

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF JANUARY 27, 2016

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 #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 fourth 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, 2016 to March 13, 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 Deubel Annexation that have not yet been completed: 1) an annexation agreement between the Cameron Estates CSD and Mr. Deubel, and 2) environmental documentation that adequately addresses the requirements of the California Environmental Quality Act (CEQA).

The Applicant is currently weighing the options on how best to proceed regarding the annexation agreement and CEQA analysis and is requesting the Commission grant a one-year extension of time to complete these requirements.

Approval of the extension would give the applicant until March 13, 2017 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, 2016 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

In May 2008, George Deubel submitted an application to LAFCO requesting annexation of his 40-acre parcel (APN 109-010-03) into the Cameron Estates CSD in order to access his parcel through gated District roads. In March 2013, the Cameron Estates CSD 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 District, as the lead agency for the CEQA review, will need to prepare an Initial Study to determine the level of environmental review that is appropriate for the annexation. Cameron Estates CSD will hire a consultant, at Mr. Deubel's expense, to perform both of these studies.

The Applicant and the District have not yet reached an agreement regarding the level of traffic and geotechnical analysis necessary to evaluate the impacts to District roads, primarily from construction-related traffic. After much discussion with the District and preliminary discussions with County Planning, Mr. Deubel is still reviewing his options for how best to proceed. According to Mr. Deubel's legal counsel, the Applicant is expected to make a decision in the near future.

However, 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 2016.