts are further developed.

Cameron Park Community Services District



Staff Report

DATE: September 16, 2026

FROM: Mark Hornstra, General Manager

AGENDA ITEM #5: Ratification of Award to Kohler Pools for Community Center Pool Heater Repair

RECOMMENDED ACTION: Ratify the award to Kohler Pools for repair of the Community Center pool heater as the lowest responsive, responsible bidder.

Introduction

Staff is requesting that the Board of Directors ratify the award to Kohler Pools for the repair of the existing Raypak XTherm pool heater at the Community Center. This item was presented to the Budget and Administration Committee on September 8 and was approved to be brought to the full board for approval.

Background

The Community Center pool heater is non-operational and requires replacement of the heat exchanger, in-line pump, and other related components. Staff solicited quotations from three qualified companies: Kohler Pools, National Aquatic Services, Inc., and Knorr Systems, Inc. National Aquatic Services submitted a quote of \$38,447.787, Kohler Pools submitted the lowest quotation at \$33,903.07, and Knorr Systems did not respond to the District's request for a quote. Staff reviewed the quotations for the repair and determined Kohler Pools to be the lowest responsive, responsible bidder at \$33,903.07.

Discussion

District Policy 3100 requires Board approval for purchases greater than \$25,000 and provides for award to the lowest cost, responsive, responsible bidder. Due to the urgent need to restore the heater to service as cooler weather approaches, and due to the lead-time for the required parts, Kohler Pools was authorized to proceed with the

repair to have the heater back functioning so as to maintain the pool temperatures required by the swim team user groups.

Because of the time sensitivity and the potential impact on user groups, the repair was authorized prior to the September Board meeting. In accordance with district policy, staff is requesting that the Board ratify the award to Kohler Pools.

Kohler Pools subsequently confirmed that parts have been ordered and that installation is expected to begin in a few weeks.

Fiscal Impact

The FY 2026/27 budget has the cost of the pool heater repair estimated at \$40,000. The cost of the award for the Kohler Pools repair is \$33,903.07, thus the award to Kohler Pools is within the fiscal budget amount.

Attachments

- a. Kohler Pools Estimate
- b. Update NAS Quote 7323

KOHLER POOLS

Ph : (916) 872-7835
432 MILAN CT
ROSEVILLE CA 95678

Estimate

DATE
8/18/2026
NUMBER
es-145

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

Re: 2502 Country Club Drive

Total Due: \$33,903.07

Due Date: 8/31/2026

Amount Paid: _____

QTY	DESCRIPTION	CHARGE	CREDIT	BALANCE
1	This is an proposal to replace heat exchanger Raypak Xtherm	\$0.00		\$0.00
1	Heat Exchanger	\$18,781.24		\$18,781.24
1	Hot Surface Ignitor	\$79.03		\$79.03
1	Adapter Gasket & Heat Shield	\$144.75		\$144.75
1	RTV Sealant 10oz	\$84.15		\$84.15
1	Flame Sensor	\$51.00		\$51.00
1	Inverter Kit	\$1,305.25		\$1,305.25
1	Flange Gasket	\$49.10		\$49.10
1	Flue Exhaust Gasket 8" Round	\$66.95		\$66.95
1	Flue Exhaust Gasket Regtangle	\$74.60		\$74.60
1	Estimated Freight	\$835.00		\$835.00
1	Ray Kit Pump 115V Inline	\$3,712.00		\$3,712.00
1	The service includes: Remove the existing exchanger, move new exchanger into the space, reconnect gas line, venting and plumbing.	\$0.00		\$0.00
1	Install the new exchanger and attach it to secondary exchanger, wrap it in insulation. Re-assemble the blower assembly.	\$0.00		\$0.00
1	Install new circulation pump	\$0.00		\$0.00

\$33,903.07

TOTAL AMOUNT

KOHLER POOLS

Ph : (916) 872-7835
432 MILAN CT
ROSEVILLE CA 95678

Estimate

DATE
8/18/2026
NUMBER
es-145

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

Re: 2502 Country Club Drive

Total Due: \$33,903.07

Due Date: 8/31/2026

Amount Paid: _____

1	This bid is for two men and two days work, plus travel	\$8,720.00	\$8,720.00
1	This proposal also includes test the gas and perform a factory star up and the combustion analyzation	\$0.00	\$0.00
1	If accepted, please provide the P.O. and email us back accepting this proposal. Payment is due upon completion of the services.	\$0.00	\$0.00

\$33,903.07

TOTAL AMOUNT

National Aquatic Services, Inc.
PO Box 2168
Brentwood, CA 94513



Sales Quote

Sales Quote # SQ-7323

Sales Quote Date: 6/25/2026

Customer

Cameron Park CSD
 Attn: Accounts Payable
 2502 Country Club Drive
 Cameron Park, CA 95682

Job Site

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

Description	Quantity	Price	Extension
Service call to install new heat exchanger on the Raypak Xtherm Model: P-2005A S/N: 2102519024 - Remove the existing exchanger - Move new exchanger into the space - Reconnect gas line, venting and plumbing - Install the new exchanger and attach it to the secondary exchanger, wrap it in insulation - Re-assemble the blower assembly - Test the gas and perform a factory startup This is bid for two men for two days at Prevailing Wage Millwright. Includes travel + hotel accommodations. **PARTS CURRENTLY HAVE A 3 WEEK LEAD TIME + TRANSIT** Heat Exchanger (014657F) Raypak Bypass Pump - 018789F Hot Surface Ignitor (007400F) Adapter Gasket & Heat Shield (011751F) RTV Sealant 10oz. (005755F) Flame Sensor (011752F) Inverter Kit (014924F) Flange Gasket (012596F) Flue Exhaust Gasket 8" Round (009736F) Flue Exhaust Gasket Rectangle (012592F) 018789F RAYPAK KIT-PUMP 115V INLINE SS 2-1/2IN Estimated Freight In from Raypak Sales Tax	1	9,250.00	9,250.00
	1	20,830.50	20,830.50T
		0.00	0.00T
	1	73.35	73.35T
	1	144.75	144.75T
	1	84.15	84.15T
	1	51.00	51.00T
	1	1,375.10	1,375.10T
	1	49.10	49.10T
	1	66.95	66.95T
	1	74.60	74.60T
	1	3,868.45	3,868.45T
	1	650.00	650.00
		1,929.83	1,929.83

Name:	Signature:	Date:	Quote Total	\$38,447.78
Quote is valid for fifteen days. Unless line itemed in this quote, permits and fees are the responsibility of the owner and can be facilitated by NAS on a time and materials basis.				
Check or money order. Credit card accepted with a 3% fee by arrangement.		Phone (925) 513-9025	E-mail: Estimator@naspools.com	Web Site: NASPools.com

[Back to Top](#)



**Cameron Park Community
Services District**

To: Board of Directors
From: Jim Mog, CC&R Office
Meeting Date: September 16, 2026
Report Date: September 10, 2026
Subject: **CC&R Committee recommending Legal Action Notice for Case#
CCR25-1070.**

Recommended Action:

The Covenants Conditions & Restrictions Committee (CC&R) recommends the Board of Directors authorize staff to direct Legal Counsel to send a Legal notice of non-compliance to:

Property Owner: Brandon Priolo
Property Address: 3278 Country Club Dr.
Neighborhood: Cameron Park North Unit No. 1
APN: 082-014-001
Case#: CCR25-1070
Violation: CPK#1 Clause 4f. Vehicle Storage Requirement & Clause 7
Unallowed Storage of Materials

Background:

District Staff sent notices to the Homeowner on 12.11.2025, (Courtesy Notice), 1.7.2026, (Initial Notice), 4.15.2026 (Final Notice), & 5.13.2026 (Pre-Legal Notice) requesting that the owner abatement of storable material items, & the large Recreational Trailer on the side frontage which is possibly used for visitors stay. These pre-legal notices notify the owner that the case will be presented to the board of directors if the abatement of such items are not performed. The case status has not changed. Abatement of the requested items are still visible in the frontage. Staff has worked on this case since 12/03/2025.

All notices have been sent through Pre-legal with minimal action.

Staff has spoken with owner before Final Notice. Owner is aware of the CC&R requirements for storing materials and trailered items. Owner stated in 2.26.2026

conversation that he needed to improve his fencing to store items. Staff recommended he submit details to the ARC committee for review and approval. Since that conversation, there has been no submittals to ARC and two additional notices (Final and Pre-Legal) have been sent to owner without action. Staff is now asking for Board approval for Legal Notice to have the frontage maintained to the CC&R standards.

Discussion:

On September 8th, 2026, the CC&R Committee was presented the case and voted to forward the case to the Board of Directors for approval to direct legal counsel to send the owner a Legal Notice of demand to abate the items of violation. Below is the applicable section of the Cameron Park North #1 CC&R violation. Cameron Park N. #1 Clause 4f. & Clause 7 of the CC&Rs noted below:

Applicable CC&R Document and Clause

Cameron Park North #1 Clause 4f:

(4f. Trailers of any type, trucks, tractors or agricultural equipment and boats shall be stored or parked in such a manner so as not to be visible from roadways.)

Cameron Park North #1 Clause 7:

No goods, materials, equipment of any type or other paraphernalia shall be stored in any area visible from any roads, nor shall such items be storied in an unorthodox or objectionable manner.

Attachment A:

Chronological Order of Correspondence and Recent Case Photos.

ATTECHMENT A

Chronological Order of Correspondence and Communication with Brandon Priolo 3278 Country Club Dr.

SITE ADDRESS: 3278 Country Club Dr.
NEIGHBORHOOD: Cameron Park North #1
VIOLATION: Cameron Park North #1 – Clause 4f – Vehicle Storage Requirement. & Clause 7- Unallowed Storage of Materials
APN: 082-014-001
CASE: CCR25-1070 – 3278 Country Club Dr.

Chronological Order (Latest to Oldest) of Correspondence and Communication

09/10/2026 08:52:13 AM	Mog, Jim	09/10/2026	Additional Inspection completed. It appears that this trailer left on the ide frontage may have people living in it. The violation is for the trailer not being stored properly. People living in a trailer is the responsibility of Sheriff and EDC Code Enforcement.
05/15/2026 02:04:51 PM	Mog, Jim	05/15/2026	Pre-legal notice sent certified mail on May 13th, 2026. \$7.20
05/13/2026 09:44:09 AM	Mog, Jim	05/13/2026	The CC&R Committee approved pre-legal and further legal if needed in the May 4th meeting. Set up paperwork and certified mail receipt for delivery. Time tracking with Committee meeting, paperwork and trip to post office. 1.0
04/15/2026 10:47:56 AM	Mog, Jim	04/15/2026	Completed inspection. There has been no action taken since discussing violation and the process to fix with the owner. He has been getting the notices. Case will be taken to the May CC&R meeting for action approval.

04/15/2026 10:47:56 AM	Mog, Jim	04/15/2026	Completed inspection. There has been no action taken since discussing violation and the process to fix with the owner. He has been getting the notices. Case will be taken to the May CC&R meeting for action approval.
04/15/2026 10:47:53 AM	Mog, Jim	04/15/2026	Completed inspection. There has been no action taken since discussing violation and the process to fix with the owner. He has been getting the notices. Case will be taken to the May CC&R meeting for action approval.
04/15/2026 10:47:45 AM	Mog, Jim	04/15/2026	Completed inspection. There has been no action taken since discussing violation and the process to fix with the owner. He has been getting the notices. Case will be taken to the May CC&R meeting for action approval.
04/15/2026 10:47:40 AM	Mog, Jim	04/15/2026	Completed inspection. There has been no action taken since discussing violation and the process to fix with the owner. He has been getting the notices. Case will be taken to the May CC&R meeting for action approval.
02/26/2026 12:58:57 PM	Mog, Jim	02/26/2026	Contacted Owner B. Priolo. He has received the notices and is planning on a new fence to screen. Staff sent him an ARC application and fence guidelines for review and offered site assistance while planning the project.
02/19/2026 02:23:27 PM	Mog, Jim	02/19/2026	This owner has recently completed some projects. Pull the ARC App for contact information and email the owner about the trailer issues and improperly stored materials in the frontage.
01/07/2026 01:19:55 PM	Mog, Jim	01/07/2026	Inspection Completed: Trailers are still in frontage and have not been moved. Sending next notice.
12/11/2025 09:25:49 AM	Mog, Jim	12/11/2025	Completed additional inspection. Additional travel trailer appeared on site. Tried to notify owner when they got a roof permit that these trailers were in

			violation and nothing was done. A set of CC&Rs were also emailed to the new owner. Sending notice to correct.
12/03/2025 11:26:39 AM	Mog, Jim	12/03/2025	Staff has been watching this property after it has changed hands. Permits were pulled for a new roof. A cargo trailer came to the frontage and has not moved in 3 weeks. It may be a contractor trailer so staff will watch to see if it leaves before sending a violation notice in the next coming weeks.

Photos of CCR25-1070 – 3278 Country Club Dr.



[Back to Top](#)



**Cameron Park Community
Services District**

To: Board of Directors
From: Jim Mog, CC&R Office
Meeting Date: September 16, 2026
Report Date: September 10, 2026
Subject: **CC&R Committee recommending Legal Action Notice for Case#
CCR20-1035.**

Recommended Action:

The Covenants Conditions & Restrictions Committee (CC&R) recommends the Board of Directors authorize staff to direct Legal Counsel to send a Legal notice of non-compliance to:

Property Owner: Esmeralda & Terry Neff
Property Address: 3451 La Canada Dr.
Neighborhood: Cameron Park North Unit No. 7
APN: 083-061-025
Case#: CCR20-1035
Violation: CPK#7 Clause 14 & Weed & Rubish Abatement Ordinance
NO. 2020.03.18

Background:

District Staff sent notices to the Homeowner/Landlord on 9.18.2026, (Initial Notice), 12.03.2020, (Final Notice), 03.12.2021, 4.19.2023, & 7.10.2026 (Pre-Legal Notice) requesting that the owner to perform weed and rubbish abatement along with abatement of storable material items, non-operational vehicles on the street frontage, boats and trailers full of garbage items in the frontage. These pre-legal notices notify the owner that the case will be presented to the board of directors if the abatement of such items are not performed. The case status has not changed. Abatement of the requested items are still visible in the frontage. Maintenance of vegetation in the frontage has not been achieved.

Staff have worked on this case since 9/16/2020.

All notices have been sent through Pre-legal with minimal action.

Staff spoke with owner before pre-legal. Owners have been aware of the issues regarding tenants. Improvements are only made to weed eating, but items of storage have not been managed. The frontage of the property has become a dump zone for the tenants. - including non-operational vehicles on street frontage – Trailer full of trash and dump items in frontage

Staff is now asking for Board approval for Legal Notice to have the frontage maintained to the CC&R standards.

Discussion:

On September 8th, 2026, the CC&R Committee was presented the case and voted to forward the case to the Board of Directors for approval to direct legal counsel to send the owner a Legal Notice of demand to abate the items of violation. Below is the applicable section of the Cameron Park North #7 CC&R violation. Cameron Park N. #7 Clause 14. of the CC&Rs and Weed and Rubish Abatement requirements are noted below:

Applicable CC&R Document and Clause

Cameron Park North #7 Clause 14:

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

Weed and Rubish Abatement Ordinance NO. 2020.03.18

(It shall be the duty of every owner, occupant, and person in control of any parcel of land or interest therein, which is located within the District, to abate all hazardous vegetation and rubbish, which constitutes a fire hazard, which may endanger or damage neighboring property. All properties are to be cleared annually of fire hazards by May 1st each year. This includes all pruning of vegetation along roads and weeds above 4" tall)

Attachment B: Chronological Order of Correspondence and Recent Case Photos.

ATTACHMENT B

**Chronological Order of Correspondence and Communication with
Esmeralda & Terry Neff
3451 La Canada Dr.
108 Wild Way Ct. Folsom CA**

SITE ADDRESS: 3451 La Canada Dr.
NEIGHBORHOOD: Cameron Park North #7
VIOLATION: Cameron Park North #7 - Section 14 – Improperly Stored
Materials - Weed and Rubbish Abatement NO. 2020.03.18
APN: 083-061-025
CASE: CCR25-1070 – 3451 La Canada Dr. – Improperly stored

Chronological Order (Latest to Oldest) of Correspondence and Communication

08/26/2026 01:51:11 PM	Mog, Jim	08/26/2026	The two VW bugs on the easement have been there for over 6 years and have not moved. At this point staff believes it s fair to consider these vehicles as stored items in the frontage and should be moved to the back, garage or off site.
08/26/2026 01:49:25 PM	Mog, Jim	08/26/2026	Completed additional inspection after letter was sent. Residents completed weed abatement but have not cleaned up frontage. It has become a dumping ground in the frontage. Staff and residents that drive by have contacted staff to see what is being done over the last 5 years. Taking this case to the GM and the CC&R committee to move the to the board for further action.
07/10/2026 01:46:19 PM	Mog, Jim	07/10/2026	Received additional phone complaint. Inspection completed. Ongoing issue year after year. This year, the weeds and overgrown shrubs is out of control and frontage is full of trash, trailers, materials, non-op vehicles etc. Staff is reissuing pre-legal notice with note

to clean up entire frontage to avoid legal action or fines.

02/19/2026 01:14:49 PM	Mog, Jim	02/19/2026	Keep on Continue to Monitor for additional inspection. Staff has been monitoring the property for 3 months. Upon next inspection, get photos and send additional Pre-Legal Notice
10/15/2025 02:22:10 PM	Mog, Jim	10/15/2025	Inspection completed. Continued monitoring on a rental unit. Owners kids live in house and continue to leave their items in the frontage. This inspection found materials in the frontage to be stored or trashed and a trailer visible in front of main entry. Continue to monitor on Pre-legal Status.
06/18/2025 09:45:22 AM	Mog, Jim	06/18/2025	Called out for an inspection on La Canada Ct. Drove by this location to find that it is starting to get bad again. Photos were taken. Complete additional inspections and keep an eye on this location. Last notice sent in 2023 was a pre-legal. This was the second pre-legal sent.
05/17/2023 10:46:07 AM	Mog, Jim	05/17/2023	We received a letter from the homeowner. The letter was to try and place blame on the CC&R department for not doing an additional information package on the state of her property. With that request per phone, staff decided that if she wanted additional inspections to show her the state of the property as apposed to going to her home and checking it herself, staff decided to do the inspection and send the pre-legal notice as procedure requires. Managing ones property as a property manager is not the responsibility of the CC&R department. An owner should always know what is being done on a property especially if it is a recurring violation over several years.

04/26/2023 04:23:01 PM	Mog, Jim	04/26/2023	Received call from Fire Prevention Specialists Meg E. She and her inspector completed a fuel inspection on the property. A neighbor came out to inform them to be careful of the resident because they were previously threatened by the tenant with "He threatened to kill me". The threat was not verified by the tenant but Meg has asked us to add the comment by the neighbor to our files. The fire department is also recording the comments of the neighbor.
04/19/2023 12:01:16 PM	Mog, Jim	04/19/2023	New USPS Tracking Number for pre-legal notice sent out on 4.19.23. 7017 1450 0000 2708 6572
04/19/2023 09:26:12 AM	Mog, Jim	04/19/2023	Inspection completed after additional complaint. Improperly stored items and trailers are building up again in the frontage. Tim provided a courtesy call to owner to notify them of issues that the owner should inspect. Owner asked staff to inspect and provide additional information. To do so, the case will have to go back to Pre-legal status to send them inspections. Additional Pre-legal Notice will be sent to owner.
04/12/2023 01:16:55 PM	Mog, Jim	04/12/2023	Inspected 4/11/2023 violations remain. Trailer improperly stored. Furniture and materials improperly stored in frontage
05/18/2021 02:30:36 PM	Mog, Jim	05/18/2021	Spoke with Owner Esmerelda Neff after she received the pre-legal notice. Esmerelda stated that the violations were false and that all violations have been cleared except for 1 boat and a truck shell. She also mentioned that the CP Cal Fire department cleared them of the weed abatement violations. After listening the the owner with their statements of disposition, I reviewed the violation file starting back in September. As well as the promise to clear the property of violations by October 15th 2020. IT was made clear to the owner that any and all violations will need to be

			cleared to stop the legal process. I offered to reinspect the location today to note the items that the owner said still need to be taken care of. I also notified the owner that I will continue inspections and call the owner if any additional violations exist 1 week prior to moving into legal. Esmerelda Neff - 916.880.0386
05/12/2021 04:40:21 PM	Mog, Jim	05/12/2021	Pre-legal notice was edited to accommodate additional violations and to wait for CC&R Committee review for Pre-legal. Notice will be sent out on May 13th
04/28/2021 08:03:45 AM	Mog, Jim	04/28/2021	Completed additional inspection on 4.27.21. Noticed a few cars moved. Garbage and improperly stored materials in front of garage again. An Additional boat has been moved in front of the house entry. Two boats now exist on front entry behind bushes.
03/12/2021 01:44:28 PM	Mog, Jim	03/12/2021	Completed additional inspection on Monday 3.8.21. The tenant has cut back the oleanders. Improperly stored materials has come back in front of garage. They are trying to make progress but it should not take 6 months to make that progress and even to complete the progress and eliminate the violation.
12/01/2020 09:10:23 AM	Mog, Jim	12/01/2020	Completed another inspection to find no improvements on the property.
10/26/2020 08:20:03 AM	Mog, Jim	10/26/2020	Completed inspection on 10/22/20. One car moved. One pile of fencing debris moved from front of yard. No other items have been attended to.
10/01/2020 11:52:24 AM	Mog, Jim	10/01/2020	Spoke with renter at the property. We discussed a clean up schedule: two weeks for front yard clean up (materials, weeds, wash cars, prepare cars for sale. Date to be complete = Oct 15 One month to sell cars and trim back oleanders to 6' maximum height. Date to complete = Nov 1.

09/16/2020 10:25:09 AM	Mog, Jim	09/16/2020	The residence is known to have up to 9 cars on the property usually overflowing onto the street. The weeds are overgrown to a point of fire hazard. There are many improperly stored materials in front of the garage as well as in the landscaping.
---------------------------	-------------	------------	--

Photos of CCR20-1035 - 3541 La Canada Dr.







[Back to Top](#)



**Cameron Park Community
Services District**

To: Board of Directors
From: Jim Mog, CC&R Office
Meeting Date: September 16, 2026
Report Date: September 10, 2026
Subject: **CC&R Committee recommending Legal Action Notice for Case#
CCR25-1062.**

Recommended Action:

The Covenants Conditions & Restrictions Committee (CC&R) recommends the Board of Directors authorize staff to direct Legal Counsel to send a Legal notice of non-compliance to:

Property Owner: Sarah Gosling & Joanne Prakapas
Property Address: 3415 Chasen Dr.
Neighborhood: Eastwood Park Unit 2
APN: 070-342-004
Case#: CCR25-1062
Violation: Eastwood Park Unit 2 Article 3. Use restrictions – 3.09
Animals

Background:

District Staff sent notices to the Homeowner on 10.27.2025, (Courtesy Notice), 3.4.2026, (Initial Notice), 4.20.2026 (Final Notice), & 7.10.2026 (Pre-Legal Notice) requesting that the owner perform abatement of chickens from the property. The owner requested to appeal the request for abatement after receiving the Final Notice.

On 7.6.26 the owner attended the CC&R committee meeting to make statements of appeal to the livestock abatement request. The owner confirmed that they had chickens on the property and are aware that the CC&R restrictions prohibit livestock and chickens. The CC&R committee heard comments and supported the CC&R Use restrictions at Eastwood Park Unit 2. In that 7.6.2026 Committee meeting. The owner was notified that staff would be following up with the Pre-Legal notice (sent on 7.10.26).

The case status has not changed. Abatement of chickens has not been achieved. The neighbors confirm that the chickens and the noise are still present. Staff proposed the legal notice request at the 9.8.2026 CC&R Committee meeting in which the owner was not present.

Discussion:

On September 8th, 2026, the CC&R Committee was presented the case and voted to forward the case to the Board of Directors for approval to direct legal counsel to send the owner a Legal Notice of demand to abate the items of violation. Below is the applicable section of the Eastwood Park Unit 2 CC&R violation.

Applicable CC&R Document and Article

Eastwood Park Unit 2 – Article 3 Use Restrictions – 3.09 Animals.

(Animals. No animals, livestock or poultry shall be kept in any lot or elsewhere within the property except that pet birds in a bird cage, fish, domestic cats or domestic dogs may be kept as household pets within any unit if they are not kept, bred or raised for commercial purposes or in unreasonable quantities as determined by the Architectural Control Committee. The committee can prohibit maintenance of any animal, which, in the sole and exclusive opinion of the committee, constitutes a nuisance or health hazard to any other owner. Each person bringing or keeping a pet on the property shall be absolutely and strictly liable to other owners, their family members, guests and invitees, for any injury to persons or damage to property caused by any pet brought on or kept on the property by such person or by members of his family, his guests or invitees.)

Attachment C:

Chronological Order of Correspondence

Note: There are no photos available as the chicken coop is in a section of the backyard that is difficult to photo from the street. A screen is up blocking view of the area where the chickens are kept.

ATTACHMENT C

Chronological Order of Correspondence and Communication with Sarah Gosling & Joanne Prakapas 3415 Chasen Dr.

SITE ADDRESS: 3415 Chasen Dr.
NEIGHBORHOOD: Eastwood Park Unit 2
VIOLATION: Eastwood Park Unit 2 – Article 3 Use Restrictions – 3.09
Animals
APN: 070-342-004
CASE: CCR25-1062 – 3415 Chasen Dr.

Chronological Order (Latest to Oldest) of Correspondence and Communication

08/07/2026 01:20:34 PM	Mog, Jim	08/07/2026	Received call from neighbor on 8.5.26 that the chickens are still on site. The homeowner has put up some kind of screen to try and hide the chickens but the neighbors can still hear them. A report will be developed for the September 8th CC&R meeting to request legal notice if abatement of the chickens is not achieved.
07/10/2026 12:06:43 PM	Mog, Jim	07/10/2026	Homeowner was at the 7.6.26 CC&R committee appeal hearing. The committee voted for abatement and pre-legal. The homeowner in attendance is aware that the chickens need to be removed from the property. A letter will be produced and sent to the homeowner confirming the decision and abatement or legal action will be requested.
07/01/2026 03:11:16 PM	Mog, Jim	07/01/2026	Staff sent an appeal reminder to the owner to attend the 7.6.26 CC&R meeting.

04/28/2026 03:27:19 PM	Mog, Jim	04/28/2026	Staff communicated with the owner via email after a request for an appeal. The email is included here in the report.
03/04/2026 08:28:15 AM	Mog, Jim	03/04/2026	Staff received an additional complaint today for Chickens. Staff will complete the initial notice violation to be mailed to the owner.
02/19/2026 02:39:25 PM	Mog, Jim	02/19/2026	Staff has not received complaints and abatement is not yet determined by residents. Keep case open in case of additional Complaints.
01/23/2026 11:22:05 AM	Mog, Jim	01/23/2026	Staff has had no complaints from neighbors about chickens since the Courtesy Notice was sent. Keep case open until we have confirmation from the neighborhood of abatement.
10/16/2025 11:10:14 AM	Mog, Jim	10/16/2025	We have had complaints from neighbors as a new resident has moved in. The new resident is installing a chicken coop per the complaints. Staff sent a neighborhood letter, CC&R, and CC&R guide to the residents home on 9.11.25. Since then, additional complaints came in yesterday that Chickens are on the property. This is a new ownership. Staff will work to get the new owners information to send a violation notice.

[Back to Top](#)