

**Special Meeting of Board of Directors Meeting
Cameron Park Community Services District
2502 Country Club Drive, Cameron Park, California**



Thursday, February 23, 2017

**6:00 p.m. Special Meeting
Board will convene into
Closed Session after Public Comment**

Board of Directors

SCOTT MC NEIL (SM), President

HOLLY MORRISON (HM), Vice-President

Directors: AMY BLACKMON (AB), MARGARET MOHR (MM), GREG STANTON (GS)

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADOPTION OF THE AGENDA

Board members, staff and members of the public may request an item be pulled from the Consent Calendar for discussion. The Board will make any necessary additions, deletions, or corrections to the Agenda, determine matters to be added to or removed from the Consent Calendar, and with one motion adopt the Agenda and approve the Consent Calendar.

PUBLIC COMMENT

At this time, members of the public may speak on any agenda item.

DEPARTMENT MATTERS

For Purposes of the Brown Act §54954.2 (a), the numbered items on this Agenda 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.

1. DISCUSSION OF OPTIONS FOR RESPONSE TO THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PONTE PALMERO PROJECT

Recommended Action: Receive, Discuss and Action as Appropriate

2. FINANCE/HUMAN RESOURCES OFFICER PAY SCALE INCREASE

Recommended Action: Receive, Discuss and Approve Pay Scale Increase

3. FIRE AD HOC COMMITTEE

Recommended Action: Receive, Discuss and Action as Appropriate

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:

- Pursuant to California Government Code §54954
Discuss Real Property: County of El Dorado Assessor's Parcel Number 116-301-12, approximately 5.36 acres located on Green Valley Road in Cameron Park, El Dorado County, California
Agency Negotiator: General Manager Mary Cahill
Negotiating Party: Umpqua Bank

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.

ADJOURNMENT

An AGENDA in FINAL FORM is located in the Reception area in the District Office as well as each of the Cameron Park Fire Stations. Additionally, a copy of the FINAL AGENDA is available on the District's website at www.cameronpark.org. Support material is available for public inspection at the receptionist counter in the District Office. Sessions of the Board of Directors may be recorded and members of the audience are asked to give their name and address before addressing the Board.

Any written document that relates to an agenda item for an open session of a regular meeting of the Board of Directors of the District which is distributed less than 72 hours prior to the meeting shall be made available for public inspection at the same time the writing is distributed to all, or a majority of all, of the members of the Board of Directors of the District. Such written documents will be made available at the District Offices located at 2502 Country Club Drive, Cameron Park, CA 95682.

Such writings will be made available in appropriate alternative formats upon request by a person with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. § 12132) and the Federal Rules and Regulations adopted in implementation thereof.

A person with a disability who requires a modification or accommodation in order to participate in a public meeting of the Board of Directors may, five (5) days prior to the date scheduled for a regular meeting of the Board of Directors, contact the District Office at 2502 Country Club Drive, Cameron Park, CA 95682, phone number: (530) 677-2231 to request a disability related modification or accommodation in order to attend the meeting, or to request auxiliary aids or services in order to enable such person to understand the proceedings at such meeting.

Agenda Transmittal

DATE: February 23, 2017

FROM: Mary Cahill, General Manager

AGENDA ITEM #1: **DISCUSSION OF OPTIONS FOR RESPONSE TO THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PONTE PALMERO PROJECT**

RECOMMENDED ACTION: Receive, Discuss and Action as Appropriate

BUDGET ACCOUNT:

BUDGET IMPACT:

Staff will be responding to the County regarding the draft Environment Impact Report for the Ponte Palmero Project, State Clearinghouse #2015082029, prior to March 3rd, which meets the timeliness of the review period.

Attached is the project information (Exhibit A) and the District will address the Fire Department's callouts for 2016 (Exhibit B), opportunities for recreational funding and contribution to the Community Center bond and future access to the Pine Hill Preserve for possible public access in the future (example interpretative trails).

Exhibit A - Notice of Availability of a Draft Environmental Impact Report for the Ponte Palmero Project (State Clearinghouse No. 2015082029)

Exhibit B - Cameron Park Fire Department Responses to Ponte Palmero in 2016



COMMUNITY DEVELOPMENT AGENCY **Exhibit A**

DEVELOPMENT SERVICES DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-2705 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PONTE PALMERO PROJECT (State Clearinghouse No. 2015082029)

Date: January 16, 2017
To: Interested Agencies and Individuals
From: Community Development Agency, Planning Services

The Community Development Agency-Planning Services, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed general plan amendment, rezone, tentative parcel map, and development plan identified as the Ponte Palmero Project. The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 15000 et seq.).

DOCUMENT AVAILABILITY AND REVIEW PERIOD: The DEIR is available for public and agency review for a 45-day period **beginning Tuesday, January 17, 2017 and ending Friday, March, 3, 2017.** The purpose of this comment period is to consider the content and adequacy of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the Project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR (FEIR). The FEIR will include copies of all comments received and the County's responses to comments pertaining to the environmental analysis provided in the DEIR.

The DEIR and supporting information may be reviewed and/or obtained at the following locations:

Community Development Agency 2850 Fairlane Court, Building C Placerville, CA 95667 (530) 621-5355	Online at: edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=18663
Cameron Park Library 2500 Country Club Drive (530) 621-5500	Placerville Main Library 345 Fair Lane (530) 621-5540
	El Dorado Hills Library 7455 Silva Valley Pkwy. (916) 358-3500

All written public and agency comments on the DEIR must be received by 5:00 PM on **Friday, March 3, 2017** and should be directed to: County of El Dorado Community Development Agency, Planning Services, Attention: Jennifer Franich, 2850 Fairlane Court, Placerville, CA 95667. Please include the name of the contact person of your agency, if applicable. Comments may be submitted via email to jennifer.franich@edcgov.us. Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft Word or Adobe PDF format. Comments may also be submitted via fax to (530) 642-0508. Following the public review period, a FEIR will be prepared. The FEIR will include copies of comments and the County's responses to comments pertaining to the environmental analysis presented in the DEIR. Upon completion of the FEIR, the County will make a determination whether to certify the EIR and take action on the project.

PROJECT INFORMATION

**PROJECT TITLE/
APPLICATIONS:** Ponte Palmero Project/A11-0004 Z11-0005 P11-0004 PD11-0003

**PROJECT
APPLICANT:** Cameron Park Senior Living LLC
3081 Ponte Morino Drive
Cameron Park, California 95682

**PROJECT
LOCATION:** The Ponte Palmero Project is proposed on an approximately 19.8-acre undeveloped parcel of land (Assessor's Parcel Number 083-350-57) within the unincorporated community of El Dorado Hills in western El Dorado County. The property is located north of U.S. Route 50 on the west side of Ponte Morino Drive approximately 0.2 of a mile north of the intersection with Palmer Drive, within the unincorporated community of Cameron Park in western El Dorado County. Adjacent uses include the existing Cameron Park Congregate Care facility to the east, commercial development to the south, residential development to the west, and the Bureau of Land Management's (BLM) Pine Hill Preserve to the north.

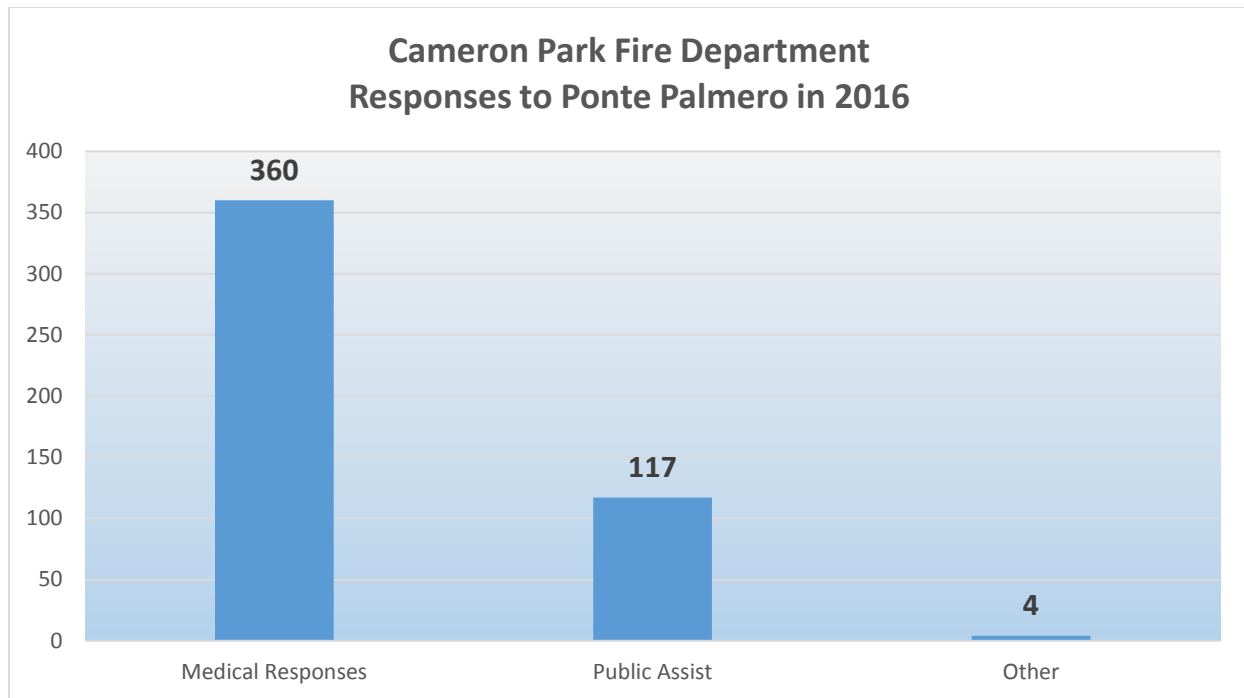
**PROJECT
DESCRIPTION:** The applicant proposes to construct a 44 unit, 50,510 square foot (sf) community care facility, a two-story, 46-unit, 53,690 sf assisted living facility, and an 11,450 sf clubhouse. The project includes 205 surface parking spaces, open space and an emergency vehicle access road connecting to Valerio Drive. Primary access would be from Ponte Morino Drive. The project would also include on-site infrastructure to serve the development.

The El Dorado County General Plan land use designation for the project site is Multifamily Residential (MFR) and High Density Residential (HDR) and zoned Community Commercial-Planned Development (CC-PD), Single Unit Residential – Planned Development (R1-PD), and Multi-Unit Residential-Planned Development (RM-PD). The project includes a general plan amendment to re-designate 9.11 acres of MFR and HDR to Commercial (C) and 10.76 acres to Open Space (OS).

**ENVIRONMENTAL
IMPACTS:** This DEIR discusses the potential significant environmental impacts that may result from the Project, including but not limited to: Aesthetics, Air Quality, Biological Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation and Circulation. The DEIR concludes the project's contribution to the loss of protected plant species would result in a significant and unavoidable cumulative impact. In addition, project construction noise would generate a short-term significant and unavoidable impact to existing sensitive receptors. The DEIR concludes that all other impacts are less than significant or can be mitigated to a less-than-significant level with implementation of mitigation measures.

COMMUNITY DEVELOPMENT AGENCY, DEVELOPMENT SERVICES DIVISION
ROGER TROUT, Division Director
January 16, 2017

Exhibit B



There were an average of 1.3 responses daily to Ponte Palmero in 2016.

Approximately 20% of all the Cameron Park Fire Department's responses in 2016 were to Ponte Palmero.

Agenda Transmittal

DATE: February 23, 2017

FROM: Mary Cahill, General Manager

AGENDA ITEM #2: **FINANCE/HUMAN RESOURCES OFFICER PAY SCALE INCREASE**

RECOMMENDED ACTION: Receive, Discuss and Approve Pay Scale Increase

BUDGET ACCOUNT: SALARIES AND BENEFITS; ADMINISTRATION

BUDGET IMPACT:

The District advertised for a Finance/Human Resources Officer in November, 2016. The response to this recruitment was minimal and consistent feedback has been that this position is not financially competitive. Staff is recommending that the position salary be placed at the same level as the Parks Superintendent and that the Finance/Human Resources Officer position go back out for recruitment. This process will start in early March. Below are the current and proposed salaries for the position.

If this recruitment process is successful, it is anticipated that the position would start in April or May, 2017. This would minimally impact the budget for this fiscal year. Staff is not requesting any midyear transfers at this time.

<i>Finance/Human Resources Officer</i>	<i>Step 1</i>	<i>Step 2</i>	<i>Step 3</i>	<i>Step 4</i>	<i>Step 5</i>
<i>Current</i>	\$43,911	\$46,106	\$48,412	\$50,832	\$53,374
<i>Proposed</i>	\$52,025	\$54,627	\$57,358	\$60,226	\$63,237

*Cameron Park
Community Services District*

Agenda Transmittal

DATE: February 23, 2017

FROM: Mary Cahill, General Manager

AGENDA ITEM #3: **FIRE AD HOC COMMITTEE**

RECOMMENDED ACTION: Receive, Discuss and Action as Appropriate

BUDGET ACCOUNT:

BUDGET IMPACT:

The Budget and Administration Committee on January 31st recommended establishing a Fire Ad Hoc Committee for the purpose evaluating fire services.

The Board is being asked to establish an ad hoc fire committee of two Board members. The purpose of this committee will be to discuss the process of evaluating the fire services for the Cameron Park Community Services District. The tentative duties include, but are not limited to:

- Review the existing CAL FIRE contract
- Work with staff to identify a consultant to perform a high-level review of potential services with appropriate agencies
- Report back to the Board of Directors within 60 days