

Cedar Glen Disaster Recovery Redevelopment Project Area  
Project Area Committee

Friday, December 7, 2007  
Fire Station 91  
301 S. State Highway 173, Lake Arrowhead, CA  
1:00 p.m.

**DRAFT MINUTES**

**Members Present**

Dick Pretzinger	Resident Owner-Occupant (Chair)
Chuck Peters	Lake Arrowhead Comm. Chamber of Commerce (Vice Chair)
Kevin Ryan	Resident Owner-Occupant
Larry Doetsch	Resident Second-Home Owner
Wayne Palmer	Rebuilding Together (Formerly Christmas in April)

**Members Absent**

Peter Markovich	Business Owner
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**Staff Present**

Kathy Thomas	Redevelopment Director
Gary Hallen	Redevelopment Supervising Project Manager
Jan Dustin	Redevelopment Project Manager
Christy Elshof	Redevelopment Project Manager
Mike Madrid	Consultant
Manuel Benitez	Deputy Chief Water/Sanitation, Special Districts
Jeff Rigney	Deputy Director, Special Districts
Jim Oravets	Division Manager, Special Districts
Cheryl Nagy	Community Liaison, 3 <sup>rd</sup> Supervisorial District

**Call to Order**

The meeting was called to order by Dick Pretzinger at 1:05 p.m.

**Certification of Posting**

Staff certified the agendas were posted at the following locations:

- Cedar Glen Post Office
- Fire Station 91
- Cedar Glen Trading Post and Hardware
- Lake Arrowhead Post Office

**Approval of Minutes**

Wayne Palmer made a motion to approve the minutes of the PAC meeting dated July 20, 2007; the motion was seconded by Kevin Ryan. The minutes were approved unanimously.

## Old Business

### **Presentations:**

Special Districts provided a presentation regarding the status of the water and road projects.

### **The status is as follows:**

Manuel Benitez of SDD reported that SDD entered into escrow on June 1, 2007 for the purchase of the Arrowhead Manor Water Company. The court appointed Receiver has approved the purchase. The terms of the sale are still being negotiated with the Department of Water Resources (DWR). Norm Kanold, Assistance County Administrator, is working with the DWR trying to restructure the loan at a lower interest rate and requesting a forgiving of some or all of the penalties and back interest. The DWR planned to view the affected area but had to cancel the visit and has not rescheduled. Jeff Rigney stated that he understands that DWR is sending a letter regarding the new terms and conditions for carrying over the loan. As soon as SDD receives the DWR terms, they will provide the PAC with the information. Mr. Benitez stated that they hope to have the details agreed upon before Christmas.

Jeff Rigney of SDD provided a summary of the funding sources for the water and road improvements totaling \$13,850,000.

Jim Oravets of SDD provided a description of the Phase I water improvements, including the construction of a new 0.50 MG water reservoir, drilling and equipping of new domestic water well with anticipated projection between 65-100 gallons per minute, installation of 15,200 feet of 8-12 inch waterlines with fire hydrants, grading of roadway, and installation of culvert crossings. SDD plans to go before the Board of Supervisors in January for a Request for Proposals for the Phase II design. At this point, not owning the water district hasn't held up the project. Jim explained the well-drilling procedures. The new water system will qualify as a public water company both for domestic and fire suppression activities. The water district will be self-sufficient.

Jeff Rigney presented an update on the Road Maintenance District potential "Property Owner" election. Jeff introduced Mike Madrid who has been engaged as a consultant to SDD to conduct an outreach campaign. Mike Madrid explained that the election will be a mail ballot and is expected to occur some time in the Spring/Summer of 2008. Mailers will be sent out prior to the election to survey voters and to explain the financing structure and benefits of the maintenance district so all voters will have a base knowledge of what the election is about. All mailers will be provided to the PAC prior to sending out. The idea is to get as much engagement by the community as possible.

Kevin Ryan stated that the election material should address and define terminology such as ingress and egress, "Servicing Fee" rather than "Tax," address the need for the road improvements, and perhaps include a cost-benefit analysis. Dick Pretzinger and Kevin Ryan volunteered to provide input to Mr. Madrid regarding the campaign materials and election.

RDA staff provided an update of the additional items included on the RDA project status report including:

Staff reported that preliminary design was completed for the right turn pocket off of Hwy 173 onto Hook Creek Road and left and right turn lanes from Hook Creek Road onto Highway 173. The County's Public Works Department is preparing a formal request to Caltrans to obtain Caltrans approval to proceed with the actual design of the proposed project.

Staff discussed that the "Business District" signs are scheduled to be installed on Highway 173 at Hook Creek Road. A public comment was received that the signs have been installed.

Staff provided an update on the parking lot at Hook Creek Road and Oak Terrace. The parking lot was slurry-sealed and re-striped. Staff will continue to work with the community to improve the drainage and circulation of the parking lot.

Staff reported only one proposal has been received for the Community Identification Project Request for Proposals (RFP). Due to the recent mountain fires, the RFP will be extended for another couple of weeks for staff to contact the parties who had previously expressed an interest in submitting a proposal.

The street signs are still to be completed. Due to some confusion on the correct street names, SDD will follow to Fire Station's listing of street names.

Staff introduced Jim Squire from the County's Land Use Services Department, Advanced Planning Section. Mr. Squire discussed the County's proposed Development Code revision to increase the minimum developable lot size to 7,200 square feet. Mr. Squire anticipates the revision will be approved early next year. This Development Code revision does not preclude an original owner from rebuilding a home lost in the Old Fire on a smaller lot size. Deviation from the 7,200 square foot minimum lot size will be reviewed on a case-by-case basis and will require a minor variance.

Staff discussed the ability of residents to purchase tax-defaulted parcels adjacent to their current ownership through a sealed bid sale by the county Tax Collector. The next public auction of such parcels is scheduled for May 2008. Notice of the auction is being handled by staff via the PAC meeting, the County RDA website, and a mailing to all property owners. Notification of the sealed bid procedure has always been provided to adjacent property owners upon specific request, but since that information was not common knowledge, staff is making an effort to notify property owners of the process using other various methods. The current procedure for purchasing tax-defaulted properties will be made available to property owners, and a map of the tax-defaulted properties will be posted on the County RDA website.

Staff is currently developing the procedure for the sale of County RDA-owned parcels in the project area. Staff will provide a report at the next PAC meeting.

## **New Business**

### **Discussion**

Staff discussed a new draft program tentatively titled "The Voluntary Structural Demolition Program." This program was designed to assist property owners with the demolition and

disposal of fireplace/chimneys, foundations, private sewage systems, and/or other substandard structures from residential home sites destroyed by the Old Fire. The County RDA will contract and pay for the demolition and disposal services, which will help alleviate safety hazards and improve the aesthetics of the area. It will also help relieve some of the cumulative costs that have had a substantial impact on property owners' reconstruction efforts.

The program will not be income-restricted and will be made available to all property owners within the project area boundaries whose properties were destroyed by the Old Fire and meet the following eligibility requirements:

1. The property must be a residential home site owned by the applicant.
2. The property must be accessible by truck.
3. The property owner will enter into an agreement with the County RDA.

### **Public Comments**

A question was asked if the demolition work already completed by a property owner could be reimbursed. Staff responded that previously completed work is not eligible for reimbursement.

It was also discussed that the Demolition Program should be made mandatory. Staff will research this option in regards to legalities and potential costs.

It was requested that area real estate brokers be notified that there is a minimum lot size under consideration for all, but homes to be rebuilt on an original footprint, to help avoid the same overcrowding issue that was present in Cedar Glen before the fire. Staff will investigate what can be accomplished on this topic.

### **PAC Members Comments**

The PAC members agreed that there are many unsightly structures remaining in the area and concurred that the program will provide a much needed service.

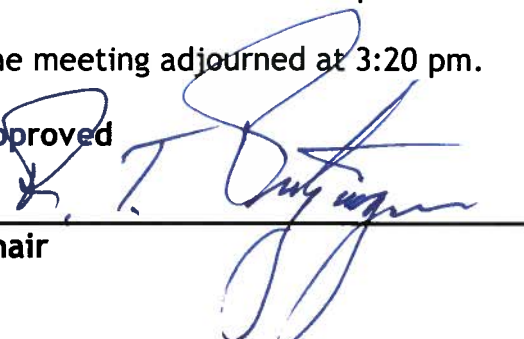
### **Staff Comments**

Staff stated that the County RDA will conduct a windshield survey to determine how many structures remain and will provide an update to the PAC at the next meeting.

The meeting adjourned at 3:20 pm.

Approved

Chair

A large, stylized handwritten signature in blue ink, likely belonging to the Chair, is written over a horizontal line. The signature is cursive and somewhat illegible.