

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF JANUARY 22, 2014

REGULAR MEETING

TO: Don Mette, 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 requests that the Commission receive the following update on the Deubel Annexation into Cameron Estates Community Services District and approve a second 12-month time extension so that the applicant may have sufficient time to complete the final application requirements. The time extension would be effective March 13, 2014 to March 13, 2015.

REASON FOR RECOMMENDED ACTION

According to El Dorado LAFCO Policies 3.1.3, 3.1.6 and 3.1.7, all required final application materials, including but not limited to, an adequate environmental document are required before an application is deemed complete, and 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 annexation agreement between the Cameron Estates CSD (District) and Mr. Deubel, and 2) an appropriate environmental review for the project. The District and Mr. Deubel have requested additional time to complete these requirements.

BACKGROUND

The applicant, George Deubel, applied to LAFCO for annexation into Cameron Estates CSD in May 2008; however, the applicant and the District are still in the process of reaching an agreement on the necessary studies, mitigation measures and exact terms of the annexation.

At a special meeting in March 2013, the CECSO Board unanimously voted to oppose the Deubel annexation and adopted District Annexation Policies and Procedures. Based on the Board's unanimous opposition to the annexation, LAFCO staff requested the District adopt a resolution to terminate proceedings, in accordance with Government Code §56857(b). CECSO adopted Resolution 2013-04 in July, requesting termination of the annexation; however in November the District adopted Resolution 2013-09, repealing Resolution 2013-04, in order to allow the completion of the studies necessary to fully review the impact of the annexation and all necessary mitigation measures.

CECSO's annexation policy 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. CECSO is also the lead agency for the CEQA review of the annexation, and will need to prepare an Initial Study to determine the level of environmental review that is appropriate for the annexation. It is expected that CECSO will hire a consultant, at Mr. Deubel's expense, to perform both of these studies. 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. The District and Mr. Deubel are currently working towards this goal; however additional time is being requested to allow both parties to come to an agreement.

If the Commission were to deny the extension request, the project would be closed on March 13, 2014 (assuming the required studies were not completed) without a refund of deposit. The applicant would be eligible to reapply for annexation one year after this date; however, the process would start from the beginning.