

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF JANUARY 28, 2015

REGULAR MEETING

TO: Ken Humphreys, 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 #4G: 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 third one-year time extension so that the applicant may have sufficient time to work with the District to complete the final application requirements. The time extension would be effective March 13, 2015 to March 13, 2016.

REASON FOR RECOMMENDED ACTION

According to El Dorado LAFCO Policies and Guidelines sections 3.1.3 and 3.1.6 require that the final application materials, including but not limited to, an adequate environmental document, are required before an application is deemed complete. Policies and Guidelines section 3.1.7 states that if all final application requirements are not completed within six months, the project will be closed.

The Deubel Annexation has two remaining final application requirements which must be completed before a Certificate of Filing can be issued and the hearing date can be set; 1) an appropriate environmental review for the project, and 2) an annexation agreement between the CECSD and Mr. Deubel. The applicant and the District are currently

working towards completing these items; however, both parties recognize that additional time is necessary to complete the process. The applicant is requesting a one-year extension of time to complete these requirements and the District has confirmed its support for the extension.

Approval of the extension would give the applicant until March 13, 2016 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, 2015 deadline. The applicant would be eligible to reapply for annexation one year after this date; however, the process would start over from the beginning.

BACKGROUND

George Deubel submitted an application to LAFCO for annexation into the CECSO in May 2008; however, the applicant and the District remain involved in ongoing discussions regarding the scope of the environmental analysis required for the District's consideration of the annexation request. CECSO's annexation policy requires the preparation of a traffic study analysis and the two parties are still in the process of reaching an agreement on the level of traffic and geotechnical analysis necessary to evaluate the impacts to the CECSO roads, primarily from construction-related traffic. The District, as the lead agency for the CEQA review, has hired a consultant to prepare these studies, at the applicant's expense. The applicant and the District support the request for a deadline extension, and are hopeful to reach an agreeable resolution to move this project forward.

Upon agreement of the scope of the analysis, the actual 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 February 2008. This process is not expected to be completed by the current deadline of March 2015.