

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



**Covenants, Conditions & Restrictions (CC&R) Committee
Meeting
Monday, March 6, 2022
5:30 p.m.**

Cameron Park Community Center – Social Room

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

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWQ3ZDhiYmEtMTNiOC00ZDZkLTk5NzUtMzRhZWE4MjJkNTZk%40thread.v2/0?context=%7b%22Tid%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22Oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d

Agenda

Members: Candace Hill-Calvert (CHC), Bob Dutta (BD)
Director Dawn Wolfson (DW), Director Eric Aiston (EA), Kristen Wiederhold (KW)
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, General Manager André Pichly

CALL TO ORDER

ROLL CALL

Public testimony will be received on each agenda item as it is called. The 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. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.

APPROVAL OF AGENDA – Consent Approval

1. APPROVAL OF CONFORMED AGENDA

a. Conformed Agenda – CC&R Meeting – February 6, 2023

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

2. Appointment of Chair and V. Chair

3. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 49
 - Initial Notices – 11
 - Referred to Legal – 2
 - Pre-Legal Notices – 4
 - Final Notices – 8
 - Referred to Outside Agency – 1
 - Courtesy Notices – 8
 - o Prior Month's Cleared Cases – 8
 - o Prior Month's New Cases – 8

- b. Architectural Review Projects – Period – January 2023
 - o Projects Reviewed – 26
 - o Projects Approved – 26

Summary of ARC Projects:

- o Roofs – 15
- o Solar – 5
- o Tree Removals – 3
- o Fences – 0
- o New Home Const. – 0
- o ADU/JADU – 1
- o Swimming Pool – 0
- o Exterior House Paint – 0
- o Landscape – 0
- o Deck – 0
- o Exterior Renovation – 2
- o Siding Replacement – 0
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0

4. Review and Provide Decision

ARC forwarded item for review by the CC&R committee:

- a. ARC23-1037 – 3457 Sudbury Rd. – Cameron Park #6 – Shade structure for passenger vehicles. (Attachment 4a & 4b.)

5. CC&R Committee Orientation – Presentation by CC&R Officer

6. Defensible Space and Weed Abatement Presentation – Presentation by CAL FIRE Prevention Specialist.

7. Items for Future CC&R Committee Agendas

8. 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 Meeting

Monday, February 6, 2022

5:30 p.m.

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

HYBRID TELECONFERENCE TEAMS MEETING LINK

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NGEwNjAwM2MtZmE5ZC00MGMzLWJmM2h0GY1ZmI5YmFmMzBm%40thread.v2/0?context=%7b%22id%22%3a%227546519e-2cd5-4e2c-bed5-ac3d46eec8ff%22%2c%22oid%22%3a%224f4c82c7-da83-408c-81ac-1e0e85add9b4%22%7d

Conformed Agenda

Members: Chair, Kelly Kantola (KK) V. Chair, Candace Hill-Calvert (CHC), Bob Dutta (BD)
Director Dawn Wolfson (DW), Director Eric Aiston (EA),
Alternate: Tim Israel (TI)

Staff: CC&R Compliance Officer Jim Mog, CC&R Compliance Officer, General Manager André Pichly

CALL TO ORDER - 5:38 PM

ROLL CALL – CHC/BD/DW/EA – KK Absent

Public testimony will be received on each agenda item as it is called. The 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. All demonstrations, including cheering, yelling, whistling, handclapping, and foot stomping which disrupts, disturbs or otherwise impedes the orderly conduct of the Committee meeting are prohibited.

APPROVAL OF AGENDA – Approved 4-0

1. APPROVAL OF CONFORMED AGENDA – Approved 4-0

a. Conformed Agenda – CC&R Meeting – January 9, 2023

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

2. Monthly Staff Report

- a. Open Violations, CC&R Violation Manager Case Detail Report (written report)
 - o Total Cases Open = 48
 - Initial Notices – 14
 - Referred to Legal – 2
 - Pre-Legal Notices – 2
 - Final Notices – 8
 - Referred to Outside Agency – 1
 - Courtesy Notices – 9
 - o Prior Month's Cleared Cases – 8
 - o Prior Month's New Cases – 8

- b. Architectural Review Projects – Period – January 2023
 - o Projects Reviewed – 21
 - o Projects Approved – 21

Summary of ARC Projects:

- o Roofs – 7
- o Solar – 7
- o Tree Removals – 0
- o Fences – 0
- o New Home Const. – 0
- o ADU/JADU – 2
- o Swimming Pool – 1
- o Exterior House Paint – 0
- o Landscape – 0
- o Deck – 1
- o Exterior Renovation – 1
- o Siding Replacement – 2
- o Detached Garage – 0
- o Gazebo/Pergola/Patio Cover – 0

3.Review and Provide Decision

Pre-Legal Request for:

- a. CCR21-1001 – 2431 Mellowdawn Way – Deer Trail Estates – Clause 2: Recreation vehicle restrictions on a boat improperly stored. – Special Provisions 11, improperly stored materials. (Attachment 3a) – *Approved 4-0*
- b. CCR21-1002 – 3003 Wilkinson Rd. – Deer Trail Estates - Clause 2: Recreation vehicle restrictions on a boat improperly stored. (Attachment 3b) – *Approved 4-0*
- c. CCR22-1086 – 3495 La Canada Dr. – Cameron Park N. 7 – Clause 13: Vehicle restrictions for a recreational trailer improperly stored. (Attachment 3c) – *Approved 4-0*

4.Discuss and Forward to the Board of directors

- a. 2023 Work Plan - J. Mog, A. Pichly (Attachments 4a)

5. Staff Updates – Updates presented. No objections from Committee.

- a. CCR22-1023 – 4049 Lochaber Dr. – Cameron Valley Estates - Article II: Use Restrictions. Unpermitted structure on property. Owner has postponed abatement and notified both CC&R and County that the structure would be removed at the first of the year. Approved pre-legal was sent certified mail and not accepted by owner. Additional pre-legal sent regular mail. Case is moving to Legal notice from council.
- b. CCR22 – 1042 – 3380 El Dorado Royal. – Cameron Park N. 1 – Clause 4(f): Vehicle Storage Requirement. Previous big rig trailer was removed from side frontage of property and Cameron Park Dr. Later, Owner brought in a cargo trailer and is storing it in front of residence. This is the same type of violation as the previous big rig trailer and notice does not reset for violations of the same nature. Additionally, improperly stored items in front of garage. Additional pre-legal notice was sent when the cargo trailer was stored in frontage. Case is moving to Legal notice from council for improperly stored trailer item.
- c. CCR21-1041 – 2133 Carrillo Ct. – Bar J Ranch #2. – Clause 17: Vehicles. Legal notice was sent to owner on October 11, 2022. Action has not been taken to remove boat. Upon last inspection, boat was still present and not properly stored. Owner stated that they need to make improvements to allow boat behind fence line. Boat was to be removed until improvements were made. No applications for ARC review for improvements has been submitted as owner stated to legal counsel. Working with legal for next step toward legal action.
- d. CCR22-1040 2824 Hillcrest Dr. – Deer Creek Estates Unit B. – Special Provisions 13: Trailered items. Owner has been sent pre-legal notice. Inspection shows that there has been no removal of multiple commercial trailers to be screened behind fence line or off site. Moving case to Legal notice from council for improperly stored trailers.

5. Items for Future CC&R Committee Agendas – Chair and V. Chair motions. – Work Plan to include “Investigate hiring a consultant to evaluate CC&R and ARC department needs to propose a master plan.” – Defensible Space Presentation – CC&R Committee orientation.

6. Items to take to the Board of Directors – Work Plan

MATTERS TO AND FROM COMMITTEE MEMBERS & STAFF

ADJOURNMENT – 6:32 PM

Conformed Agenda Prepared by:

Conformed Agenda Approved by:

Jim Mog
CC&R Officer

V. Chair Candace Hill-Calvert or Director Aiston
CC&R Committee

CC&R Violation Manager Case Detail Report

Case#	Status	Violation(s)	Street #	Street Name	
CCR22-1040	Referred to Legal	Deer Creek Estates Unit B - Special Provisions - 13 Trailered Items) - Open	2824	HILLCREST	Dr
CCR21-1041	Referred to Legal	Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - 17. Vehicles - Open Bar J Ranch Unit 2 - Vehicles - Open	2133	CARRILLO	Ct
CCR23-1010	Courtesy Notice Sent	Cameron Park Unit No. 12 - Section 11: Improperly stored materials - Open	3288	KATO	Ct
CCR23-1008	Courtesy Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3210	BENTLEY	Dr
CCR23-1007	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3132	BOEING	Rd
CCR23-1006	Courtesy Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open	3142	BOEING	Rd
CCR23-1005	Courtesy Notice Sent	Airpark Estates - Improperly stored Materials - Open Air Park Estates - Commercial Vehicle Parking - Open	3229	BARON	Ct
CCR23-1004	Courtesy Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3344	KIMBERLY	Rd
CCR23-1002	Courtesy Notice Sent	Bar J Ranch #1 Clause 6 - Unsightly Items - Open	2997	CAMEROSA	Cir
CCR22-1049	Courtesy Notice Sent	Cambridge Oaks Unit 1 - Garbage and Refuse Disposal - Open	4733	THOREAU	Dr
CCR22-1104	Final Notice Sent	Royal Highlands Unit EC 1 - 12 - Open	2757	ROYAL PARK	Dr
CCR22-1103	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3884	HILLSBOROUGH	Rd
CCR22-1097	Final Notice Sent	The Highlands Unit No. 5 - CLAUSE 4.e) Building Regulations - Open	3006	ROYCE	Dr
CCR22-1095	Final Notice Sent	The Highlands Unit No. 2 - CLAUSE 4.e) Building Regulations - Open	3061	ROYCE	Dr
CCR22-1078	Final Notice Sent	Cameron Park North Unit No. 8 - Failure to Obtain Architectural Review Committee Approval - Closed Cameron Park N. Unit 7 - Section 7 & 17 - Closed	3421	MAJAR	Ct
CCR21-1006	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3661	LARKSPUR	Lane
CCR20-1026	Final Notice Sent	Cameron Valley Estates Unit No. 3 - Article II Use Restrictions - 2.9.1 - Prohibited Parking - Open	6082	CONNERY	Dr

CCR19-1070	Final Notice Sent	Bar J Ranch Unit 3 - Improperly Parked Vehicle - Closed Bar J Ranch Unit 3 - 17. Vehicles - Open	3523	COVELLO	Cir
CCR22-1109	Initial Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	3006	OAKLEAF	Dr
CCR22-1107	Initial Notice Sent	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3288	VELD	Way
CCR22-1106	Initial Notice Sent	Eastwood Park Unit #1 - Clause 3.10 Trash - Open	3282	VELD	Way
CCR22-1100	Initial Notice Sent	Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3257	KIMBERLY	Rd
CCR22-1099	Initial Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open Cameron Park North Unit No. 3 - Vehicle Restrictions - Open	3831	SHERIDAN	Rd
CCR22-1085	Initial Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3842	CAMBRIDGE	Rd
CCR22-1082	Initial Notice Sent	Bar J Ranch Unit 3 - 17. Vehicles - Open	4713	CASTANA	Dr
CCR22-1054	Initial Notice Sent	Cameron Park N. Unit 8 - Clause 11 - Vehicle Parking Restrictions - Open	3146	EL TEJON	Rd
CCR22-1010	Initial Notice Sent	Parking restrictions on Country Club Frontage	2690	COUNTRY CLUB	Dr
CCR21-1076	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Closed	3835	CAMBRIDGE	Rd
CCR20-1044	Initial Notice Sent	Airpark Estates - Recreational Vehicle Parking Restrictions - Open Airpark Estates - Improperly stored Materials - Closed	3008	BOEING	Rd
CCR22-1086	Pre-legal Notice Sent	Cameron Park North Unit No. 7 - Improperly Stored Vehicle - Open	3495	LA CANADA	Dr
CCR22-1042	Pre-legal Notice Sent	Cameron Park North Unit No. 1 - Improperly Stored Vehicle - Open Cameron Park North Unit No. 1 - Unallowed commercial use of property - Closed	3380	El Dorado Royale	
CCR22-1023	Pre-legal Notice Sent	Cameron Valley Estates Unit No. 1 - Article II Use Restrictions - 2.2 Nature of Building - Open Cameron Valley Estates Unit No. 1 - Article IV Architectural Review - 4.2.1 Review by Committee - Subject to Review - Open	4049	LOCHABER	Dr

CCR21-1002	Pre-legal Notice Sent	Deer Trail Estates - 2. Recreational Vehicle (RV) Storage - Open	3003	WILKINSON	Rd
CCR21-1001	Pre-legal Notice Sent	Deer Creek Estates Unit 1 - Vehicles - Open Deer Creek Estates Unit No. 1 - Improperly stored Materials - Open	2431	MELLOWDAWN	Way

Number of Cases: 49

CC&R Violation Manager Case Detail Report

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*Cameron Park
Community Services District*

Agenda Transmittal

DATE: March 6, 2023

FROM: Jim Mog, CC&R Compliance Officer
André Pichly, General Manager

AGENDA ITEM #4A: 3457 SUDBURY RD. CAR SHADE – CAMERON PARK N. UNIT #6

RECOMMENDED ACTION: Discuss and provide recommendation to ARC.

Introduction:

On February 21st. An application for a car shade was submitted to the Architectural Review Committee (ARC). The ARC committee has forwarded this application to the CC&R committee for additional review and direction of approval or denial. This proposed car shade decision by committee will set a future precedence of decision for such structures.

Key Notes:

- Cameron Park N. #6 CC&R, Section 3. No Building shall be erected, altered or placed, or permitted to remain on any lot unless it is approved by the Architectural Committee. Square footage areas requirement does not include porch, garage, and patio.
- The structure is within the setbacks required in Cameron Park N. Unit 6.
- The Cameron Park CC&R's do not exclude car ports or shade structures.
- Cameron Park N. Unit #6 CC&R, Section 12 - Architectural Review: The ARC has the right to determine if a structure is in conformity and harmony of external design and as not interfering with the reasonable enjoyment of any other lot.
- The CC&R and the ARC committee may request that the structure framing match the color of the resident's exterior color or treatments of the exterior.

Recommendation:

Staff recommends that the CC&R Committee consider approving the structure. The CC&Rs do not restrict the structure type. ARC feels that the structure is of a design that will not interfere with the enjoyment of any other lot. Additionally, the structure type is of a design that does not promote blight.

ARC would like the CC&R committee to be included in this decision as a consideration for structure types in like to be approved in the future as long as the structures meet the setback requirements of the CC&Rs as well as the design integrity of the neighborhood.

Attachment

4.b – 3457 Sudbury Rd proposal

Car Shade Plan

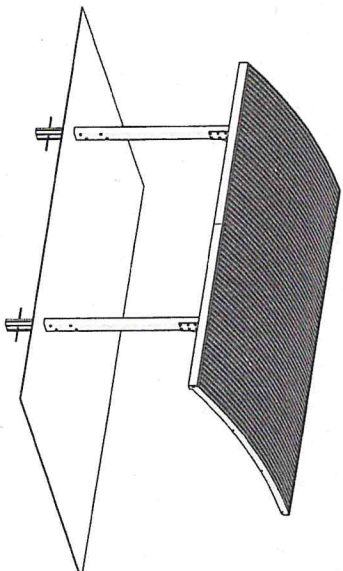
3457 Sudbury Rd


Cameron Park


Tom Williams


Showing shade footing

ARIZONA™ 5000 - WAVE



 PALRAM

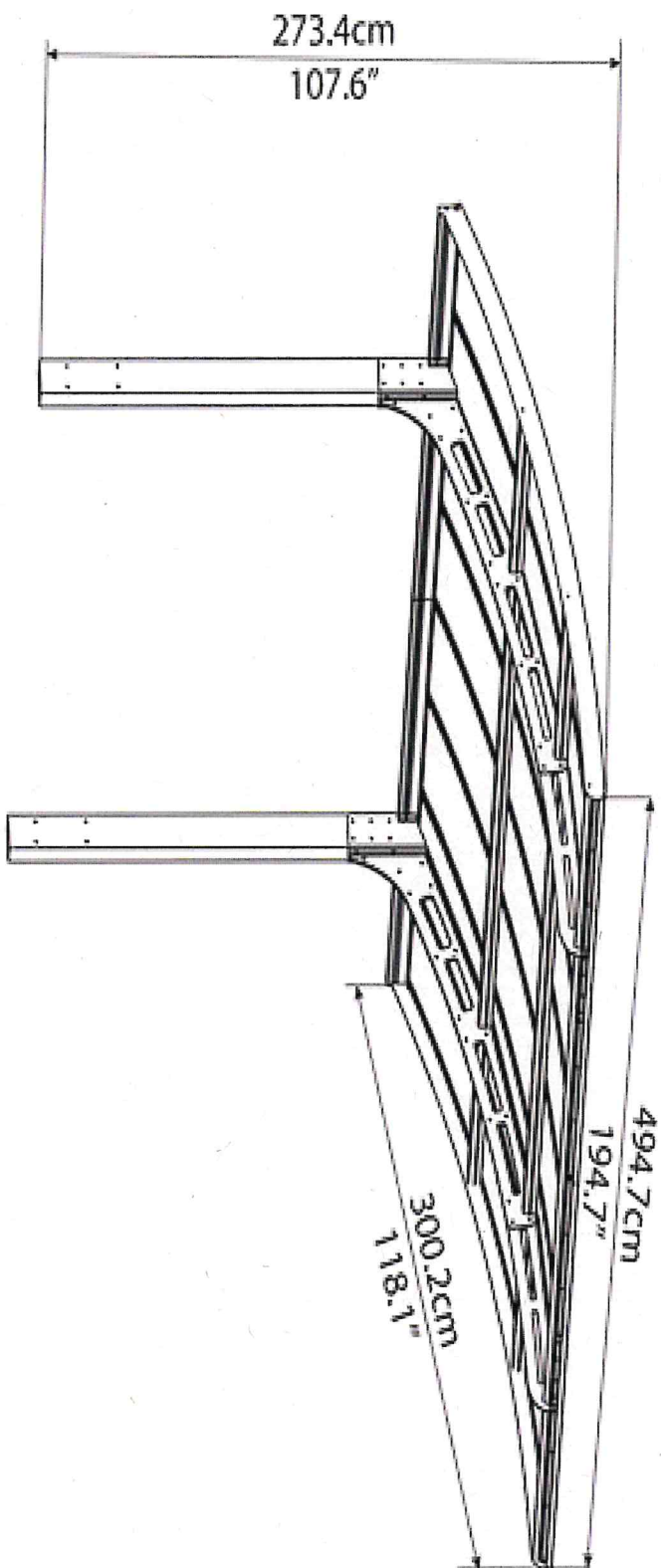


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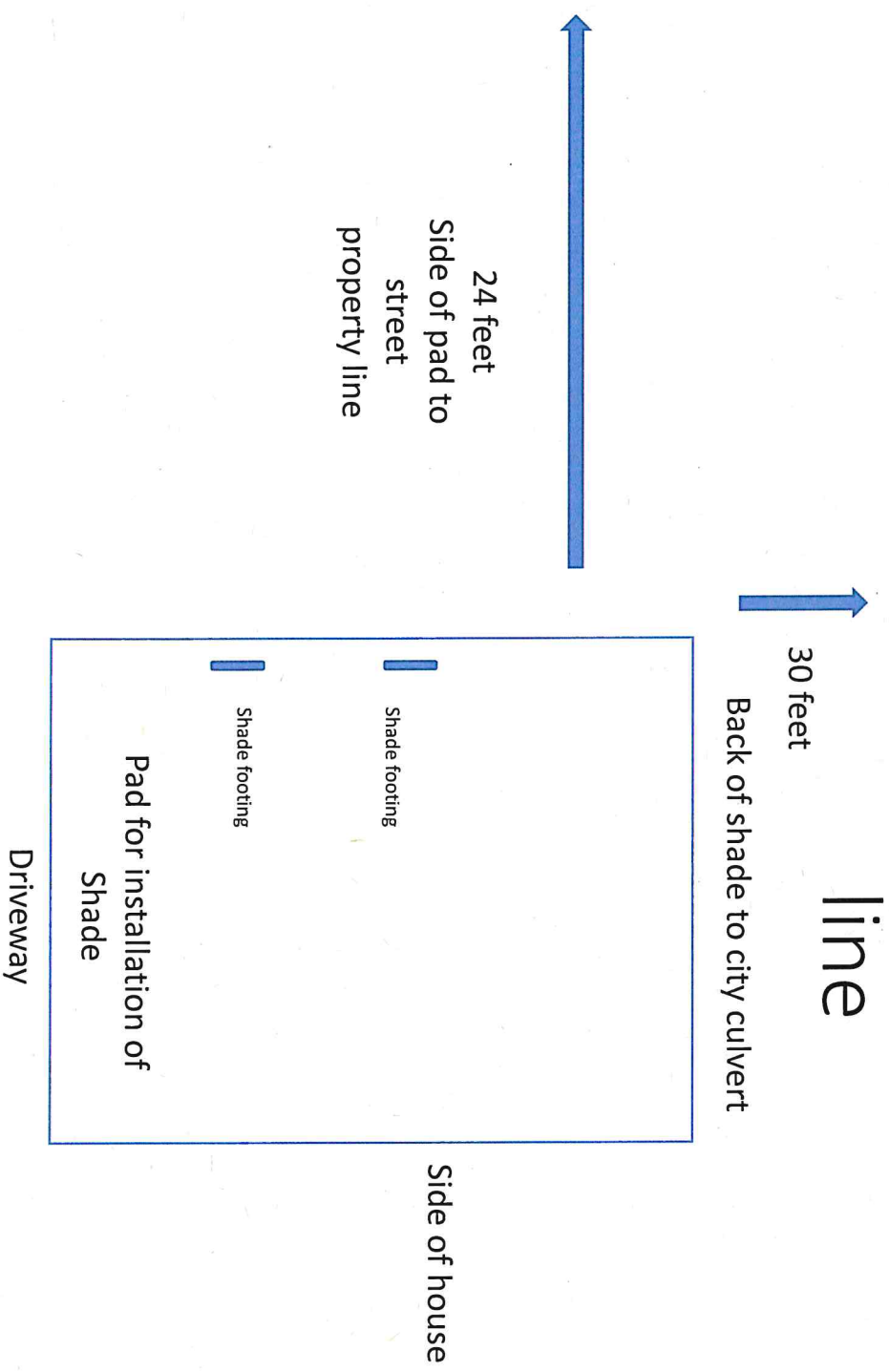
Installed car shade



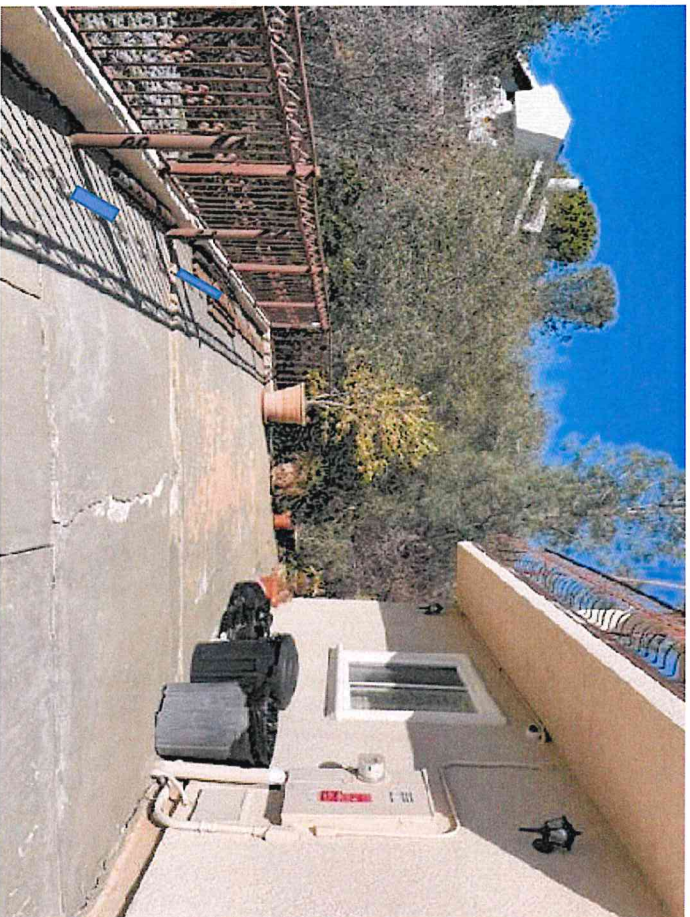
Dimensions of the shade



Setbacks from street and side yard property



- Side of house location of car shade with footing locations in blue



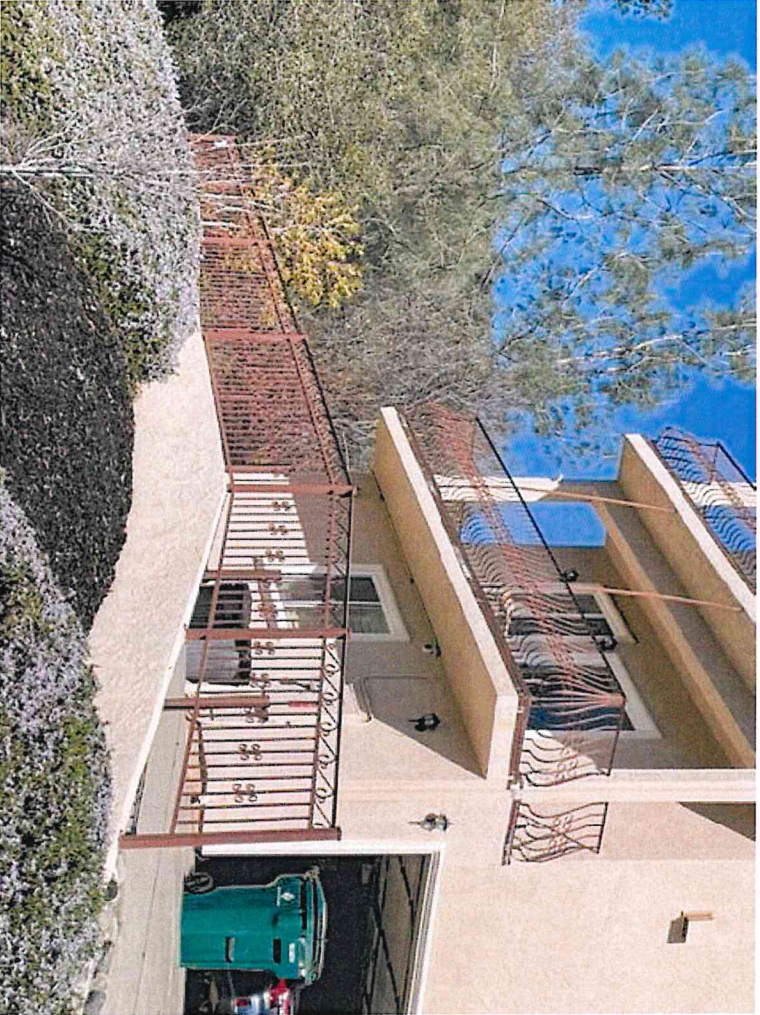
View from driveway
3457 Sudbury Rd.



View from street



Pad from street



Pad for car shade

