



CAMERON PARK COMMUNITY SERVICES DISTRICT

2502 Country Club Drive
Cameron Park, CA 95682
(530) 677-2231 Phone
(530) 677-2201 Fax
www.cameronpark.org

AGENDA

Regular Board of Directors' Meetings are held
Third Wednesday of the Month

REGULAR BOARD MEETING
Wednesday, March 18, 2020
6:30 p.m.

Cameron Park Community Center
2502 Country Club Drive, Cameron Park

Board Members

Monique Scobey	President
Eric Aiston	Vice President
Felicity Carlson	Board Member
Ellie Wooten	Board Member
Holly Morrison	Board Member

AGENDA

CALL TO ORDER

1. Roll Call
 2. Pledge of Allegiance
-

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.

ADOPTION OF THE AGENDA

The Board will make any necessary additions, deletions, or corrections to the Agenda and motion to adopt the Agenda.

3. Adopt the Agenda
-

RECOGNITIONS AND PRESENTATIONS

Board of Directors expresses appreciation to members of the community, District staff, or the Board for extra efforts as volunteers, committee members or community-minded citizens.

- El Dorado Irrigation District** (Dan Corcoran, EID Operations Director)
- PG&E PSPS Impacts to El Dorado Irrigation District
-

OPEN FORUM FOR NON-AGENDA ITEMS

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

APPROVAL OF CONSENT AGENDA

The following Consent Agenda items are considered routine and will be acted upon by the Board without discussion with one vote. Any item may be removed from the Consent Agenda by a Board member or a member of the audience and placed under General Business #10 to be discussed and acted upon individually.

4. Conformed Agenda – Board of Directors Meeting February 19, 2020
 5. Conformed Agenda – Board of Directors Special Meeting February 25, 2020
 6. General Manager’s Report
 7. **APPROVE** Resolution No. 2020-06 Directing Preparation of the Annual Engineers Report for Landscaping and Lighting Districts for the Fiscal Year 2020/21
-

AGENDA

8. **APPROVE** Resolution No. 2020-07 Directing Auditor of El Dorado County to Levy and Collect Assessments for the Fiscal Year 2020/21
 9. **APPROVE** Resolution No. 2020-08 Adopting a Budget Adjustment of \$10,000 for California Environmental Quality Act (CEQA) Review
-

GENERAL BUSINESS

For purposes of the Brown Act §54954.2 (a), items below provide a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Board from taking other action.

10. Items removed from the Consent Agenda for discussion
 11. **PUBLIC HEARING - SECOND READING** and **APPROVAL** of Ordinance No. 2020.03.18 Weed & Rubbish Abatement (S. Moranz)
 12. **APPROVE** Resolution No. 2020-09 to Approve Constructing a Fire and Rescue Facility/Tower
-

BOARD INFORMATION ITEMS

At this time, the Board and staff are provided the opportunity to speak on various issues. Direction by the President may be given; however, no action may be taken unless the Board agrees to include the matter on a subsequent agenda.

13. General Matters to/from Board Members and Staff
 - Upcoming Trainings & Community Meetings
 - SDRMA Spring Education Day – Tuesday, March 24th (Sacramento)
 - CSDA Special Districts Legislative Days – Tues, May 19th & Wed, May 20th (Sacramento)
 14. Local Area Formation Commission (LAFCO)
 15. Committee Reports
 - a. Budget & Administration
 - b. Covenants, Conditions & Restrictions (CC&R)
 - c. Fire & Emergency Services
 - d. Parks & Recreation
 - e. Solar Energy Ad Hoc
 - f. Landscaping & Lighting Assessments Districts (LLAD) Ad Hoc
-

AGENDA

ADJOURNMENT

Please contact the District office at 530-677-2231 or admin@cameronpark.org if you require public documents in alternate formats or accommodation during public meetings. For the public's information, we are now taking email requests at admin@cameronpark.org for future notification of Cameron Park Community Services District meetings.



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CONFORMED AGENDA

Regular Board of Directors' Meetings are held
Third Wednesday of the Month

REGULAR BOARD MEETING
Wednesday, February 19, 2020
6:30 p.m.

Cameron Park Community Center
2502 Country Club Drive, Cameron Park

The Board will convene into Closed Session after Board Information Items.

Board Members

Monique Scobey	President
Eric Aiston	Vice President
Felicity Carlson	Board Member
Ellie Wooten	Board Member
Holly Morrison	Board Member

CONFORMED AGENDA

CALL TO ORDER – 6:31pm

1. Roll Call – EW/MS/HM/FC/EA
 2. Pledge of Allegiance
-

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.

ADOPTION OF THE AGENDA

The Board will make any necessary additions, deletions, or corrections to the Agenda and motion to adopt the Agenda.

3. Adopt the Agenda

Motion to adopt the Agenda.

*EA/EW – Motion Passed
Ayes – EW/MS/HM/FC/EA
Noes – None
Absent – None
Abstain – None*

RECOGNITIONS AND PRESENTATIONS

Board of Directors expresses appreciation to members of the community, District staff, or the Board for extra efforts as volunteers, committee members or community-minded citizens.

- 2020 Census Presentation - Donald Huntley, Recruiting Assistant
-

OPEN FORUM FOR NON-AGENDA ITEMS

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

CONFORMED AGENDA

APPROVAL OF CONSENT AGENDA

The following Consent Agenda items are considered routine and will be acted upon by the Board without discussion with one vote. Any item may be removed from the Consent Agenda by a Board member or a member of the audience and placed under General Business #11 to be discussed and acted upon individually.

4. Conformed Agenda – Board of Directors Meeting January 15, 2020
5. General Manager’s Report
6. **APPROVE** Naming of New Disc Golf Course “Cameron Park Lake Disc Golf Course”
7. **APPROVE** Resolution 2020-03 Fire Engine Equipment Purchase for Engine 88
8. **APPROVE** Resolution 2020-04 Authorizing Agreement Between Cameron Park Community Services District and Umpqua Bank to Participate in a Purchasing Card Program

Motion to adopt the Consent Agenda with the following correction:

- *Pull Items #5 & 6*

FC/EW – Motion Passed

Ayes – EW/MS/HM/FC/EA

Noes – None

Absent – None

Abstain – None

GENERAL BUSINESS

For purposes of the Brown Act §54954.2 (a), items below provide a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Board from taking other action.

9. Items removed from the Consent Agenda for discussion
 - Item #5 General Manager’s Report
 - Item #6 Naming of New Disc Golf Course

Meeting recessed for 10 minutes.

Motion to approve items #5 & 6, removing the disc golf logo.

FC/EA – Motion Passed

Ayes – EW/MS/HM/FC/EA

Noes – None

Absent – None

Abstain – None

CONFORMED AGENDA

10. **REVIEW AND APPROVE** Fiscal Year 2018-19 Audit

Motion to Approve Fiscal Year 2018-19 Audit.

FC/EA – Motion Passed

Ayes – EW/MS/FC/EA

Noes – HM

Absent – None

Abstain – None

11. **FIRST READING** of Proposed 2020.03.18 Weed Abatement Ordinance

Motion to approve the First Reading of the revised Ordinance, including the language that was read into the record regarding location of wood piles.

FC/EW – Motion Passed

Ayes – EW/MS/HM/FC/EA

Noes – None

Absent – None

Abstain – None

12. **APPROVE** Revisions Management and Budget Policy - Reserve Policy 3272 and Unclaimed Check Policy 3270.8, and Resolution 2020-05 to Move \$400,000 Economic Uncertainty Reserve from County to Cameron Park Community Services District

Motion to Approve Revisions Management and Budget Policy – Reserve Policy 3272 and Unclaimed Check Policy 3270.8, and Resolution 2020-05 to Move \$400,000 Economic Uncertainty Reserve from County to Cameron Park Community Services District.

FC/EW – Motion Passed

Ayes – EW/MS/FC/EA

Noes – HM

Absent – None

Abstain – None

CONFORMED AGENDA

13. REVIEW, DISCUSS, and APPROVE 2020 District Work Plan

Motion to approve the 2020 District Work Plan as written.

EA/FC – Motion Passed

Ayes – EW/MS/FC/EA

Noes – HM

Absent – None

Abstain – None

BOARD INFORMATION ITEMS

At this time, the Board and staff are provided the opportunity to speak on various issues. Direction by the President may be given; however, no action may be taken unless the Board agrees to include the matter on a subsequent agenda.

14. General Matters to/from Board Members and Staff

- Upcoming Trainings & Community Meetings
 - SDRMA Spring Education Day – Tuesday, March 24th (Sacramento)
 - CSDA Special Districts Legislative Days – Tues, May 19th & Wed, May 20th (Sacramento)

EA – Thanked Niki for work on organizing and scheduling board training; there is excitement about the new disc golf course in Placerville and around town.

FC – Enjoyed the “field trip” to parks.

EW – Would like to carpool to upcoming trainings.

MS – Thanked staff for parks “field trip” and Bass Lake tour; Cameron Park Fire Department Crab Feed is coming up.

JR – Affair of the Heart is on Tuesday – collaborative event with Marshall Medical Center.

15. Local Area Formation Commission (LAFCO)

- *Elected 2020 officers; completed a review and evaluation of Executive Director; presentation by Cal LAFCO President; requested completion of MSRs within 6 months.*

CONFORMED AGENDA

16. Committee Reports

- a. Budget & Administration
 - b. Covenants, Conditions & Restrictions (CC&R)
 - c. Fire & Emergency Services
 - d. Parks & Recreation
 - e. Solar Energy Ad Hoc
 - f. Landscaping & Lighting Assessments Districts (LLAD) Ad Hoc
-

PUBLIC COMMENT

At this time, members of the public may speak on any closed session agenda item. Closed sessions may be called as necessary for personnel, litigation, and labor relations or to meet the negotiator prior to the purchase, sale, exchange, or lease of real property. Members of the public may address the Board prior to closing the meeting.

CONVENE TO CLOSED SESSION

The Board will recess to closed session to discuss the following item(s):

1. Pursuant to California Government Code §54956.9(d)(4)

Conference with Legal Counsel – Potential Litigation (1 case)

RECONVENE TO OPEN SESSION AND REPORT OUT OF CLOSED SESSION

Pursuant to Government Code §54957.1, the legislative body of any local agency shall publicly report any action taken in closed session and the vote or abstention of every member present thereon.

- *The Board discussed in closed session the items agendaized for closed session discussion and direction was given to staff.*
-

ADJOURNMENT – 9:01pm

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CONFORMED AGENDA

Regular Board of Directors' Meetings are held
Third Wednesday of the Month

SPECIAL BOARD MEETING
Tuesday, February 25, 2020
5:30 p.m.

Cameron Park Community Center
2502 Country Club Drive, Cameron Park

Board Members

Monique Scobey	President
Eric Aiston	Vice President
Felicity Carlson	Board Member
Ellie Wooten	Board Member
Holly Morrison	Board Member

CONFORMED AGENDA

CALL TO ORDER – 5:36pm

- 1. Roll Call – MS/EA/FC/HM/EW
 - 2. Pledge of Allegiance
-

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ADOPTION OF THE AGENDA

The Board will make any necessary additions, deletions, or corrections to the Agenda and motion to adopt the Agenda.

- 3. Adopt the Agenda

Motion to adopt the Agenda.

*EA/EW – Motion Passed
Ayes – MS/HM/FC/EW/EA
Noes – None
Absent – None
Abstain – None*

PUBLIC COMMENT

At this time, members of the public may speak on any closed session agenda item. Closed sessions may be called as necessary for personnel, litigation, and labor relations or to meet the negotiator prior to the purchase, sale, exchange, or lease of real property. Members of the public may address the Board prior to closing the meeting.

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CONFORMED AGENDA

CONVENE TO CLOSED SESSION

The Board will recess to closed session to discuss the following item(s):

4. Pursuant to California Government Code §54956.9(d)(4)

Conference with Legal Counsel – Potential Litigation (1 case)

5. Pursuant to California Government Code §54957(B)(1)

Consider the appointment, employment, or performance, discipline or dismissal of a public employee or to hear complaints or charges brought against the employee by another person or employee unless the employee requests a public session.

Unrepresented Employee of the District – General Manager

RECONVENE TO OPEN SESSION AND REPORT OUT OF CLOSED SESSION

Pursuant to Government Code §54957.1, the legislative body of any local agency shall publicly report any action taken in closed session and the vote or abstention of every member present thereon.

- *The Board discussed in closed session the items agendaized for closed session discussion and direction was given to staff.*
-

ADJOURNMENT – 9:32pm

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Agenda Transmittal

DATE: March 18, 2020

FROM: Jill Ritzman, General Manager

AGENDA ITEM #6: GENERAL MANAGER'S REPORT

RECOMMENDED ACTION: RECEIVE AND FILE

Progress continues on the Solar Energy Initiative. In late February, ARC Alternatives presented their Solar Feasibility briefing to the Solar Energy Ad Hoc Committee, outlining project options and recommendations. Additionally, they provided recommendations for Community Center Lighting Project Proposals. Work will continue in Solar Committee at their meeting in late March.

Fire Department

The annual Crab Feed Benefit organized by the Cameron Park Fire Fighters Association for the Intern (also known as Resident) Fire Fighter program had a great turnout and they raised just over \$14,000! Weed abatement efforts are in full swing at the Fire Department, and fire prevention educational signs and mailers are in progress. Kalan Richards has been hired to fill the vacant Fire Marshal position.

Parks and Facilities Department

Parks staff has been busy prepping the parks for summer. Our annual Volunteer Day will be held on Saturday, April 25th. Projects will be ready for people of all ages to work on and we welcome the community's help. Little League season has begun and our baseball fields are full! The new t-ball field at Christa McAuliffe is finished and full of happy young baseball players learning the game. The Cameron Park Lake Disc Gold Course opening day was on Saturday, March 7th and was well attended.

Recreation Department

Staff continues planning for Summer Spectacular 2020. Youth basketball is wrapping up, and staff has been taking note of ideas and making plans to improve upcoming seasons. Championships were played during the last week of February and the next league is starting up. Summer Camp planning is in the early stages. Staff is gathering class dates and information from instructor for the upcoming Summer Activity Guide.

CC&R Office

Staff has created an informational brochure regarding CC&Rs. The brochure is a part of the District's goal to increase community awareness about CC&Rs. It is currently available at the Community Center and will also be included with violation letters mailed to property owners. Courtesy Notices are being sent out as a first contact for some violations prior to commencing official enforcement action. Staff has found that this softer first touch has been effective in engaging with property owners in order to reach compliance. Staff has been making progress with property owners that are currently in the preliminary stages of legal action due to ongoing violation. It is the goal of staff to resolve these issues without further legal action. Work on CC&R procedure updates continue.

Administration Department

Staff prepared and distributed a COVID-19 Virus informational notice to employees and the community. In addition, staff posted information regarding the District's prevention measures on the District's website. Budget development is in full swing, departments continue to provide their budgets to Vicky. Staff trained employees regarding e-mail policy and etiquette. The District has not had a thorough review of its fixed assets, equipment, facilities, and land, since the 1970's; staff continues to develop an accurate inventory, and reports to the Board of Directors will be forthcoming. An audit of the District's assets is necessary before the next audit. Staff coordinated the recruitment, selection and hiring process for the vacant Recreation Supervisor position. The Recreation Department now has a permanent Recreation Supervisor.



Agenda Transmittal

DATE: March 18, 2020

FROM: Jill Ritzman, General Manager

AGENDA ITEM #7: **RESOLUTION DIRECTING PREPARATION OF THE ENGINEER'S REPORT FOR THE CONTINUATION OF THE ANNUAL ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS: AIRPARK, UNIT 6, UNIT 7, UNIT 8, VIEWPOINTE, GOLDORADO, UNIT 11, UNIT 12, CAMERON WOODS 1-4, BAR J15-A, BAR J15-A No. 2, BAR J 15-B, CREEKSIDE, EASTWOOD, DAVID WEST, CAMBRIDGE OAKS, NORTHVIEW, CAMERON VALLEY, CAMERON WOODS 8, SILVER SPRINGS AND BAR J14-A No. 2.**

RECOMMENDED ACTION: **RECEIVE, DISCUSS AND APPROVE RESOLUTION NO. 2020-06 WITH BOARD POLL VOTE**

RECOMMENDATION

The Landscaping and Lighting Act of 1972 requires that an annual Engineer's Report be prepared by a licensed professional engineer and establishes other requirements for the continuation of the assessments. This Resolution directs SCI Consulting Group to prepare the Engineer's Report for the Cameron Park Community Services District (District) Landscaping and Lighting Assessment Districts (LLADs) as the first step in a three-step process to continue assessments for fiscal year 2020/21.

RESULT OF RECOMMENDED ACTION

Each year, an updated Engineer's Report, including updated budgets, scope of services, current legal justifications, and rate adjustments should be prepared by a California registered civil engineer. SCI Consulting Group will provide professional assessment engineering and administration services to justify the continued collection of the District's LLADs for fiscal year 2020/21. The services provided by SCI will include the

preparation of the Engineer's Report and preliminary assessment roll with the specific assessment amount for each parcel. The Engineer's Report will be presented to the Board for preliminary approval in June of this year.

ANALYSIS

To continue to levy the assessments, staff is recommending that the Board approve the proposed resolution to direct SCI Consulting Group, the assessment engineer, to prepare an Engineer's Report for fiscal year 2020/21. This Engineer's Report will include:

- proposed budgets for the assessments for fiscal year 2020/21,
- special and general benefit findings to support the assessments, the updated proposed assessments for each parcel within each of the landscaping and lighting districts,
- proposed assessments per single family equivalent benefit unit for fiscal year 2020/21.

After the Engineer's Report and assessment roll is completed, the reports will be brought back to the Board for review and consideration. If the Board preliminarily approves the Report, a noticed public hearing will be subsequently held to allow the public to provide input on the proposed budgets, services and continued assessments, and to allow the Board to make a final decision on the continuation of these important assessments. The Preliminary Engineer's Report is scheduled to be presented to the Board on June 17, 2020.

CONCLUSION

It is recommended that the Board approve Resolution No. 2020-06, which would direct SCI Consulting Group to prepare the annual Engineer's Report for the Cameron Park CSD LLADs for fiscal year 2020/21.

Attachment:

7A – Resolution No. 2020-06

RESOLUTION NO. 2020-06
of the Board of Directors
of the Cameron Park Community Services District
March 18, 2020

A RESOLUTION DIRECTING PREPARATION OF THE ENGINEER’S REPORT FOR THE
CONTINUATION OF THE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS
UNIT NUMBERS 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 50
(Streets and Highways Code Section 22622)

WHEREAS, the Board of Directors of the Cameron Park Community Services District (District) proposes to continue the annual assessments during July 1, 2020 to June 30, 2021 for Landscaping and Lighting Assessment District (LLADs) Units 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 50; which were previously formed in accordance with the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500, et seq.); and

WHEREAS, the Streets and Highways Code Section 22622 requires the governing body of a local agency to adopt a resolution ordering the preparation of an engineer's report and to generally describe any proposed new improvements and/or substantial changes to an existing improvement prior to levying and collecting an annual assessment for an existing LLAD.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Cameron Park Community Services District as follows:

Section 1: The annual Engineer's Report for the following LLADs shall be prepared by SCI Consulting Group who is designated the Engineer of Work; thereafter the Report shall be filed with the Board Secretary for submission to the Board of Directors:

- | | | | |
|---------|-------------------------|---------|------------------------|
| Unit 30 | Airpark Estates | Unit 40 | Bar J #15B Merrychase |
| Unit 31 | Formerly Unit 6 | Unit 41 | Creekside |
| Unit 32 | Formerly Unit 7 | Unit 42 | Eastwood Park |
| Unit 33 | Formerly Unit 8 | Unit 43 | David West Park |
| Unit 34 | Viewpointe | Unit 44 | Cambridge Oaks |
| Unit 35 | Goldorado | Unit 45 | Northview |
| Unit 36 | Formerly Unit 11 | Unit 46 | Cameron Valley Estates |
| Unit 37 | Formerly Unit 12 | Unit 47 | Cameron Woods 8 |
| Unit 38 | Cameron Woods #1-4 | Unit 48 | Silver Springs |
| Unit 39 | Bar J #15A Country Club | Unit 50 | Bar J #15A No. 2 |

Section 2: Any new improvements and/or substantial changes in existing improvements that are proposed to be paid for out of the 2020-2021 annual assessments will be specified in the Engineer’s Reports.

Section 3: This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

PASSED AND ADOPTED by the Board of Directors of the Cameron Park Community Services District, at a regularly scheduled meeting, held on the 18th day of March 2020, by the following vote of said Board:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- ATTEST:

Director Monique Scobey, President
Board of Directors

Jill Ritzman, General Manager
Secretary to the Board



Agenda Transmittal

DATE: March 18, 2020

FROM: Jill Ritzman, General Manager

AGENDA ITEM #8: **RESOLUTION NO. 2020-07 DIRECTING AUDITOR OF EL DORADO COUNTY TO LEVY AND COLLECT ASSESSMENTS FOR ENFORCEMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS, FISCAL YEAR 2020-21**

RECOMMENDED ACTION: RECEIVE, DISCUSS AND APPROVE RESOLUTION NO. 2020-07 WITH BOARD POLL VOTE

In 1985, AB 1350 was passed allowing the Cameron Park Community Services District (District) to enforce Covenants, Conditions, and Restrictions (CC&Rs) for each subdivision within the District and to assume the duties of the Architectural Review Committee. That same year, the voters authorized the District to adopt and levy a special tax of up to \$12 per year on each parcel of land within the District.

As has been the practice, the District has authorized the El Dorado County Tax Collector to include such assessments on the tax roll of the County and provide receipts to the District, less any established fees and collection costs as established by the County for these services.

Resolution No. 2020-07 reflects this authorization for the 2020-21 fiscal year.

Attachment:

8A – Resolution No. 2020-07

**RESOLUTION NO. 2020-07
of the Board of Directors
of the Cameron Park Community Services District
March 18, 2020**

**DIRECTING AUDITOR OF EL DORADO COUNTY TO LEVY AND COLLECT ASSESSMENTS
FOR FISCAL YEAR 2020-21**

**RESOLUTION AUTHORIZING COVENANTS, CONDITIONS AND RESTRICTIONS
ASSESSMENT DISTRICT FOR 2020-2021**

WHEREAS, the assessment of property parcels within this District, by vote of the registered voters, is administered by the Cameron Park Community Services District; and

WHEREAS, AB1350, approved by the Governor, September 24, 1985, now authorizes the Cameron Park Community Services District to enforce the Covenants, Conditions, and Restrictions adopted for each subdivision within the District and to assume the duties of the Architectural Control Committee; and

WHEREAS, on November 5, 1985, the voters of said District authorized the Board of Directors of the District to adopt and levy a special tax of up to \$12 per year on each parcel of land within the District.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Cameron Park Community Services District does hereby establish a twelve-dollar (\$12) assessment per parcel, with designated exemptions, herewith for fiscal year 2020-2021; and

BE IT FURTHER RESOLVED, that the Tax Collector of the County of El Dorado be requested to include such assessments on the tax roll of the County and provide receipts to the District less any established fees and collection costs as established by the County for these services.

PASSED AND ADOPTED by the Board of Directors of the Cameron Park Community Services District, at a regularly scheduled meeting, held on the 18th day of March 2020, by the following vote of said Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Director Monique Scobey, President
Board of Directors

Jill Ritzman, General Manager
Secretary to the Board



Agenda Transmittal

DATE: March 18, 2020

FROM: Jill Ritzman, General Manager

AGENDA ITEM #9: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

RECOMMENDED ACTION: APPROVE RESOLUTION NO. 2020-08

RECOMMENDATION

Approve Resolution 2020-08 Adopting a Budget Adjustment of \$10,000

BACKGROUND

California Climate Investments Fire Prevention Grant Program (CCI) provides the District with a great opportunity to further the District's efforts to create a fire safe community. The District received funding for Hazardous Fuel Reduction and Fire Prevention Education Projects including \$20,000 for environmental analysis.

The District has selected El Dorado County Resource Conservation District (RCD) to conduct the California Environmental Quality Act (CEQA) review as required by the CCI grant. The CEQA requires specialized services for special projects, thus, a competitive bid is not required. This environmental review will allow for fuels reduction work to be done on approximately 64 acres within the District. Fuels reduction work should begin in the spring 2020. The total cost of the CEQA is \$10,000, 100% funded by CCI Grant.

This specialized services contract will be approved by the General Manager as it is within the General Manager contract authority.

Attachment:

9A – Resolution 2020-08

RESOLUTION NO. 2020-08
of the Board of Directors
of the Cameron Park Community Services District
March 18, 2020

**RESOLUTION TO ADOPT A BUDGET ADJUSTMENT OF \$10,000 FOR
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW**

WHEREAS, California Climate Investments Fire Prevention Grant Program (CCI) provides funding for Hazardous Fuel Reduction and Fire Prevention Education Projects;

WHEREAS, the CCI grant requires a California Environmental Quality Act (CEQA) permit;

WHEREAS, the CCI grant includes \$20,000 for environmental analysis (CEQA);

WHEREAS, the CEQA requires specialized services;

WHEREAS, in December 20th, 2019, the Cameron Park Community Services District (District) requested a proposal with El Dorado County Resource Conservation District (RCD) for a California Environmental Quality Act (CEQA) review and;

WHEREAS, the RCD proposal to complete the CEQA for \$10,000.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Cameron Park Community Services District:

- Approves a Budget Adjustment to increase the District's Fire and Emergency Services Department Contract Services (Account 5235) funded by the CCI grant (Account 4605) for \$10,000.

PASSED AND ADOPTED by the Board of Directors of the Cameron Park Community Services District, at a regularly scheduled meeting, held on the 18th day of March 2020, by the following vote of said Board:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Director Monique Scobey, President
Board of Directors

Jill Ritzman, General Manager
Secretary to the Board



Agenda Transmittal

DATE: March 18, 2020

FROM: Jill Ritzman, General Manager
Sherry Moranz, Fire Chief

AGENDA ITEM #11: **ORDINANCE NO. 2020.03.18 WEED AND RUBBISH ABATEMENT**

RECOMMENDED ACTION: **PUBLIC HEARING – SECOND READING OF ORDINANCE NO. 2020.03.18 WEED & RUBBISH ABATEMENT**

BACKGROUND

For many years, the Cameron Park Community Services District (District) Fire Department implemented a program associated with the District's Weed and Rubbish Abatement Ordinance (Ordinance). Updates to the initial Ordinance were approved by the Board in March 2016 and March 2018. Proposed updated Ordinance 2020.03.18 is attached (Attachment 11A).

FIRE & EMERGENCY SERVICES COMMITTEE

Chief Moranz updated the proposed Ordinance with the changes suggested by the Board at the February Board Meeting, and presented the amended draft at the Fire & Emergency Services Committee on March 3rd. The Committee supported the changes and recommended forwarding the updated Ordinance to the Board of Directors.

DISCUSSION

The proposed Ordinance will provide:

- Flexibility in implementing the Ordinance;
- Greater understanding and improved readability;
- Opportunity for year-round implementation;
- More tools for enforcement;
- Foundation for citing violators and implementing fines.

A first reading of the Ordinance was held at the regular Board of Directors Meeting on February 19th, 2020. A summary of the ordinance was posted for review and is now coming back tonight for a second reading and adoption. Once this Public Hearing has concluded and approval is secured from the Board of Directors, Ordinance 2020.03.18 will replace 2018.03.21.

Attachments:

11A – Proposed Ordinance 2020.03.18

ORDINANCE NO. 2020.03.18

AN ORDINANCE OF THE CAMERON PARK COMMUNITY SERVICES DISTRICT AMENDING THE "WEED AND RUBBISH ABATEMENT" ORDINANCES NO. 2016.03.16 and 2018.03.21 WITHIN CAMERON PARK COMMUNITY SERVICES DISTRICT

=====
BE IT ORDAINED BY THE CAMERON PARK COMMUNITY SERVICES DISTRICT AS FOLLOWS:

The "WEED AND RUBBISH ABATEMENT" ORDINANCES NO. 2016.03.16 and 2018.03.21 are hereby amended as follows, and shall hereafter be designated as CAMERON PARK COMMUNITY SERVICES DISTRICT ORDINANCE NO. 2020.03.18

Sections:

- Section 1: FINDINGS
Section 2: DEFINITIONS
Section 3: LEGAL AUTHORITY FOR DISTRICT ORDINANCE
Section 4: PROHIBITED CONDUCT
Section 5: DUTY TO REMOVE AND ABATE HAZARDOUS VEGETATION AND RUBBISH
Section 6: ENFORCEMENT OFFICIALS
Section 7: REQUIREMENTS
Section 8: INSPECTION
Section 9: ENFORCEMENT
Section 10: APPEALS
Section 11: SEASONAL DESIGNATION
Section 12: REMOVAL OF HAZARDOUS VEGETATION AND RUBBISH
Section 13: COLLECTION OF ABATEMENT COSTS
Section 14: LEVYING OF ABATEMENT COSTS AGAINST PROPERTY
Section 15: VIOLATIONS
Section 16: PENALTY - MISDEMEANOR
Section 17: DELINQUENT FEES
Section 18: SEVERABILITY
Section 19: EFFECTIVE DATE AND PUBLICATION
Appendices: Diagram A – Defensible Space Zones
Diagram B – Minimum Vertical Clearance
Diagram C – Minimum Horizontal Clearance

Section 1: FINDINGS

- A. The Board of Directors of the Cameron Park Community Services District (hereinafter "District") finds and declares that the uncontrolled growth and/or accumulation of hazardous vegetation and rubbish is a public nuisance, in that it creates a fire hazard.
B. It is the intent of the District that this Ordinance shall apply to the abatement of the accumulation of hazardous vegetation and rubbish on all improved parcels and all unimproved parcels within the District, and the maintenance of those parcels to prevent vegetation from growing back and rubbish from accumulating.

- C. Cameron Park is located in a wildland urban interface where homes are intermingled with or adjacent to highly flammable native and non-native plant species, within the jurisdictional boundaries. Each year the District experiences periods of high temperatures, accompanied by low humidity, and seasonal high wind. These conditions contribute to significant wildfires resulting in catastrophic fire losses to life, property, and the environment.
- D. The District has a diverse and complex landscape which includes mountains and other brush covered wildlands, which are home to many rare and sensitive plant and animal species.
- E. Of paramount importance to the District Board of Directors, is the protection of life and property from the threat of fire, and the safety of fire and law enforcement personnel during wildfires. The proper establishment of defensible space benefits property owners, public safety personnel and all residents of Cameron Park by dramatically increasing the likelihood that structures will survive a wildfire, provides for firefighter safety during a firestorm and generally aids in the protection of lives.
- F. It is the purpose of this Ordinance to establish a hazardous vegetation and rubbish abatement program that protects the lives and property of the citizens of the District.

Section 2: DEFINITIONS

- A. Abatement- The removal of hazardous vegetation and rubbish from property, to mitigate a public nuisance.
- B. Abatement costs- Any and all costs incurred by the District to enforce this Ordinance and to abate the hazardous vegetation and rubbish on any property, including inspection, physical abatement costs, administration and clerical fees and any additional actual costs incurred for the abatement proceeding(s), including attorney's fees, if applicable.
- C. Accumulation- Allowing the growth of hazardous vegetation and allowing rubbish to collect and remain as defined below.
- D. Defensible Space- Described in Public Resources Code 4291, and under "requirements" in this Ordinance, the area around a structure where hazardous vegetation, and rubbish have been cleared or reduced, to slow the spread of fire, to and from the structure.
- E. Enforcement Officials- A Fire Chief of the Cameron Park Community Services District Fire Department or his/her authorized representative.
- F. Fixed Flammable Items- Combustible fencing or other combustible materials that are attached to a structure.
- G. Hazardous Vegetation- Vegetation that is flammable and endangers the public safety by creating a fire hazard, including but not limited to seasonal and recurrent weeds, chaparral, manzanita, brush, dead trees, dry leaves, needles, and tumbleweeds.

- H. Improved Parcel- A portion of land of any size, the area of which is determined by the Assessor's maps and records and may be identified by an Assessor's Parcel Number, upon which a structure is located.
- I. Outbuilding- Buildings or structures that are less than one hundred twenty square feet (120 sq. ft.) in size and not used for human habitation.
- I. Rubbish - Includes all the following, but is not limited to, paper, cardboard, wood chips, bedding, rubber tires, construction waste, garbage, trash, and other combustible material.
- J. Structure – Anything constructed that is designed or intended to shelter or protect persons, animals, or property, including houses, whether inhabited or not, barns, storage sheds, etc.
- K. Unimproved Parcel - A portion of land of any size, the area of which is determined by the Assessor's maps and records and may be identified by an Assessor's Parcel Number, upon which no structure is located.
- L. Weeds - Includes any of the following:
 - 1) Vegetation that bears seeds of a downy or wingy nature.
 - 2) Vegetation that is not pruned or is otherwise neglected so as to attain such large growth as to become, when dry, a fire menace to adjacent property.
 - 3) Vegetation that is otherwise noxious or dangerous.
 - 4) Poison oak and poison ivy, when the conditions of growth are such as to constitute a menace to the public health.
 - 5) Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard.

Section 3: LEGAL AUTHORITY FOR DISTRICT ORDINANCE

The District has the legal authority to adopt the provisions contained in this Ordinance as specified below:

- A. **Government Code** Section 61100(t) which provides the District the authority to abate weeds and rubbish pursuant to the provisions of the California Health and Safety Code at Section 14875 et seq.
- B. **Government Code** Section 61069 which provides the District the authority to enter private property to: (1) inspect and determine the presence of public nuisances including fire hazards that the District has the authority to abate; and (2) abate public nuisances, including public nuisances constituting fire hazards such as excessive growth of weeds, grasses, hazardous vegetation and other combustible material by giving notice to the property owner to abate such public nuisance; and (3) enter upon private property to determine if a notice to abate a public nuisance including a fire hazard has been complied with by the property owner; and, if not, exercise its power to abate such public nuisance after failure to act by the responsible property owner.

- C. The **California Health and Safety Code**, Part 5, Section 13871, which provides that any person who refuses to correct or eliminate a fire hazard, is guilty of a misdemeanor.
- D. The **California Health and Safety Code**, Part 5, Sections 14875-14930, which provides that an accumulation of weeds, grasses, hazardous vegetation and other combustible material constitutes a public nuisance, providing guidelines for enforcement and abatement by the District of such fire hazards, and payment of such abatement costs incurred by the District to remove such hazardous vegetation and combustible material and provides for penalties for violations of this Ordinance by property owners.
- E. The **California Fire Code** Title 24, Part 9, Chapter 3, Section 304.1 prohibits combustible waste material creating a fire hazard on vacant lots or open space, which California Fire Code has been adopted by this District.
- F. The **California Code of Regulations Code** 14, C.C.R., Sections 1270.01-1276.03. Which establishes minimum wildfire protection standards in conjunction with building, construction and development in the SRA.
- G. The **California Code of Regulations Code** 14, C.C.R., Sections 1299.03. Which establishes defensible space requirements.
- H. The **California Public Resources Code** Section 4291 Which requires a person who owns, leases, controls, operates, or maintains a building or structure in, upon or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, to maintain defensible space at least 100 feet from each side of the structure, and which provides for required fuel modification so as to ensure that a wildfire burning under average weather conditions would be unlikely to ignite the structure on the property.
- I. **Government Code** Section 25845 regarding enforcement mechanisms available for the District to ensure that the costs incurred by the District in abating the nuisance consisting of accumulation of hazardous vegetation and rubbish are recovered from the property owner who fails to abate such nuisance after notice from the District to do so.
- J. **Government Code** Section 61115 which provides the District the authority to levy charges against property owners within the District for all the costs incurred by the District in abating nuisances created by accumulation of weeds, grasses, hazardous vegetation and other combustible materials. The District may provide that any charges and penalties maybe collected on the tax roll in the same manner as property taxes. To recover such charges and penalties by recording in the office of the County Recorder a lien declaring the amount of the charges and penalties due, the lien to be incurred against all real property owned by the delinquent property owner within El Dorado County. Such special tax assessments are to be collected in the same manner and method as real property taxes are collected by the county.

Section 4: PROHIBITED CONDUCT

A person shall not dump, nor permit the dumping of hazardous vegetation and rubbish, nor shall a person permit the accumulation of hazardous vegetation and rubbish, on that person's property or on any other property, so as to constitute a fire hazard.

Section 5: DUTY TO REMOVE AND ABATE HAZARADOUS VEGETATION AND RUBBISH

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.

By May 1, of each year, the owner of parcels within the District shall remove, from such property and adjacent streets, all hazardous vegetation and rubbish, growing or accumulated thereon, in accordance with the procedures and methods prescribed in this Ordinance and by the enforcement official.

Section 6: ENFORCEMENT OFFICIALS

The enforcement official shall have authority to enforce this chapter and issue citations for violations. For purposes of this chapter, the "enforcement official" is the Fire Chief of the District's Fire Department, or his/her designee.

Section 7: REQUIREMENTS

A. All **Unimproved** parcels within the District shall comply with the following requirements:

- (1) Any Unimproved parcel of less than two acres (2 ac.) shall be cleared of all hazardous vegetation and rubbish. Weeds, non-cultivated pastures, or other hazardous vegetation, shall be mowed and cut to a maximum height of four inches (4 in.), so as to not constitute a fire hazard throughout the year.
- (2) Any Unimproved parcel, or multiple contiguous parcels under the same ownership, consisting of more than two acres (2 ac.) shall be cleared of all rubbish and shall **either** be cleared of all hazardous vegetation and mowed and cut to a maximum height of four inches (4 in.), **or** shall construct and maintain a minimum thirty-foot wide firebreak around the perimeter of the property. Firebreaks will be disked, and can also be scraped, provided that the scraped material is removed or spread evenly over the remaining property.
- (3) Remove tree limbs six feet (6ft.) from the ground.
- (4) The District's enforcement official or his/her designee may require a firebreak to a maximum of one hundred feet (100ft.) in width, if the determination is that the property or adjoining structure(s) will be at risk from an approaching fire. These factors shall include fuel type(s), topography, and the environment where the property or adjoining structure(s) is located.

- (5) Dry leaves or wood chips located on parcels must be disked or turned under or evenly broadcast over the parcel area. If leaves or wood chips are being retained for the purpose of mulch or compost, they must be placed in a container so as to not constitute a fire hazard.

B. All **Improved** parcels within the District shall comply with the following requirements:

- (1) One hundred feet (100 ft.) of defensible space clearance shall be maintained in two distinct “Zones” (See Diagram A) as follows:
 - a) “Zone 1” extends thirty feet (30 ft.) from each structure or to the property line, whichever comes first.
 - b) “Zone 2” extends from thirty feet (30 ft.) to one hundred feet (100 ft.) from each structure, or to the property line, whichever comes first.

C. Zone 1 requirements:

- Remove all dead grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles, from the yard and from the roof and gutters of the structure.
- Remove all dead branches that overhang roofs and keep all branches ten feet (10 ft.) away from the chimney and stovepipe outlets.
- Relocate wood piles outside of Zone 1, if property line extends beyond Zone 1.
- Remove or prune flammable plants and shrubs near windows.
- Remove flammable vegetation and items that could catch fire, from around and under decks and stairs.

D. Zone 2 requirements:

- Cut or mow annual grass down to a maximum height of four inches (4 in.).
- Create vertical spacing between grass, shrubs and trees. (See Diagram B)
- Create horizontal spacing between shrubs and trees. (See Diagram C)
- Remove tree limbs 6 feet from the ground.
- Remove dead and dying shrubs, trees, and other woody plants. Loose surface litter, consisting of fallen leaves, needles, twigs, bark, cones, and small branches, are permitted to a depth of three inches (3 in.).
- All exposed wood piles must have a minimum of ten feet (10 ft.) of clearance, down to bare mineral soil, in all directions.

C. For both Zones 1 and 2:

- Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have a minimum of ten feet (10 ft.) clearance, down to bare mineral soil, and no flammable vegetation for an additional ten feet (10 ft.) around their exterior.

Section 8: INSPECTION

The enforcement official, or his/her designee may enter upon private or public property, whenever necessary, to enforce or administer the provisions of this chapter; provided, however, that this right of entry and inspection shall not be construed to grant the right to enter into any dwelling or structure which may be located on the land. Should the District determine that there is a reasonable expectation of privacy of the property owner with respect to the dwelling unit to be inspected, the District may request an inspection warrant pursuant to the provisions of California Civil Code Section 1822.50 et seq., which warrant shall state the location which it covers and state the purposes of the inspection. When there is no reasonable expectation of privacy, such as with respect to an abandoned dwelling or building, the District's designated enforcement official may enter onto that property without a warrant in order to inspect the property for the purposes of determining whether the provisions of this Ordinance have been violated.

A. Initial inspections will occur during April of each year.

(1) Should inspections reveal violations of this Ordinance, the enforcement officer will mail a notice of non-compliance to parcel owners,

B. Second inspections will occur during May of each year.

(1) Should second inspections reveal violations of this Ordinance, the enforcement process will begin,

Section 9: ENFORCEMENT

Violations of this Ordinance may be enforced pursuant to the legal authorities specified in Section 3 of this Ordinance, following the procedures and timelines specified in this Ordinance.

As an alternative to enforcement procedures, the enforcement official retains the discretion to meet and confer with property owners, who are in violation of this Ordinance, to attempt a mutually acceptable method for abating the hazardous vegetation and rubbish. Nothing shall prohibit the enforcement official from issuing a hazard abatement notice to a property owner and following the enforcement procedure with respect to property owners who do not agree to a mutually acceptable abatement method after discussions with the enforcement official.

A. If the meet and confer process does not occur or does not result in the abatement of hazardous vegetation and rubbish, the enforcement official may commence proceedings to enforce the provisions of this Ordinance, when a violation is identified due to:

(1) The failure of an owner of a parcel to abate all hazardous vegetation and rubbish on or before May 1.

(2) The failure of an owner of a parcel to abate all hazardous vegetation and rubbish within the time specified in the Notice.

- B. Enforcement proceedings are commenced by the mailing of a Hazard Abatement Notice in the manner prescribed as follows:
- (1) The enforcement official shall mail the Hazard Abatement Notice to each person that has an ownership interest in the parcel to which the violation pertains.
 - (2) Ownership interest shall be determined based on the last equalized assessment roll available on the date of mailing of the Hazard Abatement Notice.
 - (3) Notification may also be accomplished by posting the Hazard Abatement Notice on the property, if the owner's mailing address is not available or not current. Such Hazard Abatement Notice also will be sent by mail to the property owner of such parcel as his or her name appears on the last equalized assessment roll and to the address shown on such assessment roll.
 - (4) Notices which are posted, shall be conspicuously posted in front of the property, or if the property has no frontage upon a road or street, then upon a portion of the property nearest to a road or a street most likely to give actual notice to the owner. Notices shall be posted not more than 100 feet in distance apart upon property with more than 200 feet of frontage, and at least one notice shall be posted on each parcel with 200 or less feet of frontage.
- C. The contents of the Hazard Abatement Notice shall include the following:
- (1) A description of the property by reference to the assessor's parcel number as used in the records of the county assessor, and by reference to the common name of a street or road upon which the property abuts, if the property abuts upon a road or street;
 - (2) A statement that there are hazardous vegetation and rubbish upon the property;
 - (3) A request that such hazardous vegetation and rubbish be abated by June 1, which shall not be less than 15 calendar days following the mailing or posting of the notice;
 - (4) A statement that if such hazardous vegetation and rubbish are not abated by the property owner by June 1, that such materials may be removed under authority of the District, and the costs of such abatement may be made a legal charge against the owner or owners of the property, a lien imposed on and recorded against the property in the amount of such costs, and such costs referred to the County Tax Collector for collection together with property taxes on such property pursuant to the provisions of Health and Safety Code Sections 14875 through 14931, and Government Code Sections 25845 and 61115;
 - (5) A statement referencing the right of the property owner to appeal the issuance of the Hazard Abatement Notice pursuant to Section 10 hereof and;
 - (6) With respect to notices which are posted, a title which reads "Notice to Remove Hazardous Vegetation and Rubbish" the letters of the foregoing title to be not less than one inch in height.

Section 10: APPEALS

Process: Any person, who is adversely affected by the Hazard Abatement Notice specified in Section 9, may appeal such Hazard Abatement Notice to the Board of Directors within fifteen (15) calendar days of the postmark on the Hazard Abatement Notice by filing a written appeal with the enforcement official. Timely appeal shall stay any further action for abatement until the date set for hearing, unless the hazardous vegetation and rubbish at issue presents an imminent fire hazard within 100 feet of any structure. The enforcement official shall set the matter for hearing before the Board of Directors. The enforcement official shall notify the Appellant by certified mail of the date and time set for such hearing, at least fifteen (15) days prior to said date. If the Appellant resides outside the District, such Notice of Hearing shall be mailed to the Appellant at least twenty (20) days prior to the date set for the hearing. The Appellant shall have the right to appear in person or by agent, designated in writing, at the hearing, and present oral, written, and/or photographic evidence. The Board of Directors shall issue its order denying or granting the appeal, which shall be in writing and be issued within fifteen (15) days of the date of the hearing. The decision of the Board of Directors shall be final.

Section 11: SEASONAL DESIGNATION

In the case of a parcel containing a fire hazard where it has been necessary for the District to abate the nuisance in two (2) consecutive years, and the fire hazard is seasonal or recurring, it shall be the decision of the Board of Directors to declare the lot a seasonal public nuisance and the fire hazards may be abated thereafter without the necessity of further hearing.

Section 12: REMOVAL OF HAZARDOUS VEGETATION AND RUBBISH

If, by June 1 of any year as specified in the original Hazard Abatement Notice, or as extended in cases of appeal, or as specified by the Board of Directors, compliance with this Ordinance has not been accomplished, the enforcement official or his designee may order that hazardous vegetation and rubbish, located on the property be removed by public officers and/or employees of the District, or may cause such removal to be carried out by a private contractor selected by the District.

Section 13: COLLECTION OF ABATEMENT COSTS

- A. When proceedings under this chapter result in the abatement of hazardous vegetation and rubbish from property by the District or its agents or contractors due to the refusal of a property owner to comply with this Ordinance, all costs incurred by the District in performing such abatement may be assessed against the property. Such costs shall include the costs of labor, materials and equipment furnished by the District in abating such hazardous vegetation and rubbish; the costs incurred by the District for payments to an independent contractor to abate such hazardous vegetation and rubbish from the property; all administrative costs incurred by the District in abating such hazardous vegetation and rubbish, including actual costs of investigation, property inspection, boundary determination, measurement, clerical costs, related attorney's fees, and administrative overhead costs for supervision, insurance, costs of publication, mailing and posting of notices, preparation of contracts with independent contractors to perform the abatement work, review of bids by contractors, administration of contracts for

abatement activities, and other budgeted overhead items.

- B. If hazardous vegetation and rubbish are ultimately abated by the property owner, subsequent to the deadline for abatement specified in any Hazard Abatement Notice issued by the District, the District shall be entitled under this Ordinance to assess against the property all such costs incurred securing such compliance with this Ordinance by the property owner up to and including the final date of compliance.
- C. The enforcement official shall keep an account of such administrative and costs of abatement and shall submit to the District Board of Directors for confirmation an itemized written report showing such unpaid costs and their proposed assessment to the respective properties subject to the Hazard Abatement Notice. The report shall be filed with the General Manager not less than 15 calendar days in advance of the confirmation hearing required below.
- D. Upon receipt of the report, a public hearing shall be scheduled in June to receive any protests and to confirm the cost report. A statement of the proposed costs and notice of the time, date and place of the hearing, together with reference to the report on file with the clerk, shall be mailed to the owner or owners of each parcel of property proposed to be assessed as shown on the last equalized assessment roll available on the date of mailing of the notice shall be mailed not less than 15 calendar days in advance of the hearing.
- E. Notice of the time, date and place of the public hearing by the Board shall be published once in a newspaper of general circulation published within the District. The notice shall show the name or names of the owner, the assessor's parcel number, the street address of the property if the property has an address and the address is known to the enforcement official, the name of the street or road upon which such property abuts, the amount of the proposed assessment and reference to the report on file with the enforcement official. Such publication shall be made not less than 15 calendar days in advance of the hearing.
- F. At the time fixed for receiving and considering the report, the District Board of Directors shall conduct a public hearing and shall receive and consider any objections from members of the general public or property owners liable to be assessed for the costs of abatement. The District Board of Directors may continue the hearing and delegate to the General Manager or his or her designee the responsibility of hearing individual protests and submitting a recommendation with respect thereto; provided, that the District Board of Directors provides an opportunity for individual consideration of each property upon which abatement activities have been conducted by the District upon receipt of a recommendation by the General Manager. The District Board of Directors may modify the report if it is deemed necessary. The District Board of Directors shall then confirm the report by motion or resolution.

Section 14: LEVYING OF ABATEMENT COSTS AGAINST PROPERTY

A. The abatement costs incurred by the District may be levied against the parcel of land subject to abatement activities by the District as a real property assessment in accordance with Health and Safety Code Division 12, Part 5, Chapter 4, Article 3 commencing with 14912 and 14915-14919 and Government Code Section 25845. Any assessment imposed on real property pursuant to this Section may be collected at the same time and in the same manner as ordinary real property taxes are collected by the County of El Dorado and shall be subject to the same penalties and the same procedure and sale in case of delinquency as is provided for ordinary real property taxes. Notice of any assessment that is levied on real property pursuant to this Section shall be given to the property owner by certified mail from District and shall contain the information set forth in Health and Safety Code Division 12, Part 5, Chapter 4, Article 3 commencing with 14912 and 14915-14919 and Section 5845 of the Government Code. The District shall transmit the notice of such assessment levied on real property pursuant to this Section to the County Auditor-Controller of El Dorado County with instructions to collect the assessment on the real property tax rolls for the ensuing fiscal year. Such notice shall be transmitted to the County Auditor-Controller prior to August 10 in any fiscal year.

Section 15: VIOLATIONS

The owner or occupant of any parcel within the District who violates this Ordinance or permits a violation of this Ordinance upon any parcel owned, occupied or controlled by him/her, shall be guilty of a misdemeanor (H&S 13871). Violation of this Ordinance shall consist of the following:

A. Every person who fails or refuses to correct or eliminate a fire hazard after written order of a district board or its authorized representative, is guilty of a misdemeanor.

Section 16: PENALTY - MISDEMEANOR

A. Notwithstanding the provisions of any other section of this Ordinance, violation of any provisions of this chapter or failure to comply with any of the regulatory requirements of this chapter, is a misdemeanor.

B. Every violation of this chapter is punishable by imprisonment in the county jail, not exceeding six months, or by fine not exceeding one thousand dollars, or both.

Section 17: DELINQUENT FEES

The following shall apply to any delinquent fee due.

A. A penalty of ten percent (10%) shall be added to any delinquent fines on the last day of each month more than 15 days after the due date.

B. In addition to penalties, delinquent fees will accrue interest of one percent (1%) per month, from the due date.

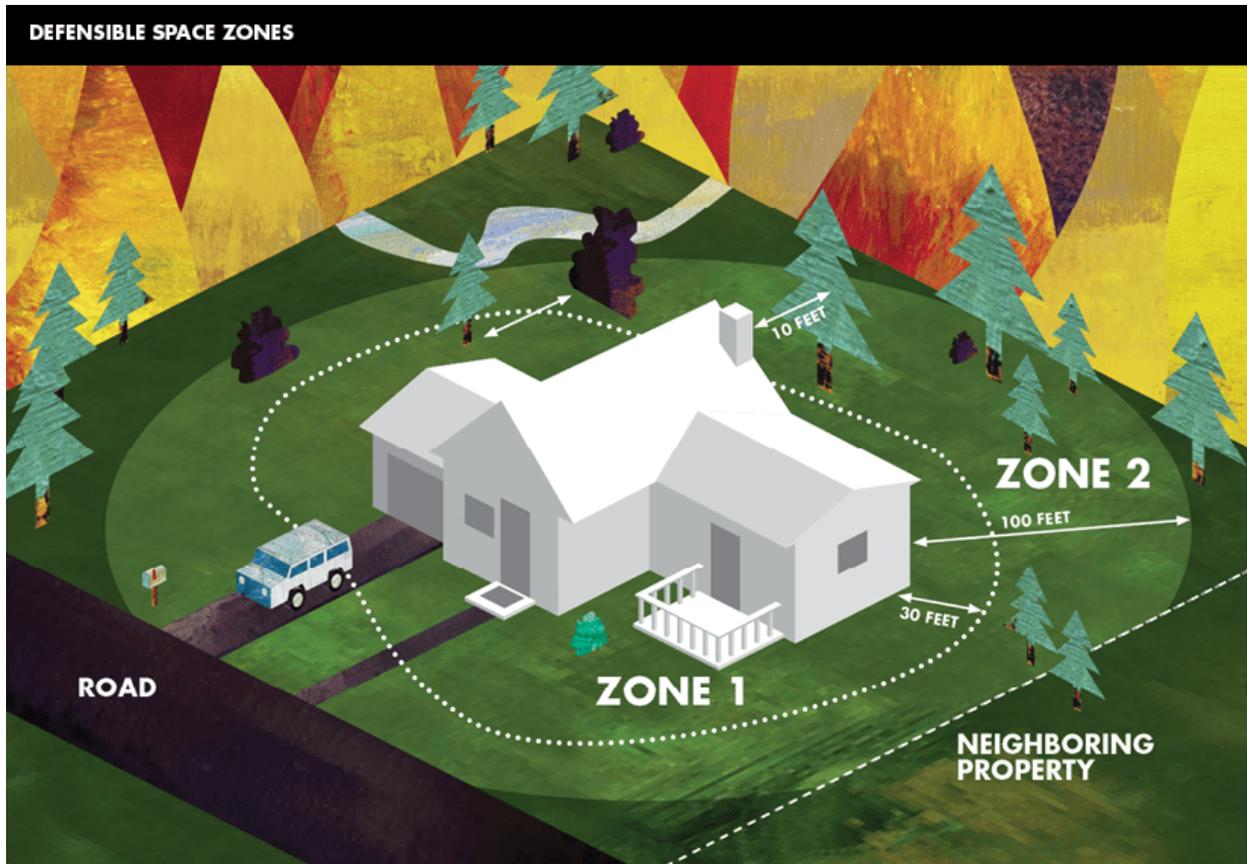
Section 18: SEVERABILITY

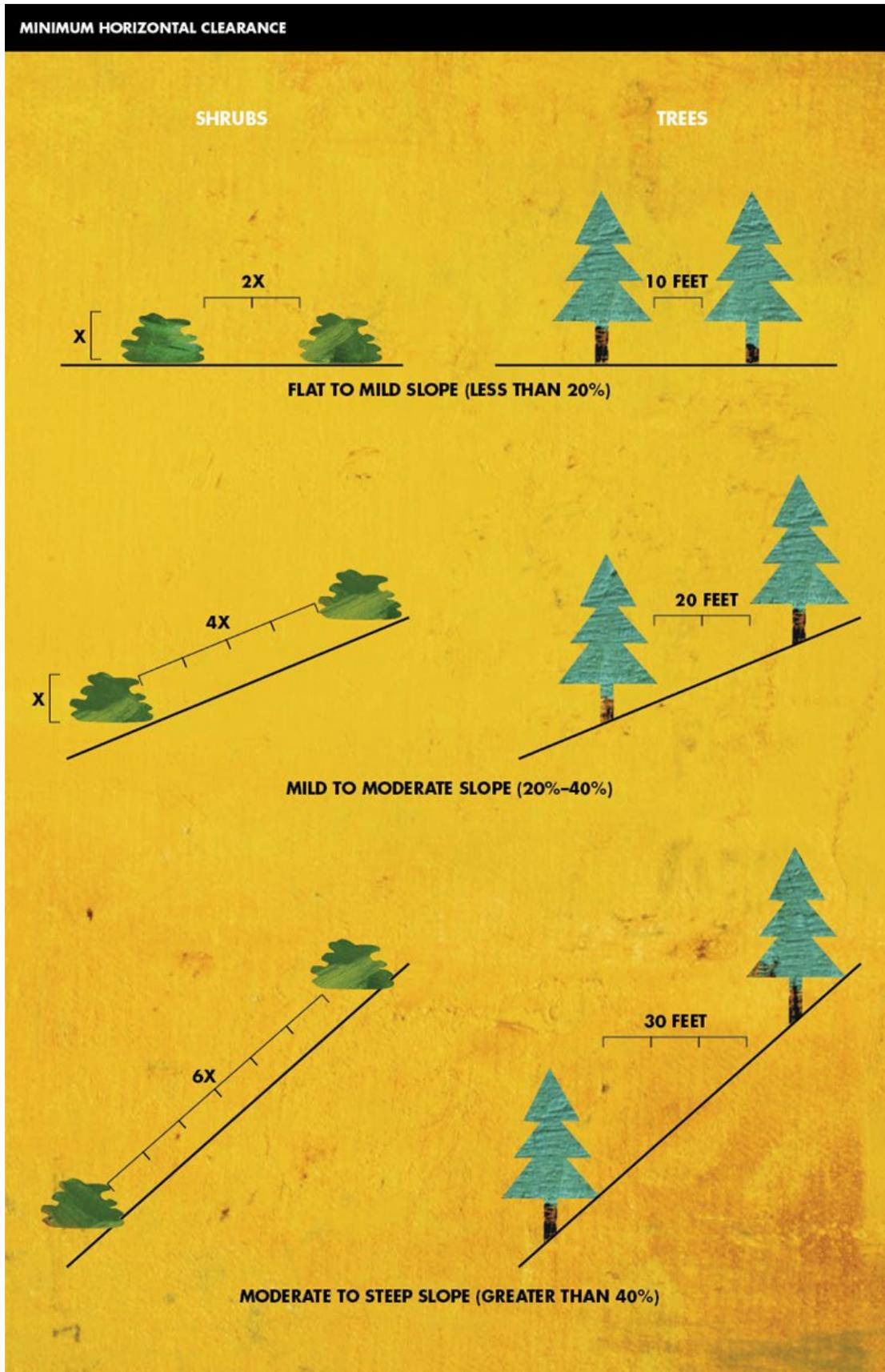
If any Ordinance, article, subsection or subdivision thereof, provision, sentence, clause or phrase of this code, or any application thereof, is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the remaining provisions of this code, which can be given effect without the invalid portions and, therefore, such invalid portions are declared to be severable. The District hereby declares that it would have enacted this Ordinance and each of its articles, sections, subsections, or subdivisions thereof, provisions, sentences, clauses or phrases irrespective of the fact that one or more of them is declared invalid.

Section 19: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall take effect thirty (30) days after its adoption. The Cameron Park Board Secretary is directed to publish this Ordinance as adopted in a newspaper of general circulation in the District. In lieu of publication of the full text of the Ordinance within fifteen (15) days after its passage, a summary of the Ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the District Board and a certified copy shall be posted in the office of the District, and Cameron Park Fire Department Office, pursuant to Government Code Sections 25120 through 25132.

DRAFT









Agenda Transmittal

DATE: March 18, 2020

FROM: Sherry Moranz, Fire Chief

AGENDA ITEM #12: PROPOSAL FOR FIRE AND RESCUE TRAINING FACILITY/TOWER

RECOMMENDED ACTION: APPROVE RESOLUTION 2020-09

BUDGET ACCOUNT: FIRE 3000, FIRE IMPACT FEE

BUDGET IMPACT: None; Preliminary Estimated Costs \$450,000

Balance of District Fire Impact Fees held at County would be = \$872,724

BACKGROUND

In 2011, the Cameron Park Fire Department staff began the process to obtain a Fire and Rescue Training Facility/Tower. In 2015, the Cameron Park Community Services District (District) included the training facility within the Fire Department Master Plan and Capital Improvement Plan, recognizing that adequate training is essential to firefighter effectiveness and perhaps most importantly, firefighter safety.

Our District has experienced extraordinary growth with residential, commercial, and multi-story/multi-family structures over the past thirty years, resulting in increased number and types of incidents, to which we must be prepared to respond. In 1990 the population of Cameron Park was less than 12,000. That number has grown to approximately 19,700 today. Our District resides in an urban-wildland interface with challenging topography and contains schools, day cares, assisted living, care facilities, medical centers, urgent care, motels, grocery stores, bars, and restaurants. In addition a major interstate freeway creates a high call volume with vehicle accidents, hazardous materials spills, and fires.

The Fire Department currently trains on public buildings and parking lots, at controlled burn sites and with other agencies, and wherever the opportunity exists. Additional training is secured off-site, by sending our personnel to the CAL FIRE Training Center in Ione, over 30 miles away, where actual training facilities exist, forcing the Fire Department to down staff

or incur additional wage cost for multiple personnel on duty. In addition, the CAL FIRE Training Center has been presenting so many internal hiring academy classes, over the past few years, that we are unable to reserve training days for our folks to use the facility.

Our proposal is to continue with the process that began in 2011, and install a training facility/tower that will provide the necessary training for our firefighters.

DISCUSSION

Training is the backbone of a fire department. It produces a well-prepared force that, through repetition, increases the speed of an operation and enhances proper execution, while reducing injuries. The importance of training cannot be overstated in the world of emergency services. Where life safety is at risk, competence of the responders should be paramount. When the citizens in our community call for help, they expect and deserve the very best from us when we respond.

This training facility/tower will allow us to provide effective modern live-fire behavior training for firefighter and rescue crews that can involve multi-floor buildings with various fire scenarios and smoke, to create safe, yet realistic and repeatable conditions. Fires in high rise towers are a particular modern-day challenge for fire crews due to the sheer height of some structures, the time factor involved in getting up to the fire floor affected, and to residents or workers likely to be trapped above the outbreak and its toxic smoke. This training facility/tower will enable us to train on multi-floors, in the attic space, and high angle rescue of patients from upper story windows.

- Training enables firefighters to learn new skills and techniques, to make their jobs safer. Firefighters risk their lives to save others. However, with the right training, some of the risk to fire personnel can be managed.
- Training enables firefighters to respond more efficiently, reducing the property damage caused by fires.
- Training provides firefighters with needed experience.
- Training permits mistakes to be made and corrected in a non-emergency setting. The company officer can take the time to stop a training exercise and point out correct procedures.

This training facility/tower will allow firefighters to experience the phases of fire and its development, the physical changes of a solid fuel brought about by increased heating, the build-up of combustible gases at the ceiling, and the rapid expansion and subsequent ignition of fire gases as they roll across the ceiling in what is referred to as flame-over or rollover. During these exercises, firefighters will also work with the various types of nozzle patterns and their effect on thermal layering, and how visibility can be changed by upsetting the thermal layer.

This training facility/tower will enable our firefighters to train with the surrounding agencies who will be part of the initial response to structure fires and other emergencies in Cameron Park. These multi-agency hands-on training drills permit firefighters, from each agency, the opportunity to better understand how the various fire engines function, where their equipment is located, strategy and tactics, and allowing an emergency scene to operate smoothly. It is critical that we train with our partners, because we cannot protect our community alone.

Like those in the medical profession, firefighters are held to a higher standard, therefore we must be prepared, at all times, to perform at the highest possible standards set by our industry.

On February 25, 2020, the El Dorado County Board of Supervisors voted 5-0 to allow us to utilize the Fire Impact Fees for this project, and we are seeking approval from the Board of Directors to move forward with the project, in support of the CPCSD Fire Department Master Plan and Capital Improvement Plan. Funding exists in the Fire Impact Fee account.

PROPOSED PROJECT

The proposed project will construct a 4-story fire training facility and tower that will enable our firefighters to train, in all the ways discussed above. The fire and rescue training facility will be utilized to advance training in many areas including, but not limited to, large area search and rescue, fire control training, multistory and commercial structure firefighting tactics, firefighter survival and escape tactics, and high angle rescue training. The training facility will allow the fire department to engage in different scenarios that we would not have the opportunity to on similar private properties or businesses. The realistic training of conducting building searches for victims in hot, smoky conditions, is critical. Firefighters will also be able to cut ventilation holes in the “chop-out” on the roof, which will provide experience and training that can’t be replicated on any other structure.

The tower will be located on the Station 89 parcel, just east of the station.

Staff's proposal is consistent with the request for revision to the Special Use Permit S01-0010-R (Attachment 12B). Due to the proposal's consistency with the Special Use Permit and surrounding area, environmental permitting is not being required by County Planning Department.

PROJECT COSTS

Staff identified initial costs of \$450,000, but costs may increase based upon the scale of improvements needed, as the project develops. Asphalt, drainage, and other necessary additions are possible. All project costs, including landscape materials and services, and contractor costs, will be recovered from the Fire Impact Fees.

The training facility/tower is a possible revenue generator if we provide training such as Rope Rescue Operations, Fire Control 3, and RIC Operations classes.

NEXT STEPS

With the Board's approval, Fire Department staff will work with the County Planning Department to ensure the 2011 permits/documents are ready to move the project forward.

FINANCIAL IMPACTS

Since the Fire and Rescue Training Facility/Tower will be expanding fire facilities in Cameron Park, Fire Impact Fees is an appropriate funding source, and has been designated so by the El Dorado County Board of Supervisors. The balance of Fire Impact Fees, after this expenditure, would be approximately \$872,724.

Attachments:

- 12A – Plan & Specifications
- 12B – Revision to Special Use Permit S01-0010-R
- 12C – Project Scope and Cost Estimate
- 12D – CPCSD Fire Department Master Plan and CIP
- 12E – Resolution 2020-09

CAMERON PARK, CA

SEPTEMBER 9, 2013

DIVISION 13 - SPECIAL CONSTRUCTION

SECTION 13121 - PRE-ENGINEERED STEEL FIRE TRAINING TOWER

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of the contract, including General and Supplementary Conditions and Specification Sections, apply to this Section.

1.2 SUMMARY

This Section includes the following:

Fire Training Tower.
Design requirements.

1.3 RELATED SECTIONS

The following Sections contain requirements that relate to this section:

1.4 REFERENCES

1.4.1 American Iron and Steel Institute (AISI):

“Specification for the Design of Cold-Formed Steel Structural Members.”

1.4.2 American Institute of Steel Construction (AISC):

“Manual of Steel Construction”, Allowable Stress or Load and Resistance Factor Design.

1.4.3 American Society for Testing and Materials (ASTM) Publications:

ASTM A-36 “Standard Specification for Carbon Structural Steel”

ASTM A-123 “Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products”

ASTM A-653 “Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process”

ASTM A924 “Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process”

1.4.4 National Fire Protection Association (NFPA):

NFPA 1402 – “Guide To Building Fire Training Service Centers”

NFPA 1403 – “Standard On Live Fire Training Evolutions”

1.4.5 Occupational Safety and Health Standards (OSHA):

29 CFR 1910.23 – “Guarding Floor, Wall Openings, and Holes”

29 CFR 1910.24 – “Fixed Industrial Stairs”

29 CFR 1910.27 – “Fixed Ladders”

PART 2-DESCRIPTION

FIRE TRAINING SIMULATOR

2.1 PURPOSE:

This structure will be used to provide training for fire fighters and leaders in controlled environments, which replicate actual conditions.

2.2 GENERAL:

The tower shall utilize a structural steel frame system and curtain wall design. Structural framing systems are considered the norm for high-rise and commercial structures. The curtain wall/exterior wall panel design produces an ideal buffer or protection between the main structural frame of our building and any exterior elements, so that if an exterior wall panel is damaged (i.e., fire truck hits the side of the tower) no structural damage is likely to occur. This wall panel system also creates a flat surface ideal for ladder or rappelling anywhere on the tower to simulate actual street conditions.

2.3 STRUCTURAL INTEGRITY:

The wind loads, deck and the roof loads stated herein represent the standard criteria. Increased loadings, as may be dictated by local jurisdictions, will be accommodated. The primary structural system shall utilize hot-rolled structural steel column and beam frames sized to meet and exceed the loads as indicated. This training simulator shall be considered a nonbuilding structure for both code compliance and load interpretation. The primary and secondary structural system shall also meet and exceed the loads as indicated while maintaining a maximum deflection of L/240.

2.4 CODE COMPLIANCE:

The training simulator's primary structural and seismic design shall be in accordance with the building code having jurisdiction in the area of the project. Due to the nature of the intended use of these training towers, the stair design, the means of egress, fire wall requirements as well as other construction issues, are not expected to satisfy the criteria of buildings intended to accommodate public occupancy. This may require a building code variance in some locations; however, this simulator shall meet all applicable NFPA and OSHA standards. It is the responsibility of the owner to obtain such variance if required.

2.5 MATERIALS:

All materials shall be new and shall conform to applicable ASTM specifications. All structural or nonstructural materials used, 10 gauge or less in thickness, whether exposed or not to the

elements shall be **hot-dipped galvanized**. When any mention of galvanized is noted within these specifications, it shall be implied to mean hot-dipped galvanized. Any exposed material which is not galvanized, shall be given one coat of shop paint.

2.6 FASTENERS:

All fasteners utilized with galvanized steel panels not exposed to the elements shall be electro-galvanized. All exterior fasteners shall be furnished with a contained EPDM washer under the head for sealing. Structural columns and beams shall be field bolted with (A325) 5/8" diameter electro-galvanized bolts or larger. Anchor bolts shall be furnished by the concrete contractor, unpainted and of the size specified on the anchor bolt plan.

2.7 WEATHER SEALING:

All joints in weather tight areas are to be sealed with tape caulk or foam closures as specified on the building plan. Because of the intended use water tightness of simulators is not required or assured.

2.8 ROOF SYSTEMS:

Roofs shall be decked with 30" or 36" wide, 18 ga. unpainted galvanized 18 gage steel deck per **ASTM A-653, class G60** with recessed fasteners and shall meet the stated design load. Panels must have 6" on center cell spacing with an actual 4 1/4" flats with an actual 1 3/4" wide recesses and a maximum of 1 1/2" deep recesses. Panels must be roll formed.

2.9 EXTERIOR WALL SYSTEM:

Wall panel/curtain wall system shall provide for a concentrated rappelling/ladder load of 890 pounds while the primary structural framing supporting this wall system shall provide for a concentrated point load of 2300 pounds. **Rake trims, parapet rake trims, and window opening sill trim corners shall be beveled to prevent rope chafing, personal injury, or equipment damage.**

2.10 WALL PANELS:

The exterior wall panels shall be essentially flat to allow for safe laddering and rappelling anywhere on the simulator without the requirement of additional exterior surface plates to form a flat surface. The exterior wall panels shall be of 18 ga. hot-dipped galvanized steel per ASTM A-924, class G-90. Panels shall have nominal 4 3/4" flats with a maximum 1 1/8" wide recesses and shall be set in the horizontal plane. Since panels are set in the horizontal plane, sealants are not required to make this structure weather tight (sealants in extreme temperature environments will breakdown prematurely). Panels must be brake formed to provide a maximum 1/8" inside radius. All end joints of all panels must be backed by a splice panel, which extends a minimum

of 12” either side of the joint (24” total). Exterior walls panels shall be painted from the customer’s choice of the manufacturer’s available colors.

The interior wall panels shall be corrugated for added strength and durability. The interior wall panels consist of hot-dipped galvanized steel per ASTM A-924. The interior wall panels shall have a ¾” deep maximum corrugation at 3 ½” on center and shall be set in the vertical plane. Interior wall panels shall be painted white.

Painted wall panels (interior and exterior) shall be manufactured from coil coated steel meeting ASTM A-924, hot-dipped galvanized, and painted with a **paint system on both sides** of the panel. The base coat shall be a 0.2 to 0.25 mil coat of a polyurethane primer. The topcoat shall be a 0.7 to 0.8 mil coat of silicon protected polyester on the face side. The paint, on both sides of the panel, is to be baked on. The finished surfaces are to have a light wax coating applied after painting.

2.11 SECONDARY WALL FRAMING:

Wall framing shall be of conventional steel stud construction. Studs are to run vertically to represent common stud construction and be spaced at no more than 24 inches on center. Stud size and gage shall be determined by the design engineer, and shall accommodate all design criteria stated in other sections of this specification. All rough openings shall be framed in the conventional manner and provide fastening surfaces for all interior and exterior finishes and trims as provided with the building system.

2.12 SECONDARY ROOF FRAMING:

Roof framing shall be of conventional steel joist construction. Joists are to be spaced at no more than 24 inches on center and shall have a maximum span length of 14 ft. All rough openings shall be framed in the conventional manner and provide fastening surfaces for all floor and roof decks as provided with the building system.

2.13 WINDOW & DOOR LOCATIONS:

Window and door locations indicated on the drawings are suggested only. All such openings are to be field cut and with the exception of the stair wall, may be located according to preference.

2.14 WINDOW SHUTTERS:

All window openings shall be provided with a swinging shutter of the proper size for the opening. Framed opening studs/jambs shall be 16 ga. galvanized steel. Shutters for all areas shall be made with double skins of 18 ga. galvanized steel per ASTM A-924. Shutters will be provided as a 1-3/8” thick factory welded hollow metal assembly with a minimum of 3 vertical interior hat channel stiffeners and a 14 ga. hinge reinforcement. The hinges shall be ball-bearing swaged mortise mount, 4” x 4” x 5/32” thick stainless steel, commercial grade, and provided

with the appropriate quantities per shutter (see paragraph below). A hollow metal welded assembly shall be used to prevent premature temperature warping that occurs on single panel/sheet shutters. Galvanized shutters are required to prevent premature rusting. All shutters shall be provided with a galvanized hold open latch.

Shutters for all areas except the burn room shall have two heavy-duty hinges. Shutters for the burn room areas shall have three heavy-duty hinges. In addition, burn room shutters shall be protected with a 1" thick Westemp insulation panel mounted on the inside of the burn room.

2.15 DOORS:

Doors for all areas except for burn areas shall be double skins of 18 ga. galvanized steel (total thickness), per ASTM A-924, and shall be an insulated hollow metal swing doors with 3 stainless steel ball-bearing hinges and full weather stripping. Framed opening studs/jambs shall be 16 ga. galvanized steel. This 1 3/4" thick door shall have a baked-on enamel finish and will include a lockset. Locksets shall meet ANSI A156.2 Series 4000 Grade 2 certifications and shall be keyed alike. Doors on 1st floor mounted at top of curb shall include a door sweep to allow for hose advancement even when door is closed to exterior of tower.

Doors for the burn areas shall be made with double skins of 18 ga. galvanized steel per ASTM A-924 with four heavy-duty hinges. The hinges shall be ball-bearing swaged mortise mount, 4" x 4" x 5/32" thick stainless steel, commercial grade. Doors will be provided as a 1-3/8" thick factory welded hollow metal assembly with a minimum of 3 vertical interior hat channel stiffeners and a 14 ga. hinge reinforcement. A hollow metal welded assembly shall be used to prevent premature temperature warping that occurs on single sheet doors. Galvanized doors are required to prevent premature rusting. Framed opening studs/jambs shall be 16 ga. galvanized steel. Doors shall be provided with a galvanized hold open latch, a 6 1/2" door pull, and an adjustable spring closure. Door sweep is to be provided to allow hose advancement even when door is closed to exterior of burn room. In addition, burn room doors shall be protected with 1" thick Westemp insulation panels mounted on the inside of the burn room.

2.16 PARAPET WALLS:

Parapet walls, if utilized, shall be designed to resist a load of 50 lb/ft and a concentrated point load of 200 lbs in any direction at the top. This wall shall incorporate a minimum of 12 ga. galvanized studs at one foot on center with 18 gage wall panels installed on both sides. The parapet shall incorporate an integral draining system that provides for uniform drainage without the need for a concrete roof covering.

2.17 SECONDARY FLOOR SYSTEM:

Interior decks shall be of six inch wide, unpainted 18 ga. **slip resistant galvanized steel** per **ASTM A-924, A-60** with recessed fasteners and shall meet the stated design load. Panels must have nominal 5" flats with a maximum 1" wide by 1" deep recesses (maximum 1" recess is

required to prevent potential injuries). Panels must be brake formed at 90 degrees and provide inside radiuses no greater than 1/8". All floor and roof decks shall be framed with light gage steel "C" joists spaced at no more than 24 inches on center and shall have a maximum span length of 14 ft. Joists size and gage shall be determined by the design engineer, and shall accommodate all design criteria stated in other sections of this specification. Concrete floor covering is not required in non-burn room areas due to the safe (no large recesses to twist ankles or injure knees) and user-friendly floor panels specified. Toe kicks shall be installed around the entire perimeter of each floor to prevent potential injuries due to exposed openings to floor below. Concrete floor covering can be specified for the entire floor system while still maintaining stated design live loads. All burn room areas shall have concrete floor covering as specified below. Concrete floor covering is by others.

If concrete floor covering is specified, the concrete shall be a minimum of 1 1/2" thick and shall be fiber reinforced. The concrete shall be pitched toward exterior walls and doors. Even with concrete covering, the steel floor panels, located below, shall alone be designed to carry all of the required loads and shall still be a minimum of 18 ga. thick galv. steel. Concrete is prone to damage in high temperature burn areas and in unheated structures due to freeze/thaw conditions, therefore concrete cannot be used to increase the design strength of the steel floor panels/decks in fire training structures.

2.18 STAIRS AND ACCESSORIES:

2.18.1 Stair widths shall be 3'-8" wide and shall include handrails, guardrails, and steel bar grate approach landings. Steel bar grate approaches are provided for safety concerns (i.e., trainee in low visibility environments can "feel" stair approach). Stringers shall be plate, treads and platforms of bar grate risers to be open. Bar grate treads (19W4 x 1" deep) are to be factory attached to the stringers and shall include a diamond plate nosing. Stairs shall be designed to resist a minimum loading of 100 psf and a minimum concentrated load of 300 lbs at the center of any treadspan.

2.18.2 Handrails and guardrails shall consist of schedule 40 - 1 1/4" i.d. (1.66" o.d.) round pipe and the openings between rails shall not exceed 12" (minimum of three horizontal rails required). Handrails and guardrails shall be designed to resist a concentrated point load of 200 lbs in any direction at the top. Handrails shall be an all factory welded assembly. Guardrails shall have a factory welded post assembly to allow for the attachment of horizontal rails and shall be a minimum of 42" high. Rail extensions are not to be utilized.

2.18.3 Stairs, stringers, handrails, guardrails, bar grating, ladders, and platform frames shall be hot-dipped galvanized per ASTM A-123. All welds, holes, cutting, and bending must be made prior to hot-dip galvanizing.

2.19 WS-3/FIREFIGHTER FEATURES:

2.19.1 TOWER SECTION

18'x16'x34' (Sloped roof peak) or 27' (Flat roof level)
 16 degree single pitched roof
 Wind load 90 MPH
 Roof live load 100 PSF
 Deck live load 100 PSF (including attic area)
 Interior stairs to the 3rd floor level
 Interior fixed ladder, 3rd floor to attic
 3' x 4' window openings w/ steel shutters (see drawings for Qty.)
 3' x 7' exterior steel door (see drawings for Qty.)
 3' x 7' interior steel door, burn area (see drawings for Qty.)

2.19.2 BURN ROOM (ANNEX)

14'-0" x 16'-0" x 9'-10" High
 ½" in 12" single pitch roof
 Wind load 90 MPH
 Roof live load 100 PSF
 3' x 4' window openings with steel shutters (see drawings for Qty.)
 3' x 7' exterior metal door (see drawings for Qty.)
 3' x 7' interior metal doors (see drawings for Qty.)
 Westec insulation system & temperature monitoring system.

2.20 ADDITIONAL FEATURES TO BE INCLUDED:**Fire Escape**

Exterior fire escape to the flat roof level (*27' high*). Stair widths shall be 3'-0" wide and hot-dipped galvanized. Constructed of formed stringers welded to bar grate treads with open risers. Hand rails to be manufactured from 1.25" I.D. (1.66" O.D.) schedule 40 round pipe and hot-dipped galvanized. To include swing doors at each upper floor.

Forged Swivel Rappelling Anchor

(4) Rappelling anchors and their attachment to the structure shall be rated for a working load limit of 5000 lbs (OSHA load compliant per 29 CFR 1926.502(d)(15)). The anchor housing shall be galvanized aircraft quality alloy and capable of a 360 degree swivel and 180 degree pivot. Each anchor shall be 200% proof-load tested.

Roof Hatch 3'-0" x 3'-0"

Provide a Bilco 3'-0" x 3'-0" roof hatch in the *tower* roof. The hatch shall be equipped with compression spring operators, positive latching mechanism, automatic hold open arm, and shall be galvanized steel with prime paint covering.

Riser System

Brass siamese fire department connection (NST thread) at the exterior of the tower, with galv. 4" diameter riser (*22' high*). Include a connection on the towers interior at each deck level and a connection for future sprinklers at each floor.

Rappel Railing System

Three rail rappelling railing system (prime painted) is 42" high and consists of (3) 3" diameter pipes (schedule 80) set horizontally at 12" on center. This system allows the rope to run from the rappelling ring tie off point, at the deck, overtop to the trainee. It is used to aid trainees in rappelling exercises by raising the rope up off of the roof deck to help with the initial roof edge situation. – (1) rappelling railing system(s) required

Durabak™ Slip-Resistant Paint Roof System

All 18 ga. galvanized roof panels covered with a three-coat paint system. The basecoat shall consist of an etch primer while the two topcoats will consist of a finishing polyurethane paint with embedded rubber aggregate. This paint shall be slip resistant, waterproof, abrasion, chemical, salt water, UV and corrosion resistant. Note: Paint does not cover recesses in panels, only the flats of the panels. Acceptable manufacturer of this paint system is The Durabak™ Company.

Roof Guard Rails

Handrails to be manufactured from 1.25" I.D. (1.66" O.D.) schedule 40 round pipe and hot-dipped galvanized. Handrail system to be installed around the perimeter of the tower roof and set back from the edge of the roof for additional safety.

Secondary Burn Room

Secondary burn room 11'-0" x 18'-0" to be located on the second floor. The burn room shall incorporate two swing doors. Interior of room shall be protected with a stainless steel insulating system described in section 2.22. Room shall be capable of 1850°F burns.

2.21 NOT USED

2.22 STAINLESS STEEL BURN ROOM INSULATING SYSTEM:

Two-inch thick insulating blankets with a protective skin of stainless steel face panels are to be provided for the interior walls and ceiling for the burn areas (precut to length - field cut at door and window openings). The doors and window shutters shall be protected with a minimum of one-inch thick burn room insulating panels (precut to fit).

The insulating blankets shall be rated for 2300 degrees F. and shall be unaffected by the application of water. The insulation blankets shall not crack or break, shall be free from asbestos, and shall not produce toxic byproducts in the course of the intended use. The two-inch thick insulation blankets shall have a maximum K value of 0.74 at 1200 degrees F and 0.48 at 800 degrees F (please note – smaller K values denote better insulating values of the system).

The face panels shall have a 3/4" maximum corrugation at 3 1/2" on center to allow for lateral expansion when exposed to high temperatures. The base material, of the face panels, shall consist of type 304 stainless steel for corrosion protection and thermal performance at high temperatures. These panels shall attach to thermally protected channels with stainless steel screws. Stainless steel trims (type 304) shall protect all wall and door/shutter opening corners. All face screws exposed to fire shall be stainless steel and these screws shall not protrude through the backside of the insulating blanket (through screws are not permitted for maximum thermal protection).

The stainless steel face panels shall not be restrained from expanding at high temperatures, but rather the integral system shall be designed to accommodate the panel movements without creating any buckling or warping of the panels. All panels and trims shall be screw attached to allow for easy maintenance or inspection without disrupting the systems ability to move; welded panels are not allowed. Trims are to be designed to accommodate thermal expansion either through the use of slip connections or planned deformations.

Doors and window shutter insulation panels shall be pretreated water resistant, free from asbestos and shall not produce toxic byproducts in the course of the intended use. Insulation panels shall withstand a constant temperature of 1200 degrees F. and shall be unaffected by the application of water.

Temperature Summary

1. Maximum safe training temperature for life safety is 1200 degrees F (continuous)
2. Maximum service temperature for the insulation panels (doors and window shutters) is 1200 degrees F (continuous)
3. Maximum service temperature of the wall and ceiling insulating system is 1850 degrees F (continuous)
4. Maximum insulating blanket service temperature is 2300 degrees F (continuous)

2.23 INTEGRATED TEMPERATURE MONITORING SYSTEM:

Three temperature sensing devices/thermocouples are to be provided for the interior of each burn room. The thermocouples shall be grounded and consist of fiberglass insulated wiring with sealed stainless steel probes. The fiberglass insulated wires shall be further protected by a stainless steel overbraid for increased durability and protection. Ceiling thermocouples shall protrude into the area perpendicular to the ceiling while all stainless steel encased wall thermocouples shall only run parallel to the walls for safety concerns.

Temperature monitoring shall be sustained with a multiple input, LCD display pyrometer. The pyrometer shall be connected to thermocouples, which are located within the burn areas for temperature reading, and mounted in a lockable NEMA 3R weatherproof box. This pyrometer shall display all attached thermocouple temperatures simultaneously, continually display the maximum peak temperature, have touch sensitive buttons, include a backlight, and have an onscreen programming menu. The pyrometer shall have an internal audio alarm along with the

ability to connect external devices (i.e., external audio and visual alarms). Temperature limits shall be user programmable to enable alarms. The pyrometer shall also be capable of data logging which shall include: 72 hour training memory with time and date stamp, onscreen viewing of data, download capabilities of data via infrared interfacing to handheld module. This handheld data acquisition module's data can then be brought to an offsite Windows based computer for download via the SD/SDHC data storage card provided.

2.24 DESIGN, DRAWINGS & DATA:

The supplier shall be responsible for providing the design exclusive of the foundation. Shall submit, as requested, structural calculations for review. Will, within 15 working days after the receipt of order, submit 2 sets of drawings detailing anchor bolt loadings and locations as well as general plans and elevations. Will submit 2 sets of assembly (steel erection) drawings and 2 sets of assembly manuals concurrent with the shipment of materials. Building parts shall each be identified by individual part numbers clearly written on or attached to the part. Part numbers shall coincide with the drawings.

2.25 DELIVERY, INSPECTION & STORAGE:

All components and accessories shall arrive via flatbed trailer. Materials for the burn room may arrive separately via common carrier. Inventory of delivered materials must be taken during delivery or shortly thereafter. Damage to, or shortages noted during delivery must be noted on the freight bill and reported at once to the manufacturer. All claims for damages or shortages must be reported within 48 hours of delivery. Security and materials protection in storage is the responsibility of the receiving party. Materials packaged in small cartons must be stored in a secured area to prevent theft and/or damage by the elements. Materials stored outside must be stacked on pallets and covered with suitable waterproof coverings (not plastic).

2.26 WARRANTY:

2.26.1 General Warranty

The tower supplier shall certify that the training tower and its components have been designed to meet the contract specifications. The tower supplier shall warrant the materials and components to be free of fabricating defects for a period of **one year** from the date of shipment. This warranty is limited to the replacement of defective parts, or at the tower supplier's option, authorization may be given to the PURCHASER to charge back to the supplier an agreed upon amount for extra fieldwork. The supplier will not ship replacement parts nor authorize extra work to any party other than the ORIGINAL PURCHASER. Any pre-engineered structure will require the erector to furnish a certain amount of field fabrication and / or modifications as stated in the manufacturer's handbook. Sections of work requiring field cutting or drilling are indicated on the drawings or in the assembly manual. Other field modifications may be necessitated by

site conditions beyond the manufacturer's control. The foregoing are not subject to warranty.

2.26.2 Burn Room Insulation Warranty

The burn room wall and ceiling insulation system shall be covered by a **15 year** limited warranty that provides coverage against a break in the thermal barrier caused by cracking, breaking, and spalling. This warranty is to apply to products under normal use and recommended service temperatures - but shall also include damage that has been caused by thermal expansion, thermal contraction, impact load, and thermal shock. This warranty is to be limited to component replacement or repair of defective components at the manufacturer's option. The replacement cost of the materials shall not be prorated over the warranty period itself (i.e., the supplier shall bear 100% of the material replacement cost for the duration of the warranty).

2.26.3 Paint Warranty

The paint system shall provide a 30/25 year limited warranty on paint finish, which includes chalking and breakdown of film integrity.

2.26.4 Structure Warranty

A 5-year limited warranty shall be provided on the structure itself.

2.27 SUBMITTALS:

2.27.1 GENERAL: Submit the following in accordance with the Conditions of the Contract and Division 1 Specification Sections:

2.27.1.1 **PRODUCT DATA**, floor plans, elevations, catalog, general specifications, locations of similar projects completed.

2.27.1.2 **SAMPLES** of the manufacturer's standard color charts covering both the siding colors and the door and window trim colors shall be furnished to the owner.

2.27.2 QUALITY ASSURANCE:

2.27.2.1 **MANUFACTURER QUALIFICATIONS:**
The manufacturer shall have a minimum of 10 years successful experience in designing and manufacturing Fire Training Towers of similar size and scope as project requires.

2.27.2.2 **ENGINEERING PROFESSIONAL QUALIFICATIONS:**

The engineering professional who designs the structure for the project must be registered in the State of the fire training tower's location and have successfully designed a minimum of 10 fire training towers. Upon request, the engineering professional shall submit an Engineering Qualifications Form stating his licensing number in the state of licensure, as well as listing a minimum of 10 fire training towers that he has designed and stamped.

Remove if erection not included in this bid.

2.27.2.3 **ERECTOR QUALIFICATIONS:** The erector shall provide evidence of successfully completing two Fire Training Towers of similar size and scope or shall be a certified Fire Facilities erector, as project requires.

2.28 **SUPPLIERS/SYSTEMS:**

2.28.1 **Acceptable Suppliers/Systems:** Fire Facilities, Inc.[®], 314 Wilburn Road, Sun Prairie, WI, 53590, Phone: 800/929-3726 or 608/327-4100, Fax: 866/639-7012 or 608/834-1843, E-mail: info@firefacilities.com, Website: www.firefacilities.com

2.28.2 **Alternate Suppliers/Systems:** Any systems/materials not explicitly meeting the specifications stated herein, shall be pre-approved fourteen days prior to the bid due date. For all systems/materials in question, the supplier/contractor shall provide samples, written specifications, burn room insulation thermal performance values, warranties, full set of drawings, and MSDS. An itemized list must be provided that specifically references each item that deviates from this specification. In any case, all performance and warranty criteria stated herein must be met without exception.

PART 3-EXECUTION *Remove if erection not included in this bid.*

3.1 **GENERAL**

Comply with the manufacturers recommendations for preparation and storage of the tower components.

3.2 **EXAMINATION**

Verify that concrete work has cured a minimum of 14 days. Verify that anchor bolts are at the proper spacing and protrude the proper amount above the concrete. Report any variances to the owner's representative prior to proceeding with erection.

3.3 **ERECTION**

Follow the details supplied by the manufacturer. Report any discrepancies to the manufacturer prior to proceeding.

3.4 FIELD QUALITY CONTROL

3.4.1 DEFECTIVE WORK

Materials, components and assemblies not complying with the manufacturer's installation recommendations shall be repaired or replaced, at the option of the manufacturer.

3.4.2 INSPECTION

Verify that all bolted connections are tight, self-drilling screws with integral washers are seated snugly without washer distortion and rivets have not pulled through the attached materials. Replace improperly set or damaged fasteners.

Inspect all panels, trims and accessories for proper installation and fit. Replace any item which is damaged, warped or distorted. Insure that all field mitered corners fit tightly and smoothly.

3.4.3 ADJUSTING

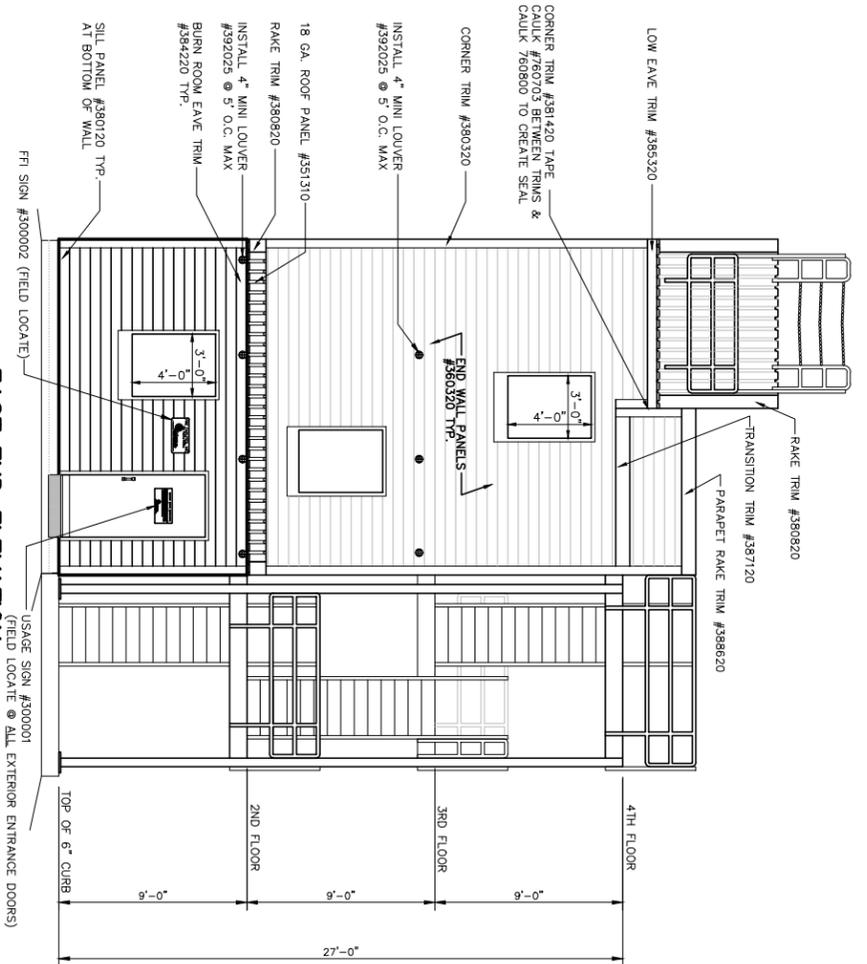
Adjust all shutters, swing doors and hatches so that they swing smoothly without binding and so that the appropriate hardware latches without forcing or slamming. Insure that all closures are adjusted so that they close smoothly.

Check all electrical and mechanical devices to make sure that they are working properly. Temperature monitoring systems must be checked to see that each thermal-couple works accurately. Fans must be tested and demonstrated as working at all speeds.

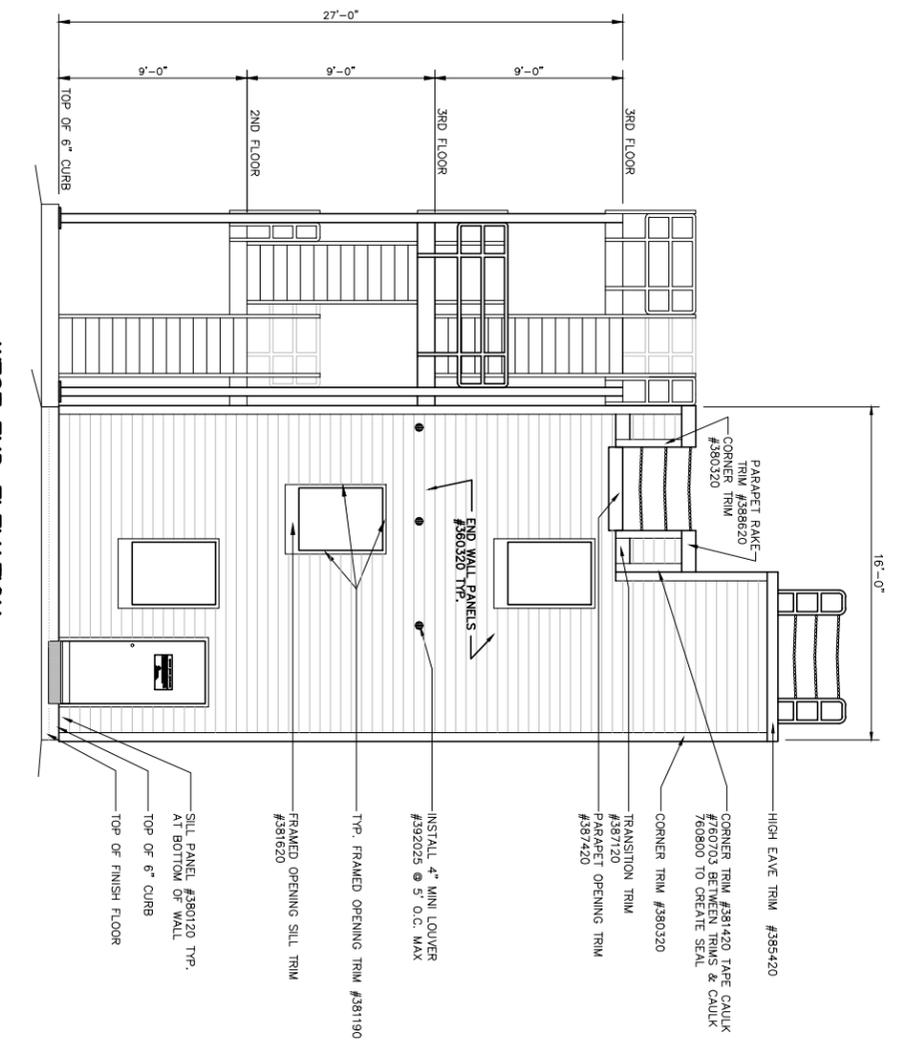
3.4.4 CLEAN-UP

At the end of each day check the site and pick all debris and garbage. Insure that all materials are secured in a neat and orderly fashion.

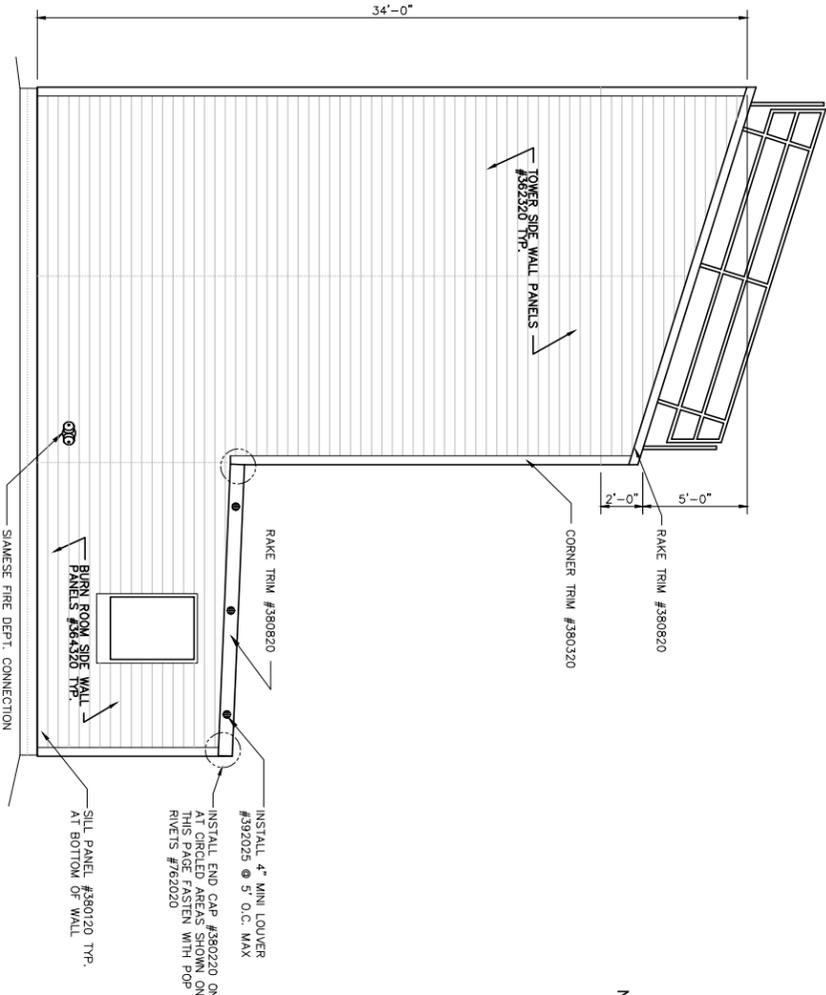
Thoroughly clean the tower inside and out at the completion of the erection process to remove all debris, garbage, packing materials, metal shavings and dirt.



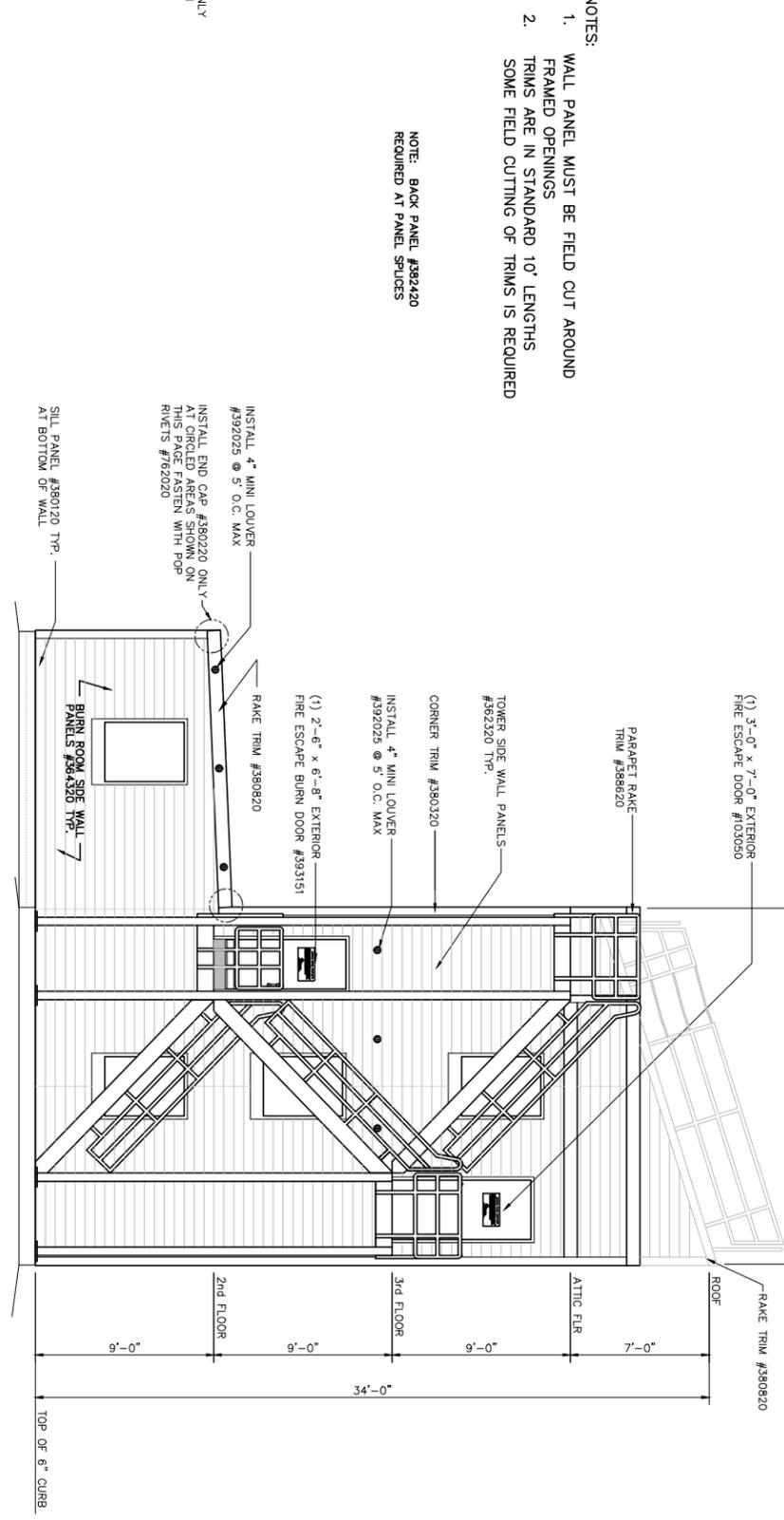
EAST END ELEVATION
SCALE: 1/4"=1'-0"



WEST END ELEVATION
SCALE: 1/4"=1'-0"



SOUTH SIDE ELEVATION
SCALE: 1/4"=1'-0"



NORTH SIDE ELEVATION
SCALE: 1/4"=1'-0"

- NOTES:
1. WALL PANEL MUST BE FIELD CUT AROUND FRAMED OPENINGS
 2. TRIMS ARE IN STANDARD 10' LENGTHS
- SOME FIELD CUTTING OF TRIMS IS REQUIRED

NOTE: BACK PANEL #382420 REQUIRED AT PANEL SPLICES



FIRE FACILITIES INC.
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REVISED	BY
09/09/13	DMK

WESCO MODEL WS-3
CUSTOM
CAMERON PARK, CA

Sheet Title:
ELEVATIONS

Date: DECEMBER 5, 2011

Drawn by: GML

Checked by:

Scale: SHOWN

Order No. #4401

Sheet No. 02 of 02

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of:	November 10, 2011
Item No.:	8.a
Staff:	Tom Dougherty

SPECIAL USE PERMIT REVISION

FILE NUMBER: S01-0010-R/Cameron Park Fire Department Drill Tower

APPLICANT: Cameron Park Community Services District

AGENT: Cameron Park Fire Department

REQUEST: Revision to a Special Use Permit to allow construction of a 34-foot, 5-inch tall training "drill tower" at Cameron Park Fire Station 89.

LOCATION: South side of Country Club Drive, approximately 25 feet west of the intersection with Toronto Road, in the Cameron Park area, Supervisorial District 1. (Exhibit A)

APNS: 082-024-10

ACREAGE: 2.0 acres

GENERAL PLAN: Public Facility (PF) (Exhibit C)

ZONING: One-Family Residential (R1) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

1. Find the project is Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures); and
2. Approve Special Use Permit Revision S01-0010-R subject to the revised Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2.

BACKGROUND: The Cameron Park Community Service District ("CPCSD"), Cameron Park Fire Department, and Cal Fire currently all share the same building located on the subject parcel. The project site has been utilized as a fire station and CSD office building since 1969. The subject parcel is owned by Cameron Park Community Service District. The Cameron Park Fire Department is a department under the CSD. Cal Fire is a "Schedule A" contract with the CPCSD, meaning the employees are Cal Fire, however, the fire station portion, and fire equipment are all Cameron Park Fire Department's. The Fire Station was originally approved under Special Use Permit S71-0054.

The Community Services District received approval for an addition to the station of 1,440 square feet under Special Use Permit S89-0011.

Two portable office buildings used as a Sherriff's substation and an office for the Joint Powers Authority were approved on the subject parcel under Special Use Permit S98-0016.

Temporary Use Permit TUP01-0005 was issued in February 2001 for a fire prevention office which was subsequently replaced by Special Use Permit S01-0010 approved by the Planning Commission on August 9, 2001 to allow a 672 square-foot portable office building for a fire prevention office. All three portable buildings have been removed from the parcel. The current project proposes to place a drill tower building within the portion of the parcel the portables were previously located.

STAFF ANALYSIS

Project Description: Request to revise Special Use Permit S01-0010 to allow the construction of a 34-foot, 5-inch tall training "drill tower" at Cameron Park Fire Station 89. The base of the tower is proposed to measure 16 feet by 32 feet and include three stories and one attic floor. The training is proposed to occur approximately two hours a day during the week and occasionally from 8 a.m. to 5 p.m. on weekends by up to 8 personnel. The tower is proposed to be constructed of steel framing and siding with concrete floors to match the existing buildings. Drought resistant landscape trees and shrubs would be planted along the east and south boundaries, and shade trees added in front of the existing fire station.

The proposed tower would be in addition to the following existing improvements:

Structure/Area	Dimensions/Total Square Footage	Use
Two-story CPCSD/Fire Department building	a) Building footprint = 107' by 56'/6,420. b) Attached steel deck 26' by 16'/416.	a) Offices, fire station first floor; living quarters second floor. b) Outside work and exercise area.
Utility Building	9.5' x 12'/114	Tool Storage.
Three portable sheds	a) Shed "A": 25' x 12' b) Shed "B": 21' x 10.5'	a) CPCSD Storage. b) CPCSD Storage.

	c) Shed "C": 17' x 10.5'	c) Fire Department personal protective equipment supply storage.
--	--------------------------	--

Site Description: The project is located at an average elevation of 1,320 feet above mean sea level. Improvements include the existing buildings as listed above with supporting infrastructure and landscaping, along with graveled and asphalted access driveways and parking areas. The majority of the perimeter is fenced with 6-foot tall redwood boards or chain-link fencing with solid slats.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1	PF	
North	R1	HDR	Residential/Single family residences across County Club Drive.
South	TC	LDR	Transportation corridor/U.S. Highway 50.
East	R1	HDR	Residential/Single family residence.
West	R2	MFR	Multi-Family Residential/Incredible Kids 2 Daycare; Country View Villas condominiums.

Discussion: The closest dwelling is approximately 80 feet to the east of the proposed site. There is a drainage easement in between and both parcels have six-foot tall redwood board fences along both sides of that. The project site is surrounded by General Plan-designated high-density residential lands to the east and north. The U.S. Highway 50 right-of-way abuts the parcel to the south, and there is a day care center, and condominiums to the west.

Project Issues: Project issues for the project include landscaping.

Landscaping: The Cameron Park Design Review Committee has stated concerns that the proposed drill tower would be too wide open to views from Highway 50 from the south and southwest and have recommended that the applicant plant trees in those areas. The applicants revised their site plan to include recommendations with the exception of the suggested new encroachment onto Country Club Drive (Exhibit E-1). The shrubs and trees are shown potentially too close together on the submitted landscape plan and therefore the project is conditioned to be substantially consistent with Exhibit E-1 and to require that a minimum of three trees and six shrubs shall be provided per each one hundred feet in the landscape buffers, pursuant to 17.18.090.C.3.

Due to recent changes in State law subsequent to application submittal, the following additional information would need to be submitted prior to final inspection of installed landscaping:

- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.

- b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

General Plan: The General Plan currently designates the subject site as Public Facility (PF). PF is considered to be compatible with any of the zone districts, depending on the use proposed. In this case the underlying zoning is One-Family Residential (R1) which allows similar public facilities subject to Special Use Permit approval. With an approved Special Use Permit, the project would conform to the existing General Plan land use designation of PF. The policies and issues that affect this project are discussed below:

Land Use Compatibility: **Policy 2.2.5.21** directs that *development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the project is proposed.*

Discussion: The project site has been utilized as a fire station and CSD building since 1969. New impacts would be the potential addition of users of the drill tower building on an intermittent basis. The Fire Department has used the subject area of the parcel for drills intermittently since they have been located on the parcel. Planning believes that, as proposed, the proposed uses would be substantially equal to the existing uses, and therefore would be compatible with the character of the neighborhood and would be compatible with the General Plan land use designation of the property.

Noise Impacts: **Policy 6.5.1.2** states that *where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.* **Policy 6.5.1.7** states that *noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-2 for noise-sensitive uses.*

Discussion: The Fire Department has used the proposed project area for drills since locating to the site typically conducting a two-hour drill each day. The tower would not include electricity and lighting. The Fire Department does not typically use any power equipment during the drills. Noise sources would include training staff giving instructions, but this would be intermittent and temporary, and would not be anticipated to exceed existing noise levels. The project would not be anticipated to exceed General Plan dictated noise levels and could be determined to be compliant with these policies.

Conclusion: The project has been reviewed in accordance with the General Plan policies, and it has been determined that the project would be consistent with the General Plan. Findings of consistency with the General Plan are provided in Attachment 2.

Zoning: The project parcel is zoned One-Family Residential (R1). With an approved Special Use Permit revision, and upon fulfillment of the conditions of approval, the project would be required to comply with the development standards of required of Section 17.28.040 of the Zoning Code, as shown in Exhibit E-1.

Special Use Permit: A Special Use Permit (SUP) application is required for the proposed project pursuant to Section 17.28.030.A of the Zoning Ordinance. Based on consistency with the General Plan, compatibility with adjacent land uses, and less than significant environmental impacts, Findings for conditional approval of the SUP are included in Attachment 2.

The Special Use Permit findings are required by Section 17.22.540 of the Zoning Ordinance:

1. *The issuance of the permit is consistent with the General Plan;*

Discussion: As discussed in the General Plan and Project Issues sections of the staff report, the project, as conditioned, would be consistent with the General Plan.

2. *The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood; and*

Discussion: The addition of conditions would insure that the project would not have a significant impact on the neighborhood and that the drill tower would be ancillary to the use of the existing fire station.

3. *The proposed use is specifically permitted by Special Use Permit pursuant to this Title.*

Discussion: As discussed above, the use is specifically permitted by Section 17.28.030.A of the Zoning Ordinance, with an approved special use permit.

Conclusion: As discussed above, the project conforms to the Zoning Code. Based on consistency with the General Plan, compatibility with adjacent land uses, and less than significant environmental impacts achieved by the implementation of the recommended conditions, staff finds that the necessary findings can be made to support the project request. The details of those Findings are contained in Attachment 2.

Agency and Public Comments: The following agencies and public groups/committees were provided project details for review for comments and/or concerns:

El Dorado County Department of Transportation (“DOT”): DOT reviewed the project and determined that the previous conditions of approval requiring payment of TIM fees could be deleted as they would not apply to the proposed drill tower.

Cameron Park Design Review Committee (“CPDRC”): The CPDRC reviewed the subject application at their September 26, 2011 meeting. They responded with recommendations for rotating the building so the steps face the existing station, adding landscaping for buffering the west and south, shade trees in front of the station, and to assure colors and materials match the existing buildings. The full context of their comments are included as Exhibit I.

ENVIRONMENTAL REVIEW: Staff has also determined that, pursuant to CEQA Guidelines Section 15303 of the CEQA Guidelines that Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures include, but are not limited to: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

A \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

- Attachment 1Conditions of Approval
- Attachment 2Findings

- Exhibit A Vicinity Map
- Exhibit BAssessor’s Parcel Map
- Exhibit CGeneral Plan Land Use Map
- Exhibit DZoning Map
- Exhibit E-1Site Plan; January 16, 2011
- Exhibit E-2Floor Plan, Sheet 01 of 02
- Exhibit E-3Elevations, Sheet 02 of 02
- Exhibit F.....Building Colored Elevation
- Exhibit G.....Applicant-supplied Project Description
- Exhibits H-1 to H-2.....Applicant-supplied Photo Simulations
- Exhibit ICameron Park Design Review Committee
Comments; September 26, 2011
- Exhibits J-1 to J-3Site Pictures
- Exhibit K.....Aerial Map of Surrounding Area

ATTACHMENT 1**CONDITIONS OF APPROVAL****Special Use Permit Revision S01-0010-R/Cameron Park Fire Department Drill Tower
Planning Commission/November 10, 2011****Planning Services**

1. This Special Use Permit approval is based upon and limited to compliance with the approved project description, the following hearing exhibit:

Exhibit E-1Site Plan dated January 16, 2011
Exhibit E-2Floor Plan, Sheet 01 of 02
Exhibit E-3Elevations, Sheet 02 of 02
Exhibit F.....Building Colored Elevation

Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

~~This approval authorizes~~The approval of Special Use Permit S01-0010 allowed the placement of a 672 sq. ft. portable office building for a fire prevention office.

The approval of Special Use Permit revision S01-0010-R allows improvements on the parcel currently APN 082-024-10 as follows:

The construction of a 34-foot, 5-inch tall training "drill tower" at Cameron Park Fire Station 89. The base of the tower shall measure 16 feet by 32 feet and include three stories and one attic floor. The training shall occur approximately two hours a day during the week and occasionally from 8 a.m. to 5 p.m. on weekends by up to 8 personnel. The tower shall be constructed of steel framing and siding with concrete floors to match the existing buildings in materials and colors and substantially consistent with Exhibits E-3 and F.

The drill tower will be in addition to the following existing improvements, and shall be located as shown in Exhibit E-1:

<u>Structure/Area</u>	<u>Dimensions/Total Square Footage</u>	<u>Use</u>
<u>Two-story CPCSD/Fire Department building</u>	<u>a) Building footprint = 107' by 56'/6,420.</u>	<u>a) Offices, fire station first floor;</u>

	b) <u>Attached steel deck 26' by 16'/416.</u>	<u>living quarters second floor.</u> b) <u>Outside work and exercise area.</u>
<u>Utility Building</u>	<u>9.5' x 12'/114</u>	<u>Tool Storage.</u>
<u>Three portable sheds</u>	a) <u>Shed "A": 25' x 12'</u> b) <u>Shed "B": 21' x 10.5'</u> c) <u>Shed "C": 17' x 10.5'</u>	a) <u>CPCSD Storage.</u> b) <u>CPCSD Storage.</u> c) <u>Fire Department personal protective equipment supply storage.</u>

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. ~~All site development shall be consistent with the approved site plan and elevations in Exhibit D.~~ **Site Improvements:** All site improvements shall conform to Exhibits E-1 to E-3, and F. Changes in the uses and in the structures/facilities as approved shall require review by Planning Services to determine if the changes can be approved administratively or are substantial enough to require the submittal of a Special Use Permit revision application with review by the Planning Commission.
3. ~~Minor modifications may be approved by the Planning Director.~~
4. ~~The project shall be subject to the requirements of the County traffic mitigation (TIM) fee program. Pursuant to Resolution No. 165-99, said fees shall be due upon issuance of a building permit. If a revised fee is established prior to an application for a building permit on the project, the revised amount shall be paid.~~
5. ~~The project is subject to the requirements of the State System's Capacity and Interchanges Traffic Impact Mitigation Fee (State TIM) program. Pursuant to Resolution No. 166-99, said fee shall be due upon issuance of a building permit. If a revised fee is established prior to an application for a building permit on the project, the revised amount shall be paid.~~
3. **Landscaping:** The final landscape plan shall be substantially consistent with Exhibit E-1 and comply with Zoning Code Chapter 17.18.090 and specifically, pursuant to 17.18.090.C.3 (a minimum of three trees and six shrubs shall be provided per each one

hundred feet in the landscape buffers), and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4, and be approved by Planning Services prior to issuance of a building permit. The following additional information would need to be submitted prior to final inspection of installed landscaping:

- a. Completed, signed Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
- b. A filed copy of an irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.

The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity.

4. **Lighting:** All outdoor lighting utilized within the project parcel shall be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following apply:

- a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface to be illuminated.

- b. Security lighting on the buildings shall be designed with motion-sensor activation.

5. **Condition Compliance:** The applicants shall submit a narrative that clearly states how each Condition of Approval has been, or will be satisfied. Prior to initiation of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to said initiation for verification of compliance with applicable conditions of approval.

6. **Cultural Resources:** If human remains are discovered at any time during the improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the applicant shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

7. Notice of Exemption Fee: A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services after the end of the ten working day appeal period of a final project.
8. Hold Harmless Agreement: In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or processing against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Special Use Permit, which action is brought within the time period provided for in Section 66499.37 of the California Government Code.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

ATTACHMENT 2

FINDINGS

Special Use Permit Revision S01-0010-R/Cameron Park Fire Department Drill Tower Planning Commission/November 10, 2011

1.0 CEQA FINDINGS

- 1.1 Staff has determined that the proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to Section 15303 and of the CEQA Guidelines. Section 15303 Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures...include, but are not limited to: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the General Plan which designates the subject site Public Facility (PF) because the drill tower is subservient to fire station uses previously approved.
- 2.2 As conditioned and with adherence to County Code, the proposal is consistent with all applicable Policies of the General Plan including 2.2.5.21 (land use compatibility), and 6.5.1.2 (noise). As conditioned, the project provides adequate access and site design that ensure compatibility with the surrounding permitted land uses, and is consistent with the General Plan policies identified above because of the review for General Plan consistency, compatibility with the surrounding lands, and determination by Planning Services that noise impacts will be less than significant.

3.0 ZONING FINDINGS

- 3.1 The project parcel is zoned One-Family Residential (R1). With an approved Special Use Permit revision, and upon fulfillment of the conditions, the project will comply with the development standards of required of Section 17.28.040 of the Zoning Code.

4.0 SPECIAL USE PERMIT FINDINGS

- 4.1 **The issuance of the permit is consistent with the General Plan.** The applicant's proposal, as conditioned, has been determined to be in compliance with County regulations, addressing environmental issues and health and safety concerns. All project-

related environmental issues have been evaluated. Therefore, staff finds that the project, as conditioned, conforms to the General Plan.

- 4.2 **The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood**, based on the conclusions contained in the staff report. As conditioned, the use will not conflict with the adjacent uses as it will be a continuation of an existing use. After review of the submitted site plan and upon consultations with concerned agencies, it has been determined that the impacts of allowing the, will not have a detrimental affect nor be injurious to the neighborhood.
- 4.3 **The proposed use is specifically permitted by special use permit pursuant to County Code Section 17.28.030.A**, as previously determined by the Planning Commission.

Vicinity Map

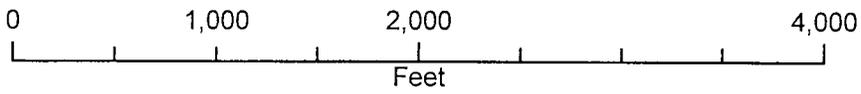
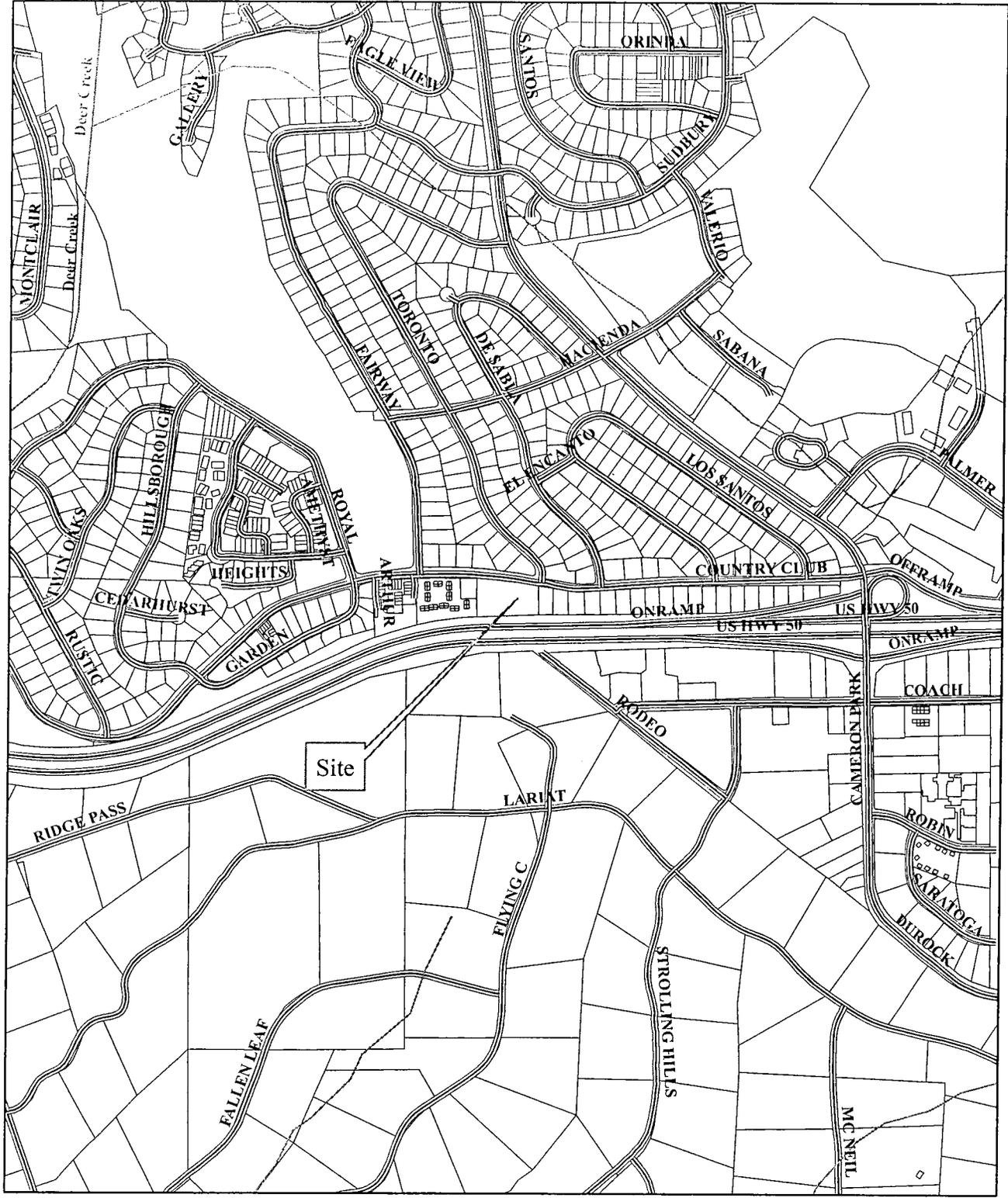
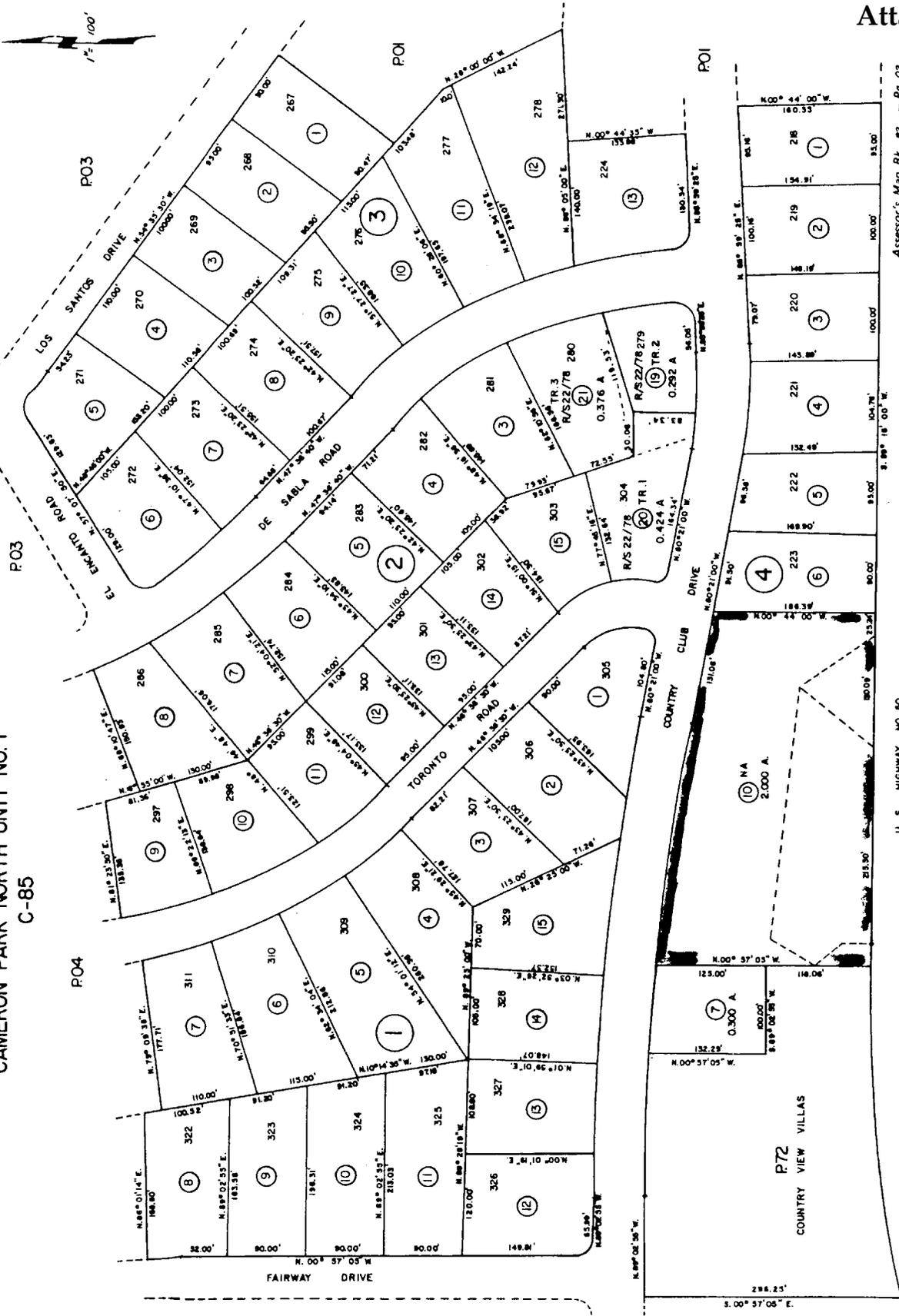


Exhibit A

82.02

Tax Area Code

POR. SEC. 3, T9N., R.9E., & POR. SECS. 33, & 34, T10N., R.9E., M.D.M.
CAMERON PARK NORTH UNIT NO. 1
C-85



Assessor's Map Bk. 82 - Pg. 02
County of El Dorado, California

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

U. S. HIGHWAY NO. 50

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co.
Assessor's office for assessment purposes only.

BK.83

Exhibit B

General Plan Land Use Map

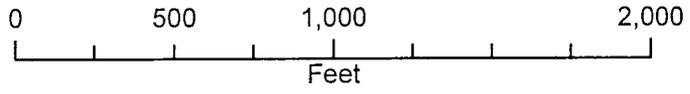
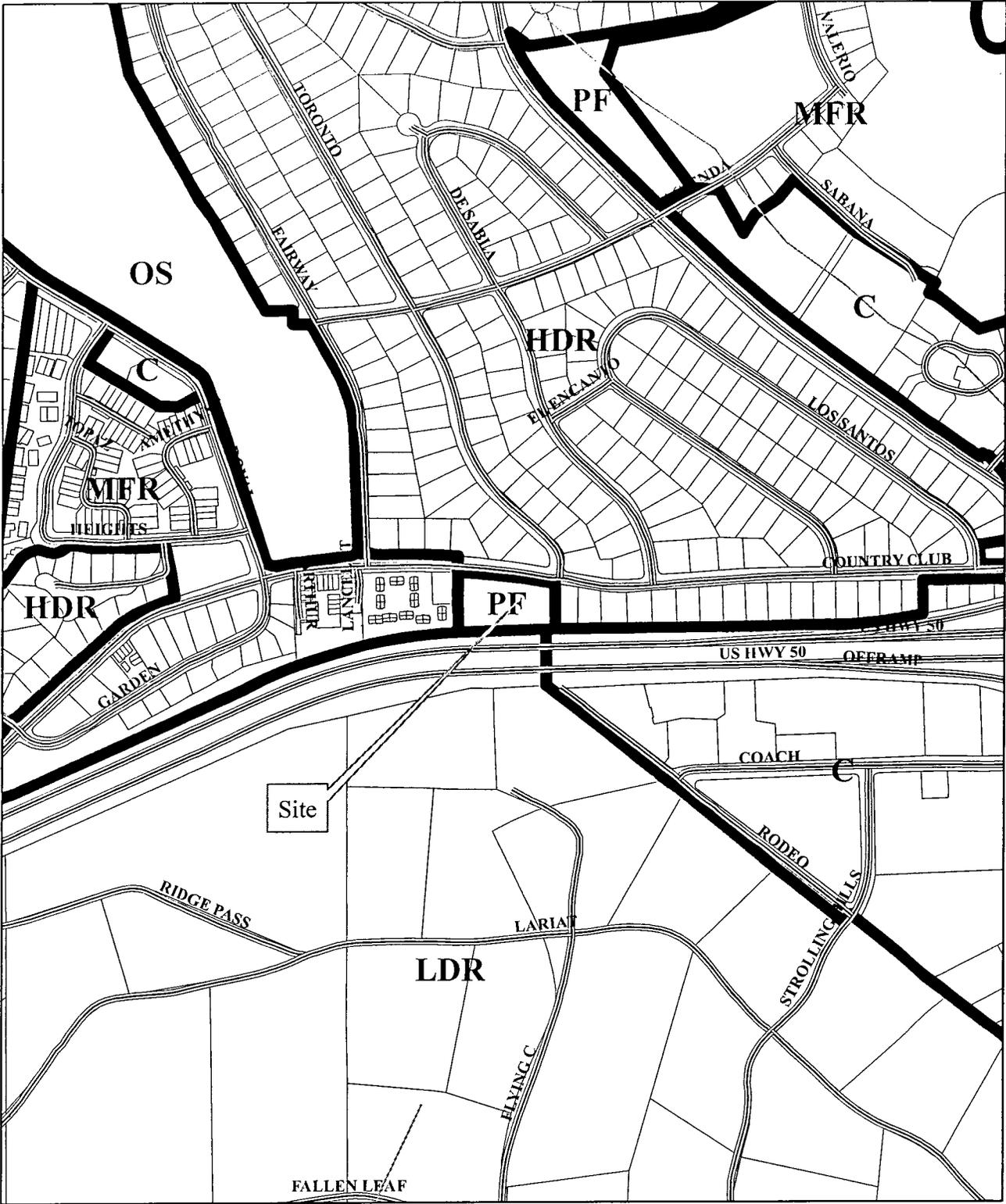


Exhibit C

Zoning Map

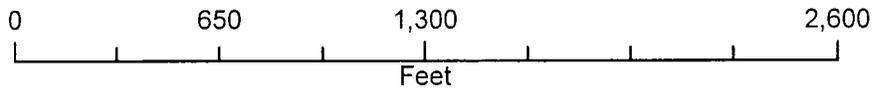
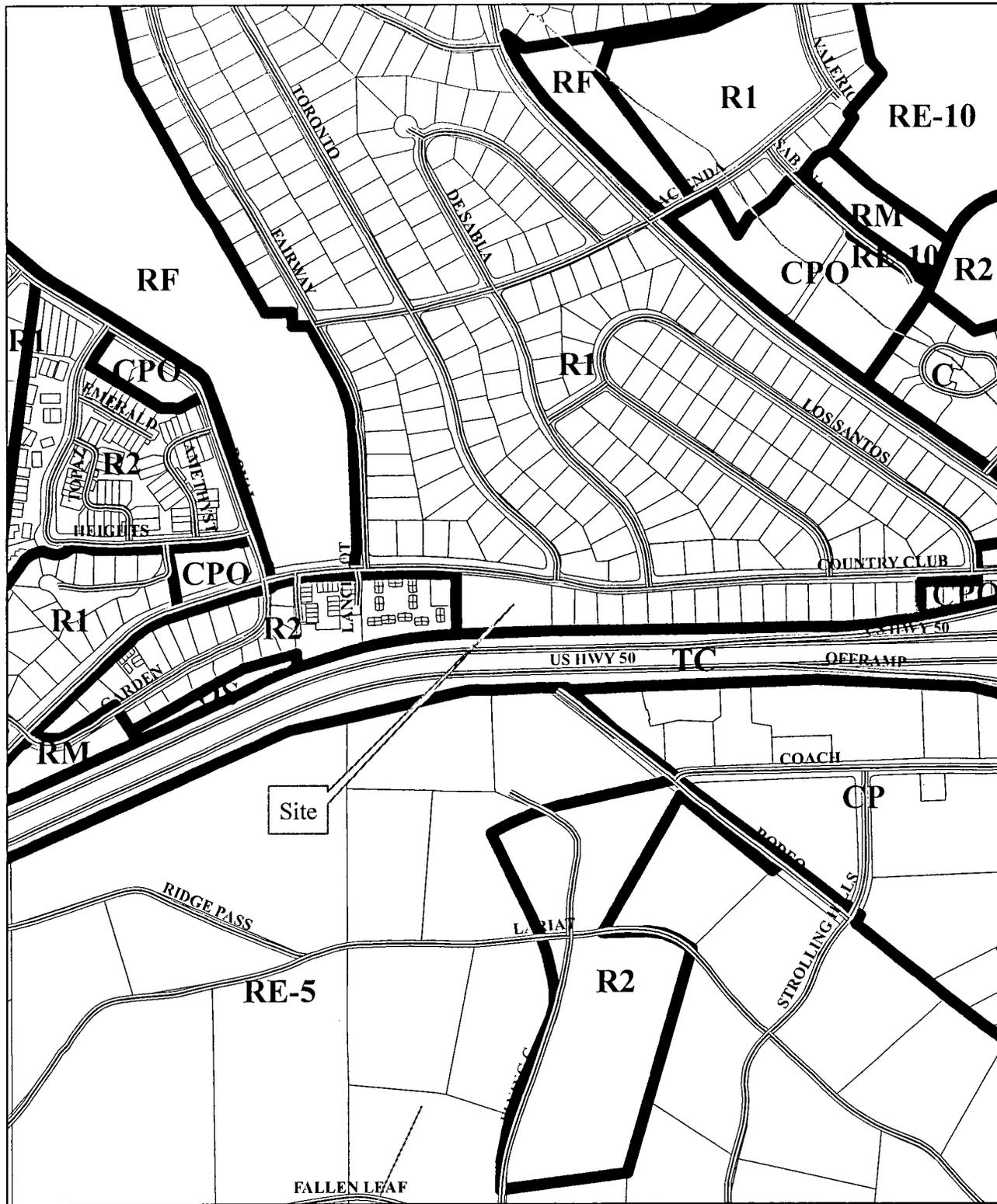


Exhibit D

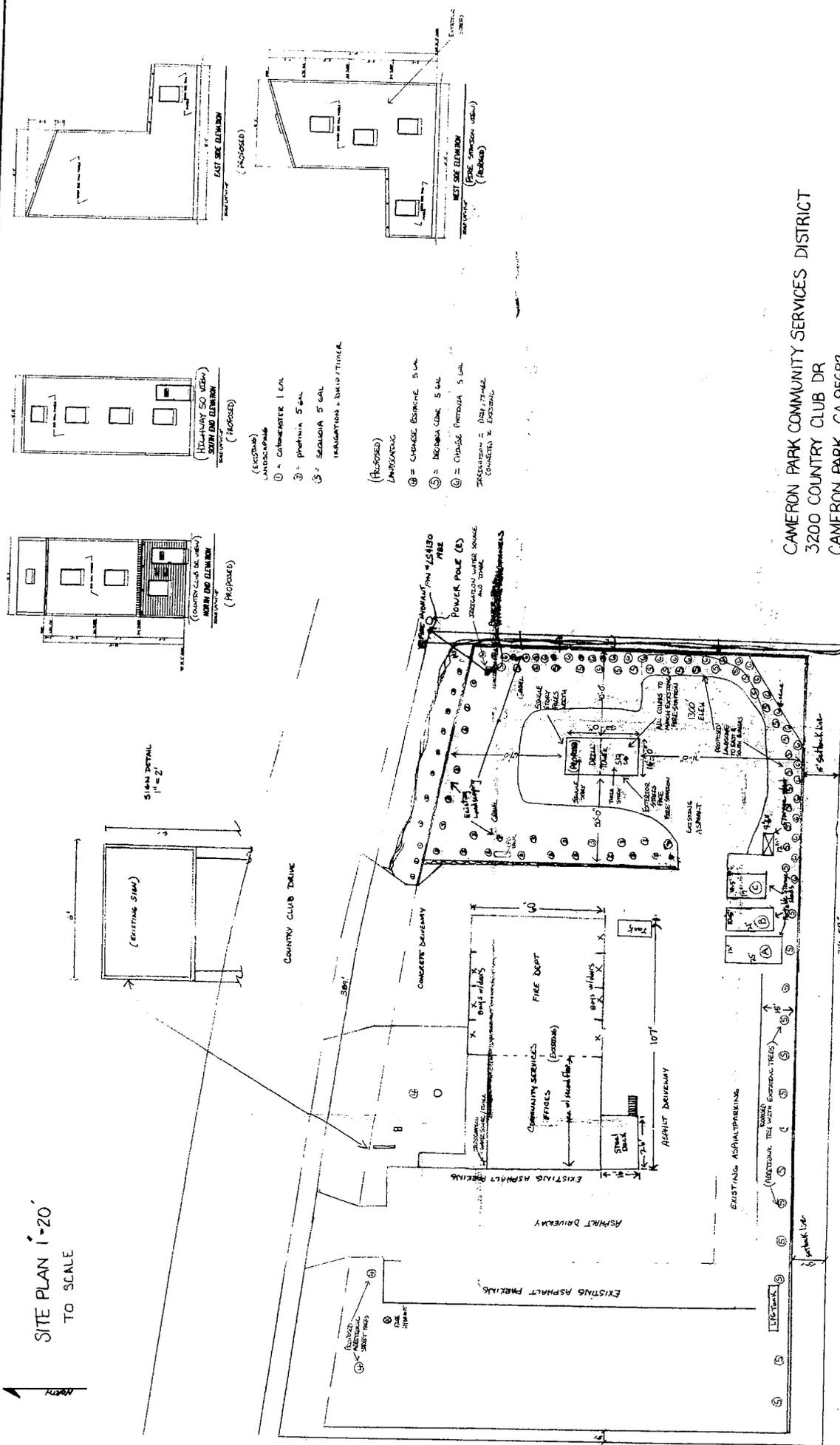
S 01-0010-1

SITE PLAN PROPOSED DRELL CENTER	
SCALE 1/4" = 1'-0"	DATE 02/27/11
PROJECT NO. 01-0010-1	PROJECT NAME
CLIENT NAME	CLIENT ADDRESS
CLIENT PHONE	CLIENT FAX
CLIENT EMAIL	CLIENT WEBSITE

CAMERON PARK COMMUNITY SERVICES DISTRICT
 3200 COUNTRY CLUB DR
 CAMERON PARK, CA 95682

APN 082 - 024 - 10 - 100 , 2 AC
 ZONED R1

SITE PLAN 1/4" = 1'-0"
 TO SCALE



HIGHWAY 50

Exhibit E-1

S01-0010-R

01 of 02

WESCO MODEL WS-3
TYPICAL
FLOOR PLANS

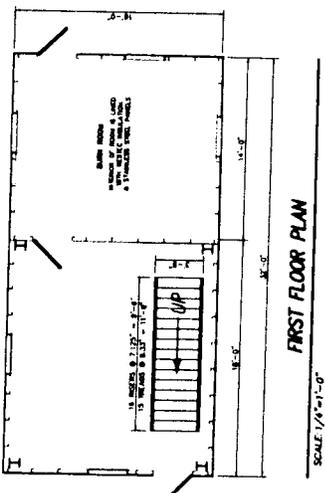
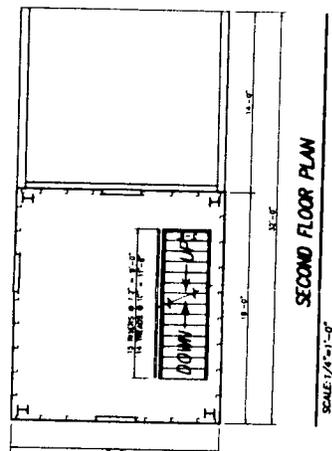
FIRE FACILITIES INC.
THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
THIS DRAWING IS THE PROPERTY OF FIRE FACILITIES INC. AND MAY NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION.

THE DRAWING AND ALL PARTS THEREOF IS THE EXCLUSIVE PROPERTY OF FIRE FACILITIES, INC.
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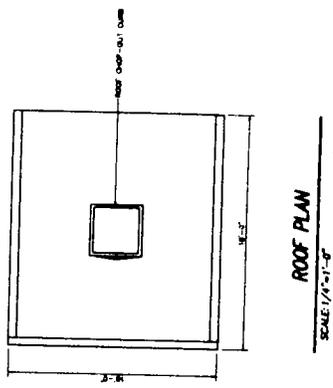
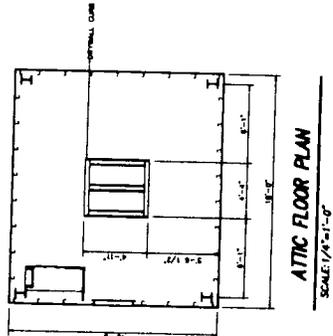
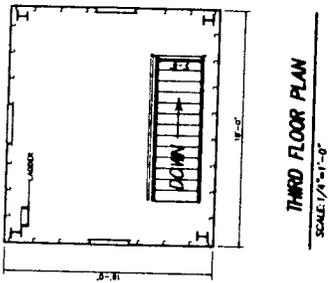
North arrow for reference only - coordinates actual construction on site



DESIGN LOADS:
ROOF LIVE LOAD: 100 PSF
FLOOR LIVE LOAD: 100 PSF
WIND LOAD: LOCAL
SEISMIC DESIGN CAT: LOCAL
SITE CLASS: LOCAL
DESIGN CODE: LOCAL & NFPA 1402



NOTE: ALL SHUTTERS IN TOWER SWING IN, UNLESS OTHERWISE SHOWN
ALL SHUTTERS IN BURN ROOM SWING OUT, UNLESS OTHERWISE SHOWN



02 of 02

WESCO MODEL WS-3
TYPICAL

FIRE FACILITIES INC.

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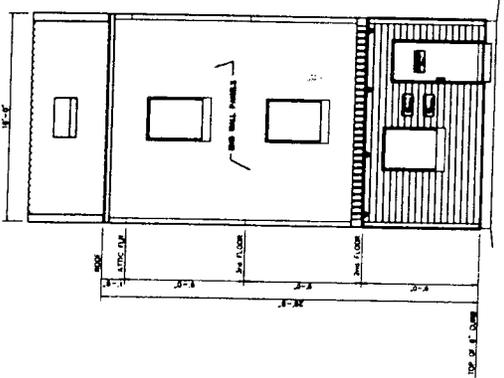
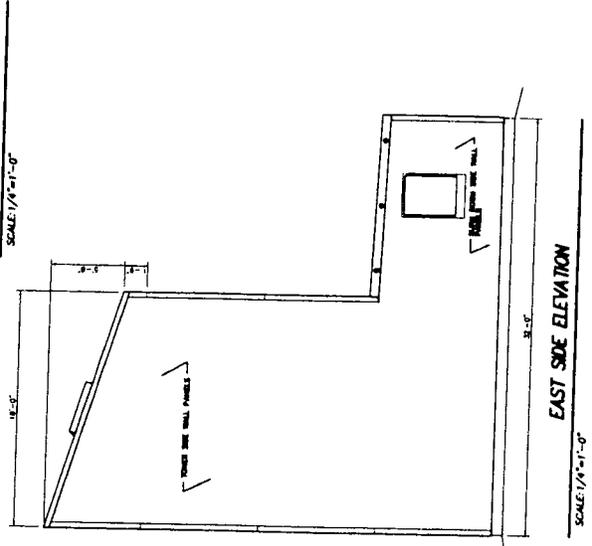
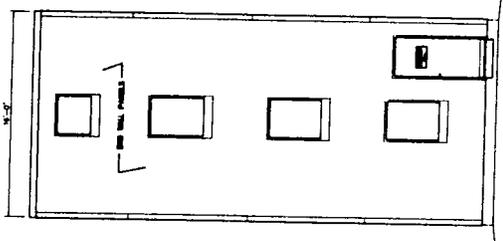
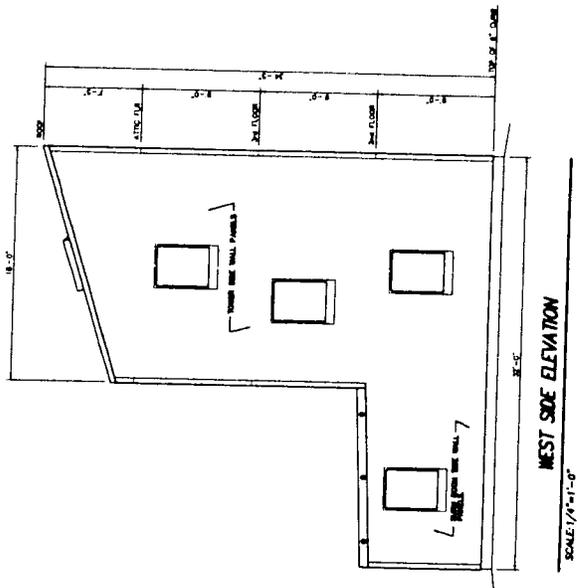


Exhibit E-3

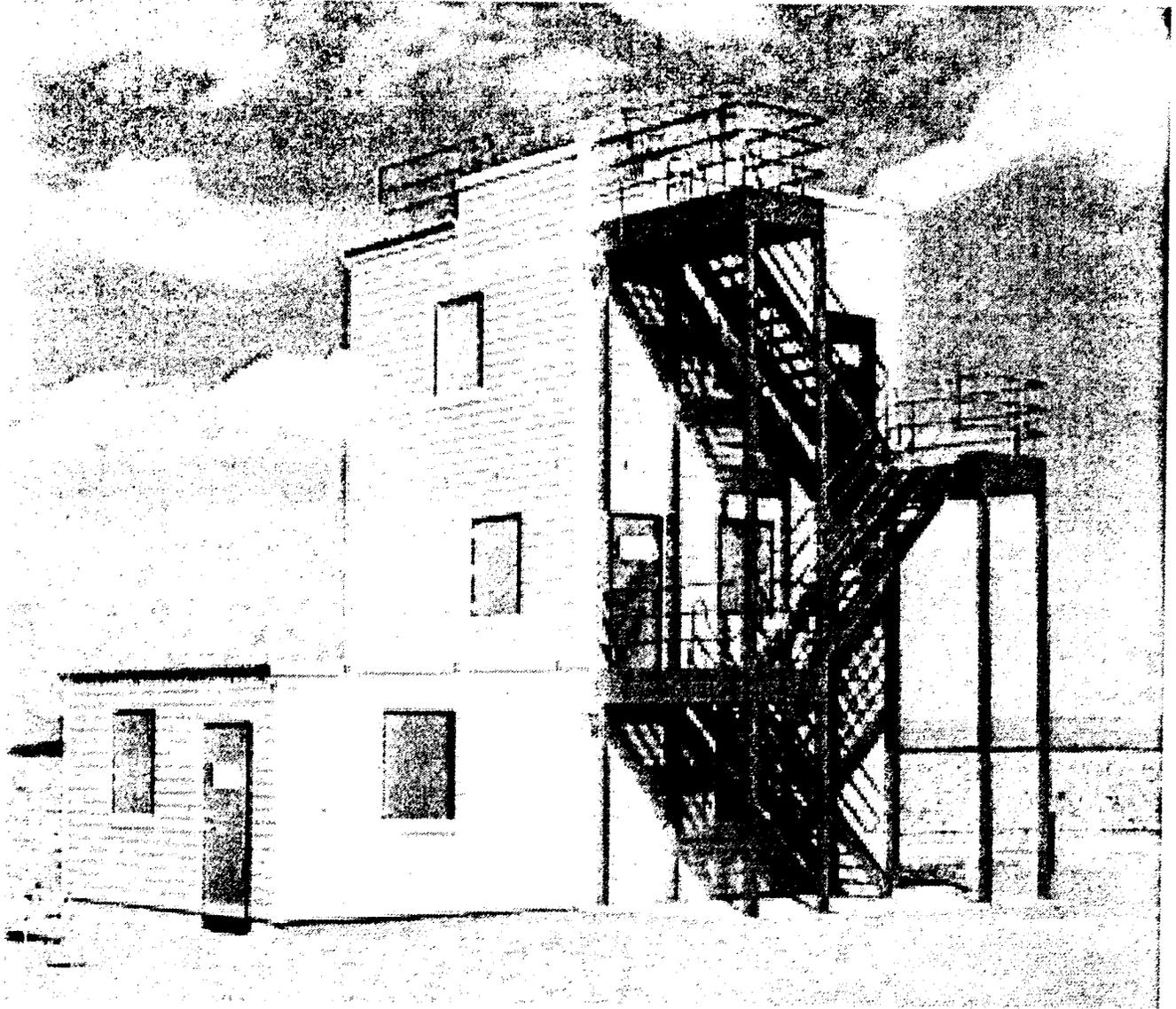


Exhibit F

The Cameron Park Fire Department

In cooperative agreement with

CAL FIRE



Station 89

3200 Country Club Drive
Cameron Park, CA 95682

Business: (530) 677-6190

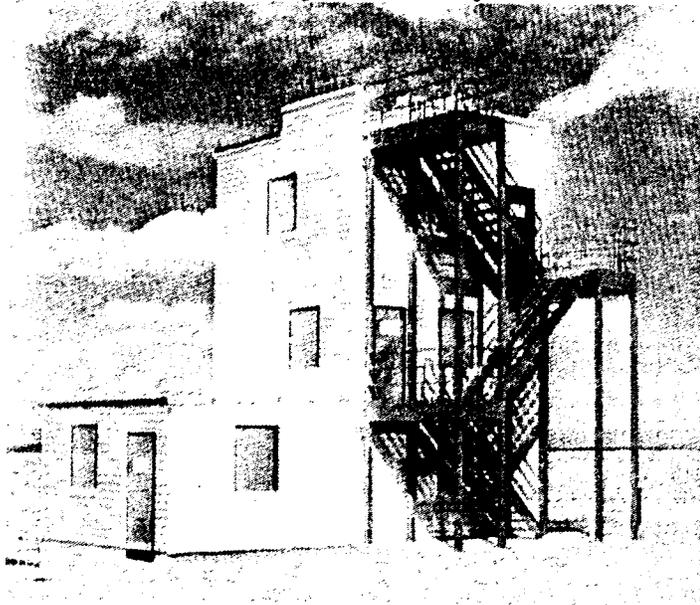
Fax: (530) 672-2248

Cameron Park Fire Department Proposed Drill Tower Information:

S01-0010-R

APN 082-024-10

- The training tower will look like the below photo
- The tower will match our Fire Station 89 color scheme: tan walls with dark green roofing, doors, stairs and railing
- The tower will be of metal construction with metal roof and walls
- The tower will have no electricity or lights. It will be used as a training prop only.
- The Fire Department currently trains at the proposed tower site and the fire station for two hours a day during normal business hours. This will continue with the tower.
- All tower training sessions will be siren free, professional, and courteous to the surrounding community



Jonah Winger

Fire Captain/Paramedic

CAL FIRE

Amador - El Dorado - Sacramento - Alpine Unit

Cameron Park Fire Department

Fire Station 89

Office: 530.677.6190

Mobile: 951.816.9522

Photo Simulation

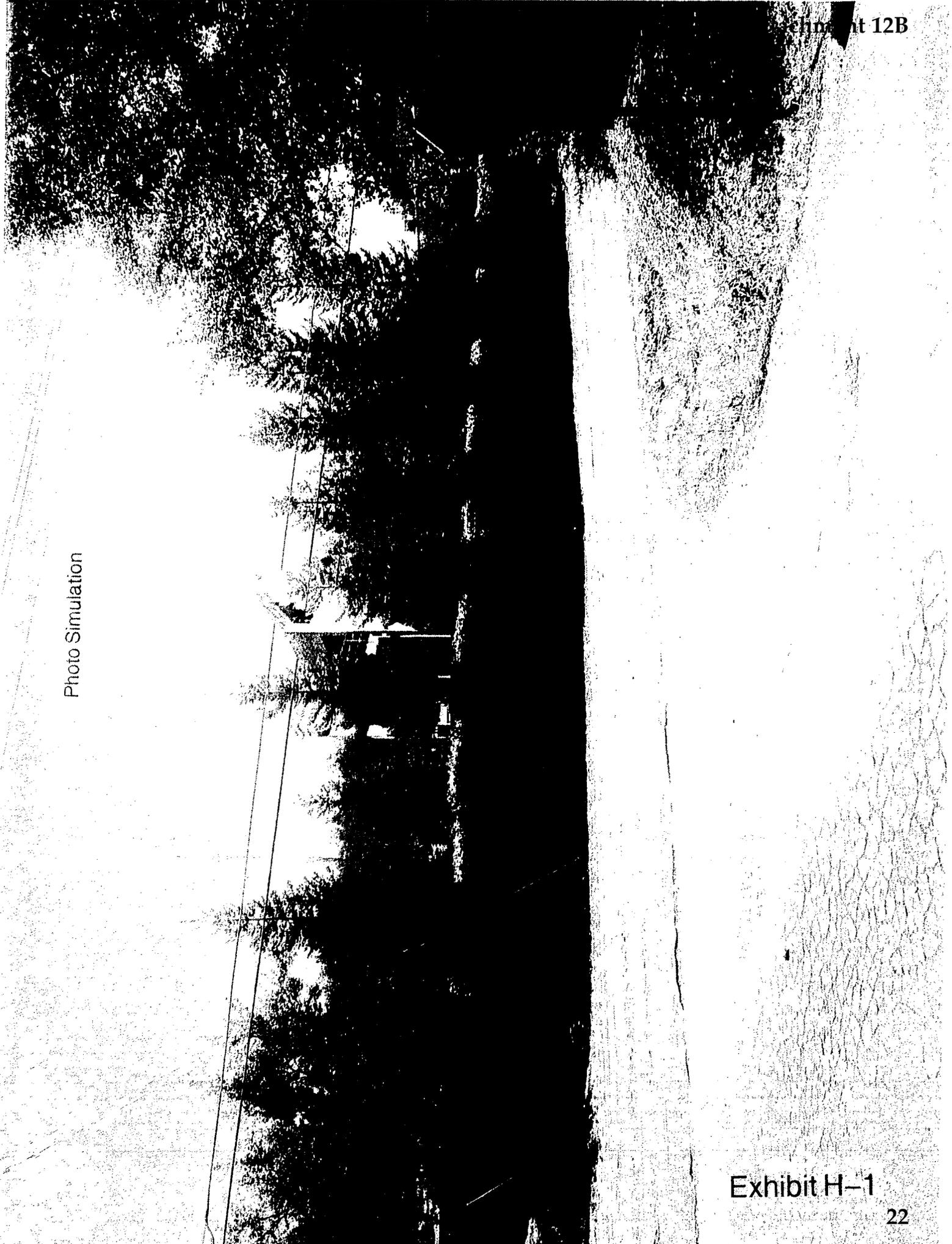
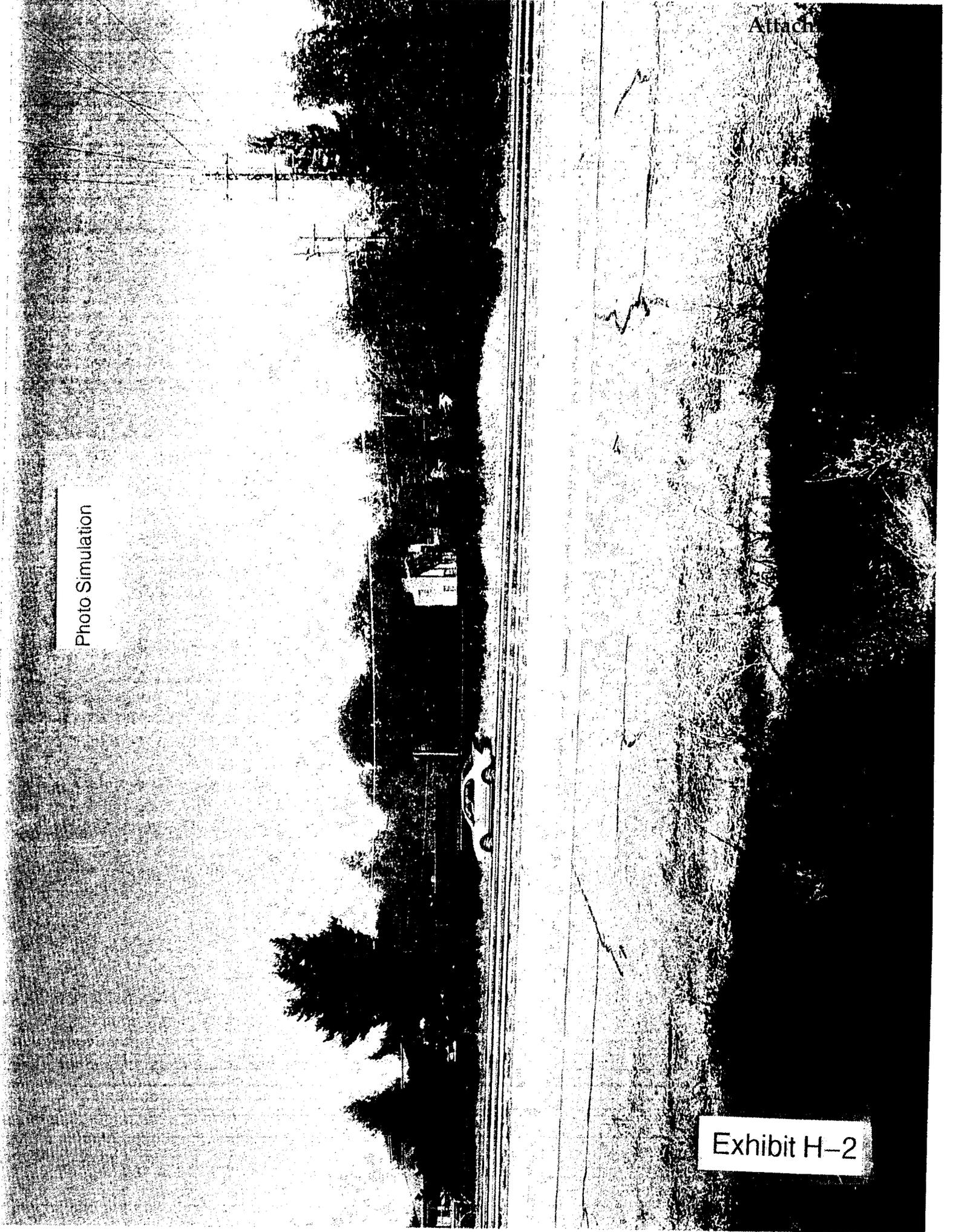


Exhibit H-1

Photo Simulation

Exhibit H-2

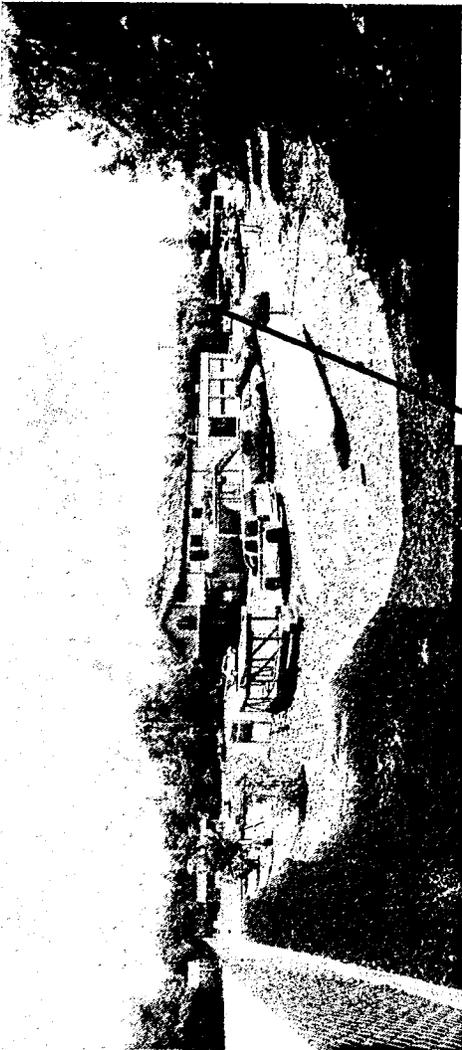


**Cameron Park Design Review Committee
Comments for S01-0010-R/Cameron Park Fire Department Drill Tower
September 26, 2011**

1. Rotate building on Site plan such that the lower single story volume faces Country Club (North) and the exterior stair faces the existing fire station.
2. Provide evergreen trees of similar species and spacing of the existing, 15 gal. in size, to west and south sides of area where training tower is to be placed.
3. Provide street trees along country club near fire station at appropriate locations within context of existing landscape.
4. Insure that the colors and/or materials for the exterior match to the greatest extent possible the colors and materials of the existing fire station whether custom or standard colors are required to accomplish this.

(Applicant's option) Provide drive connection to existing drive aisle on north-west corner of area where training tower is to be placed to allow for fire apparatus turn around.

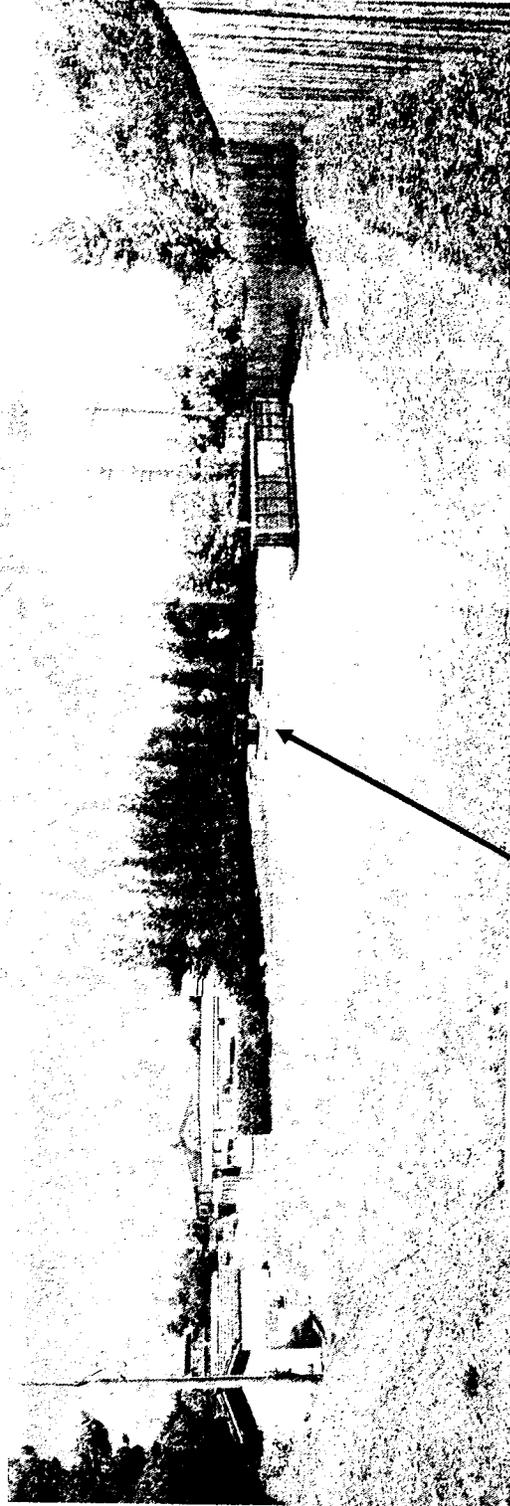
Exhibit I



Standing at the southeast corner of the project parcel looking northeast at Fire Station and arrow shows approximate location of proposed drill tower.



Standing just west of the existing building looking east at the interior access driveway that leads to the existing parking lot area proposed to be the location of the drill tower.



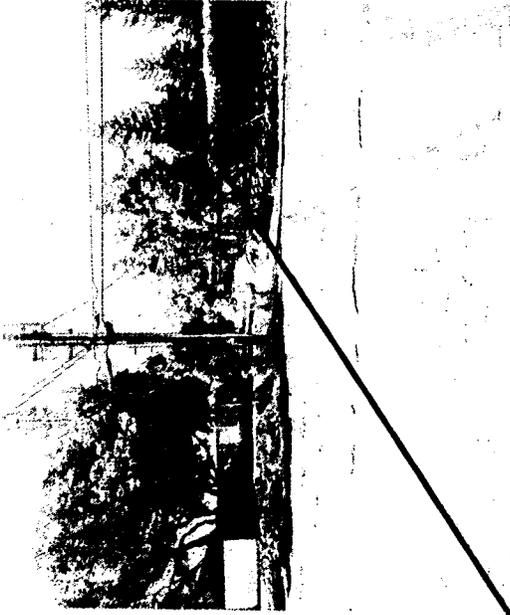
Standing at the center of the southern parcel boundary looking north within the parking lot area. The arrow points to the spot proposed to be the location of the drill tower.



Looking east from the drill tower parking lot.

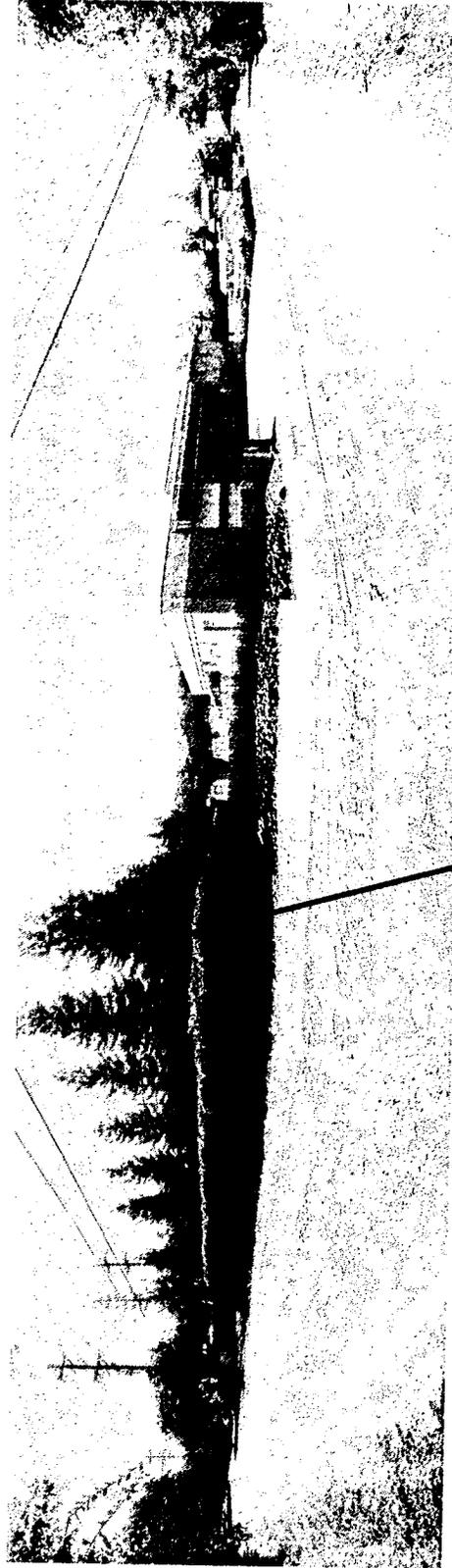


Looking north along the fence from the drill tower parking lot.

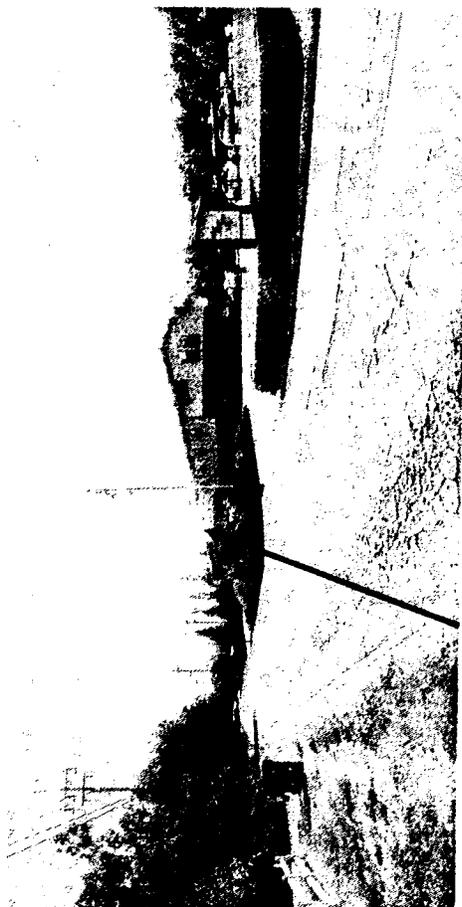


Looking south from the Toronto Road encroachment onto Country Club Drive.

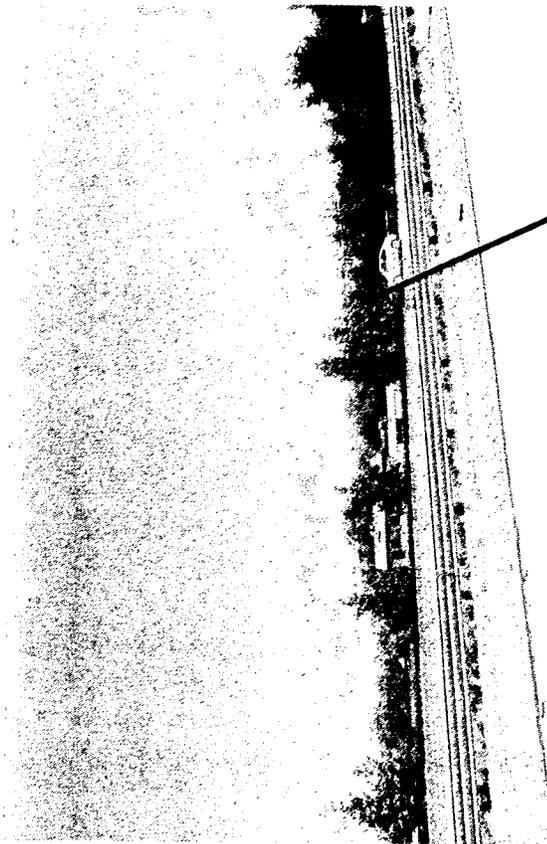
These three pictures show the closest residence to the east and arrow shows approximate location of proposed drill tower.



Standing on Country Club Drive looking south at Fire Station and arrow shows approximate location of proposed drill tower.



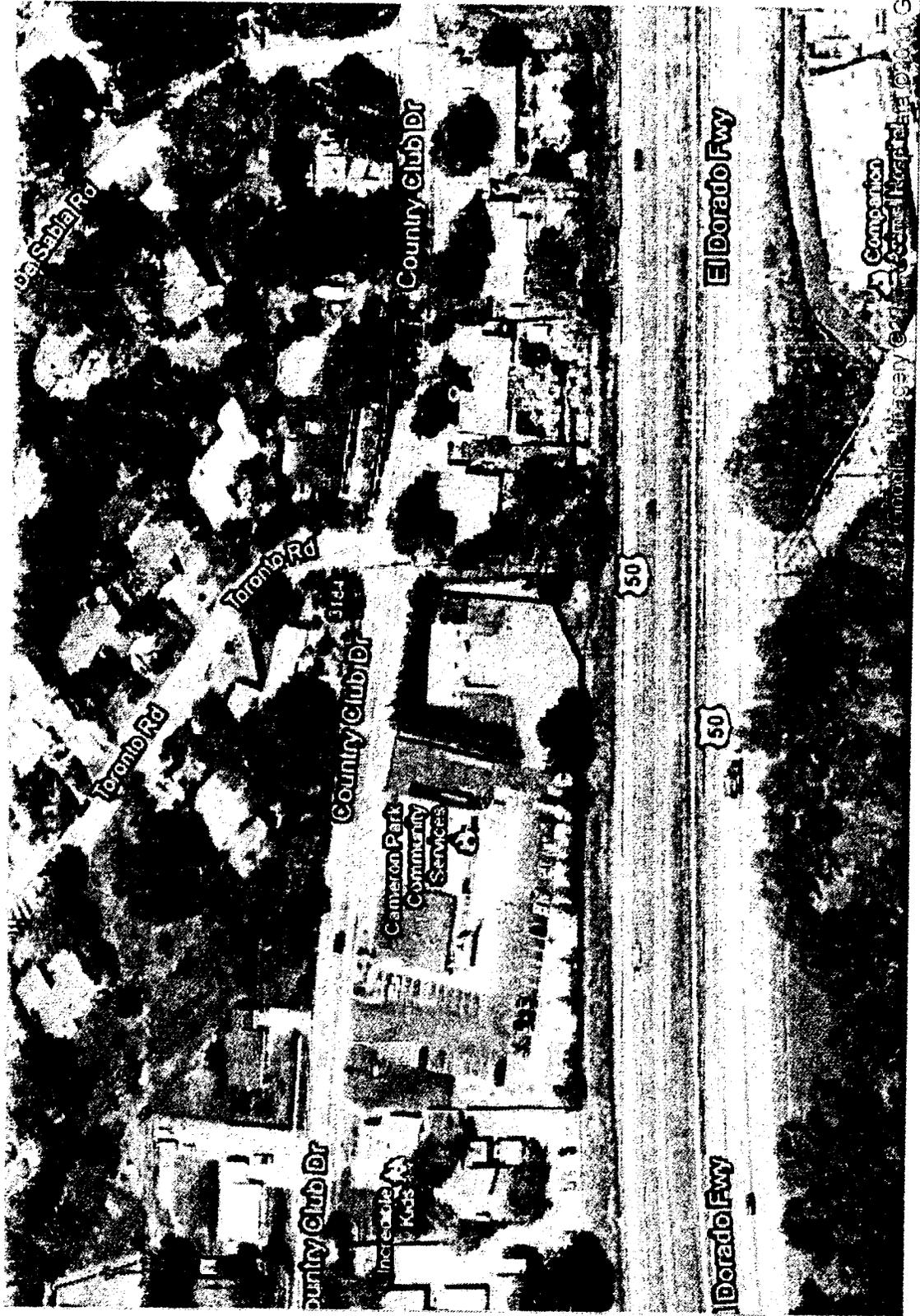
Standing on Country Club Drive looking east at Fire Station and arrow shows approximate location of proposed drill tower.



View from U.S. Highway 50 looking north at approximate location of proposed drill tower.

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



© 2004 Google

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>

PLACERVILLE OFFICE:
 2850 FAIRLANE COURT PLACERVILLE, CA 95667
 BUILDING (530) 621-5315 / (530) 622-1708 FAX
bdgdept@edcgov.us
 PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@edcgov.us

LAKE TAHOE OFFICE:
 3368 LAKE TAHOE BLVD. SUITE 302
 SOUTH LAKE TAHOE, CA 96150
 (530) 573-3330
 (530) 542-9082 FAX
tahoebuild@edcgov.us

August 19, 2011

Jonah Winger
 Cal Fire
 Cameron Park Fire Department
 3200 Country Club Drive
 Cameron Park, CA 95682

**Re: Determination of Application Completeness
 Special Use Permit Revision S01-0010-R/Cameron Park Fire Department Drill
 Tower
 APN 082-024-10**

Dear Mr. Winger:

Planning Services has reviewed your application and found it to be complete. Preliminary review of the project indicates that it will not require preparation of an environmental document. Staff will shortly begin an evaluation of the proposed project's consistency with applicable State and County regulations and conduct a more detailed analysis of its environmental impacts, as necessary.

Our review is based on the following project description: Request to revise Special Use Permit S01-0010 to allow the construction of a 34-foot, five-inch tall training "drill tower" at Cameron Park Fire Station 89. The base of the tower is proposed to measure 16 feet by 32 feet and include three stories and one attic floor. The training is proposed to occur approximately two hours a day during the week and occasionally from 8 am to 5 pm on weekends by approximately 6-8 personnel. The tower is proposed to be constructed of steel framing and siding with concrete floors to match the existing buildings. The 2.0-acre parcel is identified by Assessor's Parcel Number 082-024-10 and is located on the south side of Country Club Drive approximately 25 feet west of the intersection of Toronto Road in the Cameron Park area.

Please review this description carefully. If you believe the project description is incorrect or does not include components that you intend to include as part of the project, please contact us immediately. Further review of the project will be limited to this project description unless you provide us with corrections within five days of receipt of this letter. We reserve the right to request additional information to clarify any changes or additions that are made to the project description in response to this letter, as our completeness determination is based upon the material provided with your application.

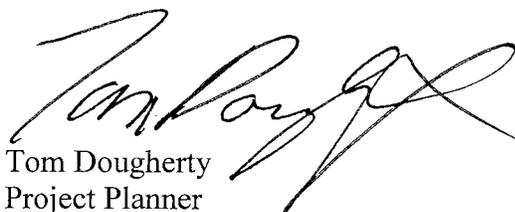
This application will be distributed to affected departments and agencies for review and comment. At the end of the comment timeframe (30 days), you may contact me if you wish to

have a meeting to discuss the comments. No Technical Advisory Committee meeting is currently proposed to be scheduled.

Advisory: Because of the location along U.S. Highway 50, photo simulations of the proposed tower that show how it will appear from the highway as well as from points from the residential areas to the northeast and northwest will be required. These will be included as exhibit for the Planning Commission review.

Please be aware that substantial revisions to submitted information may affect the estimate of time, cost and level of review for your project. If you have any questions regarding this letter or would like to meet, please call me at (530) 621-5875 or email me at tom.dougherty@edcgov.us

Sincerely,



Tom Dougherty
Project Planner

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



The County of El Dorado

Chief Administrative Office

330 Fair Lane
Placerville, CA 95667-4197

Terri Daly
Chief Administrative Officer

Phone (530) 621-5530
Fax (530) 626-5730

May 26, 2011

Mike Webb
Battalion Chief
Cal Fire/Cameron Park Fire Department Station 88
2961 Alhambra Dr
Cameron Park, CA 95682

Dear Mr. Webb,

Based on the findings of El Dorado County Board of Supervisors Fee Waivers Policy B-2, section 2c; "*A facility or project proposed by a non-profit corporation or special district will provide a substantial public benefit,*" I approve your request for a waiver of applicable county fees associated with the construction of a "Drill Tower" facility for the purposes of training firefighters.

Fee waiver estimate: **\$8,000**

If I can be of further assistance, do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Terri Daly".

Terri Daly
Chief Administrative Officer

Cc: John Knight, District I Supervisor
Roger Trout, Director of Development Services
Jim Ware, Director of Transportation

PROPOSAL**FIRE FACILITIES INC.**

314 WILBURN ROAD
SUN PRAIRIE, WI 53590-9401



"ASK BEFORE YOU BUY" - THE ONLY MAJOR STEEL FIRE TRAINING TOWER MANUFACTURED IN THE UNITED STATES



To: Jonah Winger Cameron Park FD Cameron Park Ca Proposal # 4401	From: Steven Harms Regional Manager 303-726-6013	Date: September 12, 2018 Phone: 1-800-929-3726 or (608) 327-4100 Fax: 1-866-639-7012 or (608) 834-1843 E-mail: sharms@firefacilities.com
---	--	---

Remarks:

This proposal is regarding the price requested for Cameron Park, CA.
The total estimated weight for these materials is 57,373.63 lbs.
The total price for this fire tower or parts, F.O.B. destination is \$181,911.00 as described below: * See tax note below
Freight: \$19,392.00

Freight + Material Price: \$201,303.00

Custom Painted Wesco Model WS-3 (Firefighter) With 1/2 Of The Roof Pitched & 1/2 Flat With A Parapet.

Galvanized Stair/Stair Accessories

27' Tall Fire Escape With (2) Door(s), To The Flat Roof (West Side)

(4) Forged Swivel Rappelling Anchors (5000 lb - OSHA Rated)

(1) 3'-0" x 3'-0" Bilco Roof Hatch(es)

Parapet Wall With Chain Gate Opening On Flat Roof

(1) Brass Siamese Fire Dept. Conn. (NST Thread) With Galv. 4" Dia. Riser (Approx. 22 ft. high)

(1) Three Rail Rappelling Railing System, 42" High, Prime Painted Tubes/Pipes

(Avocado Green) Slip-Resistant Roof Coating (Polyurethane Three-Coat Paint System) On All Roof Panels

Roof Railings Around Entire Pitched Tower Roof Perimeter

(1) Second Floor Westec Burn Room (Apprx. 11' x 18')

Per Drawings Revised September 9, 2013

Note: This fire training simulator shall be classified as a nonbuilding structure for structural design (i.e., seismic resisting system, load interpretation, etc.) and as an unoccupied structure for life/fire/safety. The price above reflects these stipulations and must be approved by the local plan reviewer before design work can begin.

Westec Burn Room Insulation System (The Industry's Best Includes A 15 Year Limited Warranty With Over 450 Installations Nationwide) This burn room insulation system exceeds all other systems and products that have been available to date. The system provides the highest insulation values on the market, it all but eliminates burn room maintenance by providing a durable, corrugated stainless steel protective face. It will withstand and provide continued protection at higher temperatures than any other product.

Materials and Freight from Above	201303
Foundation	40,000
Erection Costs	173777
Training and startup by Myself	N/C
Total	\$415,080.00

Ship date is 10-14 weeks upon receipt of signed contract. Payment is due in full, 30 days from ship date. Prices quoted in U.S. Dollars. Prices include the design, materials, fabrication, and freight only - foundation and erection labor prices only if shown.

Applicable taxes may need to be added based on location. Prices effective 60 days from date of this proposal.

3004.eff.0715

1 of 1

Cameron Park

Community Services District

Fire Department Master Plan and Capital Improvement Plan 2015-2020

Administrative Review Final

August 19, 2015



2015 Estimated Cost:

- Station 88 facility modifications:
 - Approximate footprint of addition: 1,500 square feet
 - Typical average design and engineering estimate:
 - \$35-\$40/square foot = \$52,500 - \$60,000
 - Typical average construction cost estimates
 - \$160 – \$170/square foot = \$240,000-\$255,000
 - Total rough estimate: \$292,500 - \$315,000

Fire Training Facility.

Firefighters (both career and volunteer) are mandated to train a minimum of 240 hours per year per person. The CSD property adjacent to Fire Station 89 has viable potential for a fire training facility. There are several manufacturers that construct custom training facilities from refurbished sea-cargo containers. These are legitimate facilities that can be client customized (West Sacramento has one that is only 3 years old). These training structures can be completed for approximately \$125,000 - \$300,000 depending on the design. This is a fraction of the cost for building a concrete cast-in-place training tower.



Proposed training facility space adjacent to Station 88

Fire Department Master Plan and Capital Improvement Plan, 2015-2020*Cameron Park Community Services District*

A local training building with a burn chamber would afford the CFPD the ability to train fire companies within the District's boundaries with some level of live fire, search and rescue, ventilation, and ladder work training; using on-duty personnel without involving extended travel time the CalFire location in Ione, and paying overtime for back-fill personnel or overtime for the personnel actually going to training during their off-duty time.

Beyond a full-scale training tower, there is an array of viable alternative training facility options to consider. Most of these are achievable through the Assistance to Firefighters Grants (AFG) funded through FEMA with the typical grant application filing dates taking place annually in December. Some options include:

- SCBA confidence course,
- Flashover simulator,
- Mobile multi-trainer (live fire, ventilation, and roof training aids),
- Stacked system of containers forming multiple configurations, and
- 2-story residential unit with a working gable roof, burn room chamber, balconies, stairs, above ground ladder-work, and hose stream training aids.

Another option to consider exploring is including a regular budget item for the rental use of any number of established regional live fire training trailers that may be available for annual or bi-annual live fire training for all personnel. This would require some research and negotiation for daily/weekly rates of equipment and training personnel. An economy of scale can be achieved by sharing the cost regionally amongst the automatic-aid partners. Conclusion: ***Research viability of alternative; plan/budget accordingly.***

- **Recommendation:** Research viability of each alternative and plan and budget accordingly.
- **Priority:** Intermediate
- **Schedule:** 3-5 years
- **2015 Estimated costs:** \$100,000 - \$300,000, depending on size and complexity of training facilities and aids, or budgeting for the annual rental and cost of instructors for 1-2 weeks use of an on-site "live fire" training trailer. Consider negotiating as a county or regionally shared resource with costs shared on pro-rata basis.

RESOLUTION NO. 2020-09
Board of Directors
Cameron Park Community Services District
March 18, 2020

RESOLUTION TO APPROVE CONSTRUCTING A
FIRE AND RESCUE FACILITY/TOWER

WHEREAS, Cameron Park Community Services District Fire Department (Fire Department) provides fire and rescue services to the citizens of Cameron Park and surrounding areas; and

WHEREAS, Fire Department personnel need a Training Facility in order to maintain current skills and advance their fire and rescue capabilities in Cameron Park, to meet the growing demand; and

WHEREAS, the Fire Station 89 facility has an appropriate location for a Fire and Rescue Training Facility/Tower, consistent with the Cameron Park Community Services District land use designation and the Fire Department Master Plan and Capital Improvement Plan 2015-2020.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Cameron Park Community Services District;

- Approves constructing a Fire and Rescue Training Facility at Station 89; and
- Directs staff to seek final approval from El Dorado County.

PASSED AND ADOPTED by the Board of Directors of the Cameron Park Community Services District, at a regularly scheduled meeting, held on the 18th day of March 2020, by the following vote of said Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Monique Scobey, President
Board of Directors

Jill Ritzman, General Manager
Secretary to the Board

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



Budget and Administration Committee
Tuesday, March 3, 2020
6:30 p.m.

Cameron Park Community Center
2502 Country Club Drive, Cameron Park
Agenda

Members: Chair Director Eric Aiston (EA), Vice Chair Director Monique Scobey (MS),
and Alternate Director Felicity Wood Carlson (FC)

Staff: Jill Ritzman, General Manager
and Vicky Neibauer, Finance/Human Resources Officer

CALL TO ORDER

ROLL CALL

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

ADOPTION OF AGENDA

APPROVAL OF CONFORMED AGENDA

OPEN FORUM

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

DEPARTMENT MATTERS

1. **El Dorado Disposal - Amended Agreement** (J. England)
2. **CSDA Call to Action – AB 2093** (D. Wadle)
3. **Report Back – Reports on Consent Agenda** (J. Ritzman)
4. **Five Year Budget Projection** (J. Ritzman, V. Neibauer)

5. Staff Updates

- a. Admin & Finance Dept Report (V. Neibauer)
- b. February Check Register Review (V. Neibauer)

6. Items for April & Future Committee Meetings

7. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT

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



Covenants, Conditions & Restrictions (CC&R) Committee
Monday, March 2, 2020
5:30 p.m.

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

Agenda

Members: Chair Sidney Bazett (SB), Vice Chair Gerald Lillpop (GL), Bob Dutta (BD)
Director Felicity Wood Carlson (FC), Director Holly Morrison (HM)
Alternate Director Ellie Wooten

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. CALL TO ORDER

2. ROLL CALL

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

3. APPROVAL OF AGENDA

4. APPROVAL OF CONFORMED AGENDA

5. OPEN FORUM

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

COMMITTEE REVIEW/ACTION

6. MONTHLY STAFF REPORT

Update on Previous Action Items:

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Action	Outcome
6a.	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Legal Counsel has sent letter	Hold on further legal action while property owner works on removing items
6b.	3248 Chasen Dr	Eastwood Park Unit #1	070-410-021-000	Vehicle Parking	CCR19-1025	Temporary Variance currently in effect	Request for Temporary Variance renewal received
6c.	2740 Alhambra Drive	Cameron Park North Unit #7	083-072-028-000	Improperly Stored Vehicle	ARC19-1095	Consider eligibility for Temporary Variance	Property has been sold.
6d.	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	<ol style="list-style-type: none"> 1. Garbage and Refuse Disposal 2. Unmaintained Landscaping 	CCR20-1001 CCR19-1032	Legal Counsel has sent letter	Progress has been made at the property.

Items Requiring Action:

Item #	Property Address	Unit	Parcel Number	Violation	CC&R Violation Case #	Recommended Action
6e.	2695 Country Club Dr	Cameron Park North Unit #2	082-221-003-000	<ol style="list-style-type: none"> 1. Inappropriately Stored Materials 2. Vehicle Parking and Storage 	CCR19-1043	More to Pre-Legal

6d. Open Violations

- Initial Notices - 8
- Final Notices - 9
- Pre-Legal Notices – 1 (Limited Legal)
- Pending – 6
- Legal Cases – 1

6e. Architectural Review - February

- Projects Reviewed – 17
- Approved – 17
- Denied – 0
- Held Over to March – 0

6f. Staff Update

7. Items for April and Future CC&R Committee Agendas

8. Items to take to the Board of Directors

9. MATTERS TO AND FROM COMMITTEE MEMBERS

10. ADJOURNMENT

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



Fire and Emergency Services Committee
Tuesday, March 3, 2020
5:30 p.m.

Cameron Park Community Center
2502 Country Club Drive, Cameron Park

Agenda

Members: Chair Director Ellie Wooten (EW), Vice Chair Director Monique Scobey (MS)
 Alternate Director Eric Aiston (EA)

Staff: General Manager Jill Ritzman, Chief Sherry Moranz, Chief Jed Gaines

CALL TO ORDER

ROLL CALL

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

ADOPTION OF AGENDA

APPROVAL OF CONFORMED AGENDA

OPEN FORUM

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

DEPARTMENT MATTERS

- 1. Weed and Rubbish Abatement Ordinance 2020.03.18 Updates (S. Moranz)**
- 2. Fire Impact Fees – Training Tower (S. Moranz)**
- 3. Report Backs – Staff and Committee Members**
 - CCI Grant Status/Activities

4. Items for April and Future Committee Agendas

5. Items to take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS

ADJOURNMENT

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



Parks & Recreation Committee
Monday, March 2, 2020
6:30 p.m.

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

Agenda

Members: Chair Director Ellie Wooten (EW), Vice Chair Director Felicity Carlson (FC)
Alternate Director Holly Morrison (HM)

Staff: General Manager Jill Ritzman, Interim Recreation Supervisor Whitney Kahn,
Parks Superintendent Mike Grassle

Meeting has been cancelled

(See department reports for
Parks & Recreation updates)

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



Solar Energy Ad Hoc Committee
Thursday, February 27, 2020
4:00 p.m.

Cameron Park Community Center
2502 Country Club Drive, Cameron Park

Agenda

Members: Chair Dan Enright (DE), Vice Chair Glenn Rambach (GR),
Director Monique Scobey (MS), Director Eric Aiston (EA), Steve Thames (ST)

Staff: General Manager Jill Ritzman, Parks Superintendent Mike Grassle

CALL TO ORDER

ROLL CALL

- Nominate Committee Chair

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

ADOPTION OF AGENDA

APPROVAL OF CONFORMED AGENDA

OPEN FORUM

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

DEPARTMENT MATTERS

1. **Presentation – Cameron Park Feasibility Study** (Niko Kalinic & Simon Olivieri, ARC Alternatives)
2. **Review – Recommendation for Community Center Lighting Project Proposals** (Mike Grassle)
3. **Future Meeting Calendar**

4. Items for Next & Future Committee Agendas

5. Items to Take to the Board of Directors

MATTERS TO AND FROM COMMITTEE MEMBERS

ADJOURNMENT