

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF FEBRUARY 22, 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: RECEIVE AND FILE AN UPDATE ON THE DEUBEL
ANNEXATION INTO THE CAMERON ESTATES COMMUNITY
SERVICES DISTRICT AND APPROVE A TIME EXTENSION
FOR THE FINAL APPLICATION REQUIREMENTS

LAFCO Project No. 2012-03

PROPONENT: George Deubel

RECOMMENDATION

Staff recommends the Commission receive the following update on the Deubel Annexation to the Cameron Estates Community Services District (CECSD) and approve a fifth one-year time extension to provide the Applicant with additional time to work towards completing the final application requirements. The time extension would be effective March 13, 2017 to March 13, 2018.

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 Deubel Annexation that have not yet been completed: 1) an annexation agreement between the CECSD and Mr. Deubel, and 2) environmental documentation that adequately addresses the requirements of the California Environmental Quality Act (CEQA).

Mr. Deubel is requesting the Commission grant an additional one-year extension of time to allow additional time to complete these requirements.

BACKGROUND

In May 2008, George Deubel submitted an application to LAFCO requesting annexation of his 40-acre parcel (APN 109-010-03) into the CECSO in order to access his parcel through gated District roads. In March 2013, the CECSO Board adopted an annexation policy which requires the preparation of a traffic study analysis in order to fully understand and mitigate any impacts to the District as a result of the annexation. The two parties have yet to reach an agreement regarding the terms of the annexation and the scope of environmental analysis required for the District's consideration of the annexation request. However, at its January 2017 meeting, the CECSO Board authorized its legal counsel to continue discussions with Mr. Deubel's legal counsel to explore a mutually beneficial pre-annexation agreement.

Upon agreement of the scope of the analysis in the pre-annexation agreement, the traffic and environmental analysis will follow, as well as District hearings on the application. In addition, LAFCO staff will need to update the most recent CECSO municipal service review and sphere of influence, which was last updated in 2008. This process is not expected to be completed by the current deadline of March 2017. Mr. Deubel is requesting the time extension to allow additional time for negotiations with the District.

Approval of the extension would give the applicant until March 13, 2018 to complete the requirements. Denial of the extension would likely result in the project being closed, assuming the requirements cannot be completed by the current March 13, 2017 deadline. The applicant would be eligible to reapply for annexation one year after this date; however the process would start over from the beginning.