

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF AUGUST 23, 2017

REGULAR MEETING

TO: Shiva Frentzen, Chair, and
Members of the El Dorado County Local Agency Formation
Commission

FROM: José C. Henríquez, Executive Officer

PREPARED BY: Erica Sanchez, Policy Analyst

AGENDA ITEM #4C: APPROVAL OF AN EXTENSION OF TIME FOR THE FINAL
APPLICATION REQUIREMENTS FOR THE HOLLAND
REORGANIZATION INTO THE CITY OF PLACERVILLE

LAFCO Project No. 2017-02

PROPONENT: Chuck Holland, Landowner

RECOMMENDATION

Staff recommends the Commission approve a three-month time extension for the Holland Reorganization into the City of Placerville so that the Applicant may have sufficient time to submit all final application requirements. The time extension would be effective September 21, 2017 to December 21, 2017.

REASON FOR RECOMMENDED ACTION

Per El Dorado LAFCO Policies and Guidelines, all final application materials are required before an application can be deemed complete and a Certificate of Filing can be issued. If all final application requirements are not completed within six months following the property tax redistribution agreement, the project will be closed. (*Policies 3.1.3, 3.1.6 and 3.1.7*)

There are two final application requirements for the Holland Reorganization which may not be completed by the September 21, 2017 deadline: 1) a project map and legal description meeting State Board of Equalization requirements and approved by the County Surveyor's Office, and 2) environmental documentation that adequately addresses the requirements of the California Environmental Quality Act (CEQA).

The Applicant is requesting the Commission grant an extension to allow additional time to complete these requirements. Although the Applicant has only requested a one-month extension, LAFCO staff is recommending the extension be for three months, due to the probable cancellation of the October meeting.

BACKGROUND

On March 21, 2017, LAFCO staff notified the Applicant that the property tax redistribution agreements were finalized and that the final application requirements were due no later than September 21, 2017, six months from the date of the letter.

Map Requirement: The Applicant contacted LAFCO staff on August 8, 2017 to inform us that the project maps and legal description may not be completed and approved by the County Surveyor by the September 21 deadline. The maps are reportedly currently under review by the County Surveyor's Office, but additional revisions may be necessary to ensure that the maps meet all of the requirements set forth by the State Board of Equalization, the agency which receives the maps after Commission action.

CEQA Requirement: The City of Placerville, as lead agency for the Holland Reorganization, certified an Environmental Impact Report (EIR) for the City's 1990 General Plan and subsequent pre-zoning of parcels located within the City's sphere of influence, including Commercial pre-zoning of the Holland property. After review of the EIR and subsequent discussions with LAFCO legal counsel, the Executive Officer determined that the City needed to prepare a CEQA "substantial evidence test" under Guidelines Section 15162 to determine whether there have been substantial changes to the proposed project or circumstances surrounding the project, or whether new information is available which would require major revisions of the EIR. The substantial evidence test will ensure that the certified EIR is adequate for the purpose of this annexation. The City is currently preparing this document and, by every indication, it is expected to be completed by the September 21 deadline; however, the requested extension will provide a safeguard for the Applicant in case additional time becomes necessary.

Approval of the extension would give the Applicant until December 21, 2017 to complete the requirements. Denial of the extension would possibly result in the project being closed, if the requirements could not be completed by the current September 21 deadline.