

Cameron Park Community Services District

July 3, 2013

Jose C. Henriquez
Executive Officer
El Dorado County, LAFCO
550 Main Street, Suite E
Placerville, CA 95667

EL DORADO COUNTY
C.A.O.
2013 JUL -5 AM 11:30

Re: Porter Annexation to the El Dorado Irrigation District
LAFCO Project No. 2013-02

Dear Mr. Henriquez:

As the General Manager of the Cameron Park Community Services District I was first made aware of this project while attending a Board of Supervisor's Meeting on June 27, 2013. I was able, at that time, to obtain a copy of the memorandum dated June 6, 2013 related to the Porter Annexation with the cc to the El Dorado Irrigation District.

The Cameron Park Community Services District (CPCSD) definitely has an interest in this project and its potential impacts. The CPCSD will be providing park and recreation services to this project. The location of the District facilities are within close proximity of the Porter development and annexation of this project should be within the Cameron Park Community Services District. The project needs to address LLADs as well as CC&Rs as part of the development.

Please note that in the memo dated June 6, 2013 from LAFCO to Affected Agencies, Interested Agencies and Departments, which listed the CPCSD, staff has reviewed the document and has the following comments and concerns:

1 Clarification is needed as to what exactly is the project. On the COMMENT REQUEST page, under Purpose, it is referred to as a 54-lot residential subdivision. On the LANDOWNER APPLICATION page it is referred to as a 54-lot residential subdivision. On the PROJECT INFORMATION FORM page it indicates that it has a high density residential land use designation. On page 4 of 6 it refers to the project as a 54-lot high density residential project. What exactly is meant by 'high density' ?

#2 On page 3 of 6 it indicates that none of the landowners own additional lands contiguous to the proposed project. Is this accurate? The boundary map attached to the June 6, 2013 memo shows that Gregory E. Porter owns parcel #2 (119-020-35). Does Gregory E. Porter also own the adjacent parcel #3 (119-020-36) ?

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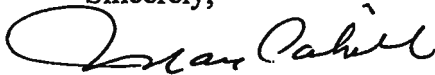
#3 On page 4 of 6 under 'Describe existing capacity and improvements and/or upgrades to infrastructure'.... Will sidewalks be a requirement? This type of improvement will contribute to the safety and goals of CPCSD for walkability.

#4 For the benefit of all affected parties, the CPCSD would like to discuss the impacts and have further clarification of the access roads related to this project including Beasley Road, Voltaire Drive, Marble Valley Road, Flying C Road and the Cambridge Road & US 50 interchange.

The above content reflects our initial concerns and questions related to the Porter Development and we look forward to further discussions on the annexation.

If you have any questions regarding the above, please feel free to contact me.

Sincerely,



Mary Cahill
General Manager

CC: Roger Trout
Olga Sciorelli
Paul Ryan
Dave Teter
Dave Wood
Lyle Eickert