

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

550 Main Street Suite E • Placerville, CA 95667
Phone: (530) 295-2707 • Fax: (530) 295-1208
lafco@edlafco.us • www.edlafco.us

MEMO

DATE: May 17, 2012

TO: Affected Agencies, Interested Agencies, and Departments

(El Dorado County Planning Department, El Dorado County Agricultural Commission, Farm Bureau, Surveyor's Office, Chief Administrator's Office [El Dorado County Service Areas (CSAs) 7, 9, 9 Zone 17-Ponderosa Recreation, 10 and 10 Zone D-Library], El Dorado County Fire Protection District, El Dorado County Water Agency, El Dorado County Office of Education, El Dorado County Resource Conservation District, Buckeye Union School District, El Dorado Union High School District, Los Rios Community College District, El Dorado County Sheriff's Department; El Dorado County Emergency Services Authority)

FROM: José C. Henríquez, LAFCO Executive Officer

SUBJECT: Deubel Annexation to the Cameron Estates Community Services District; LAFCO Project No. 2012-03

Annexation of one parcel, APN 109-010-03 (40 acres), into the Cameron Estates Community Services District.

LAFCO requests your review and comment for the project listed above. The information forms and map are attached. An optional comment form is also included for your convenience.

All affected agencies will receive information from the El Dorado County Auditor for the required property tax negotiations. Please note that a 60-day time limit applies to these negotiations. If your agency will provide one or more services in the proposal area that was not previously provided by any local agency, your resolution approving the property tax redistribution should be submitted to LAFCO as soon as the property tax negotiations are complete.

This letter constitutes agency notification under government code §56658 (b). Further, because all landowners in the project area have consented to this proposal, LAFCO staff may recommend the waiver of the protest hearing (also known as the conducting authority hearing) should the Commission approve this project. If your agency objects to waiving the protest hearing, please submit your objection in writing.

If you have any questions regarding this change of organization, please call me at (530) 295-2707.

Attachments: Project Information Forms
Map
Comment Memo

Cc: Cameron Estates Community Services District

S:\Projects\OPEN\2012-03 Deubel Annexation to CECSD\2012-03 Agency Notice Memo (AB 8).doc

COMMISSIONERS

Public Member: Don Mette • Alternate Public Member: Norm Rowett
City Members: Bruce Grego, Wendy Mattson • Alternate City Member: Carl Hagen
County Members: Ron Briggs, James R. Sweeney • Alternate County Member: Ray Nutting
Special District Members: Ken Humphreys, Vacant • Alternate Special District Member: Shiva Frenzen

STAFF

Insé C. Henríquez, Executive Officer • Erica Sanchez, Policy Analyst

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COMMENT REQUEST

May 17, 2012

LAFCO requests your review and comment on the following project. Application information and a map are attached. You may comment below and/or include additional pages. Your comments will be included in the project review if received by LAFCO before June 17, 2012.

Project Name: Deubel Annexation to the Cameron Estates Community Services District; LAFCO Project No. 2012-03

Applicant/Petitioners: George Deubel

APN(s): 109-010-03

Acres: 40

Location: The parcel is located in the Cameron Park area south of US Highway 50, approximately 1 mile south of the Cambridge Road exit and Flying C Road. Access to the parcel is by way of Native Lane.

Project Description: Annexation of one parcel, APN 109-010-03 (40 acres), into the Cameron Estates Community Services District.

Purpose: George Deubel is requesting annexation of APN 109-010-03 into the Cameron Estates Community Services District in order to access his parcel via gated District roads.

Estimated Date of LAFCO Hearing: December 2012

REQUESTED COMMENT

CHECK HERE, IF NO COMMENT: _____

1. The information contained in the accompanying documents appears accurate to the best of my knowledge. Yes _____ No _____

Comment: _____

2. Is your agency or department working with the applicant on related entitlements, agreements, etc. Yes _____ No _____

S:\Projects\OPEN\2012-03 Deubel Annexation to CECS\2012-03 Comment Request Form (AB 8).doc

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Denise Tebaldi, Interim Commission Clerk • Andrew Morris, Commission Counsel

Please describe: _____

3. The proposal would have an effect on my department or agency.

Yes _____ No _____

Describe briefly: _____

4. Additional information or comments: _____

Attach additional pages if necessary.

Form completed by: _____ (Name/Department)

**Return to: El Dorado LAFCO
550 Main Street, Suite E ♦ Placerville, CA 95667**

Mike Applegarth
El Dorado County
CAO's Office
330 Fair Lane
Placerville, CA 95667

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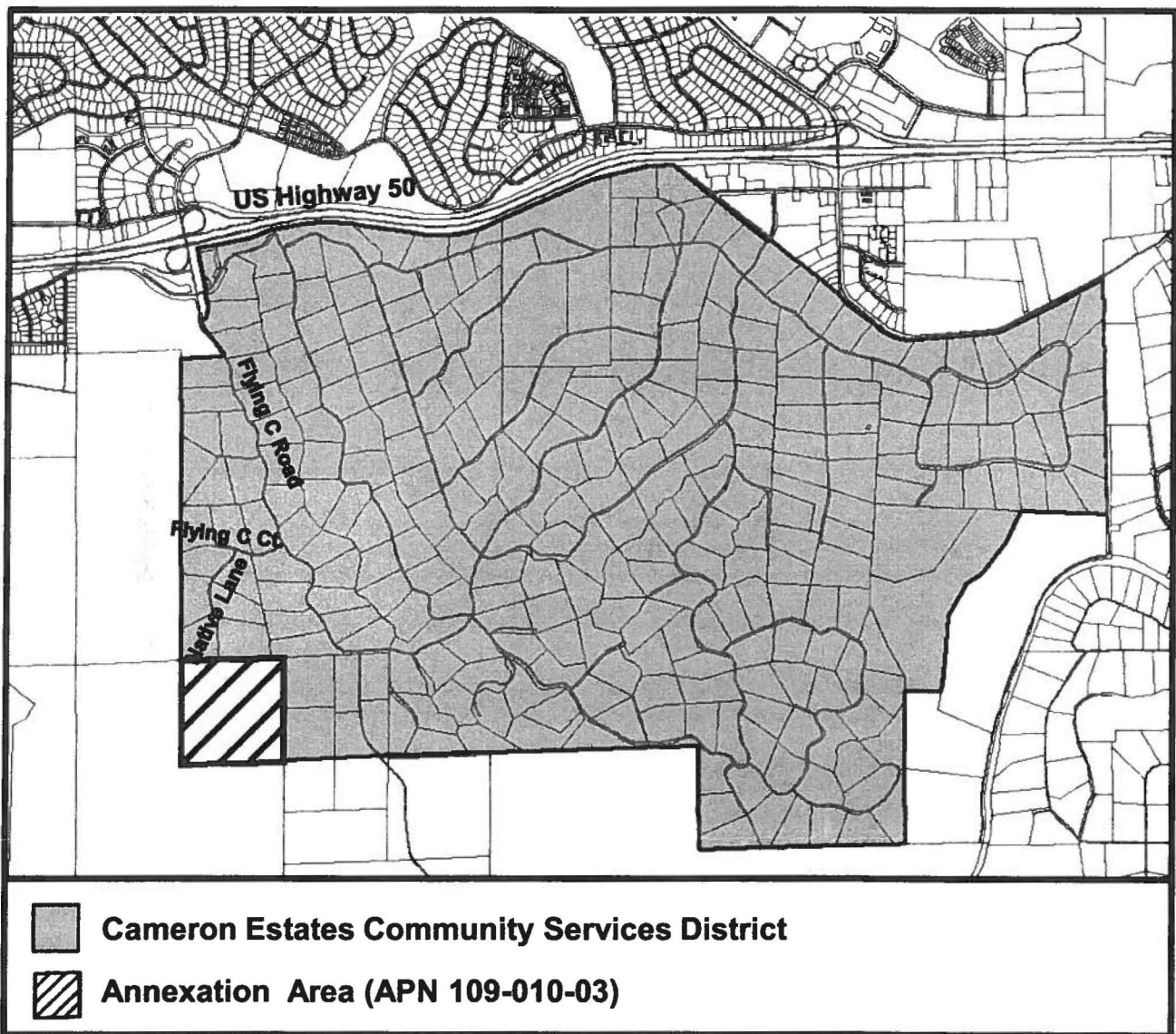
Special District Members: Ken Humphreys, Vacant • Alternate Special District Member: Shiva Frentzen

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**Deubel Annexation to the Cameron Estates Community Services District
LAFCO Project No. 2012-03**



George Deubel is requesting annexation of APN 109-010-03 (40 acres) into the Cameron Estates Community Services District in order to access his parcel via gated District roads. The parcel is located in the Cameron Park area south of US Highway 50, approximately 1 mile south of the Cambridge Road exit and Flying C Road. Access to the parcel is by way of Native Lane.

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PROJECT INFORMATION FORM

Name: DEUBEL ENTERPRISES HP Date: MAY 4 2012

APN(s): 109-010-03

Land Use

Describe the present land uses in the proposal area:

VACANT LAND

Describe the future land uses in the proposal area:

USE AS SINGLE FAMILY RESIDENCE

List all related permits and public approvals for the overall project including county, regional, state and federal agencies. List any entitlement applications that are pending (i.e., zone change, property division, 404 permit, etc.):

—

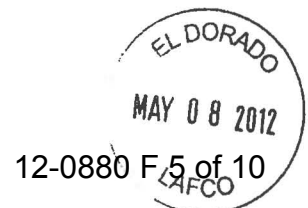
Describe adjacent land uses surrounding the proposal area, including zoning and General Plan designations:

(North) 2 VACANT 5 ACRE PARCELS

(South) VACANT LAND

(East) 2 RESIDENCES ON FLYING C ROAD - 5 ACRES EACH

(West) VACANT LAND



City Annexations Only

What is the approved pre-zoning which will become effective upon annexation?

N/A

Does the proposed use conform to this zoning? Yes _____ No _____

Environmental Review (CEQA)

Who is/was the lead agency for this project? LAFCO

Lead agency Project Planner or contact person ERICA SANCHEZ

Has the lead agency certified/approved the environmental document? Yes ___ No X

If yes, attach a copy.

If no, explain:

AWAITING LAFCO DIRECTION

If the environmental review is pending, what type of environmental document is being prepared?

- Exemption Class _____
- Negative Declaration _____
- Mitigated Neg. Dec. _____
- Supplemental EIR _____
- EIR _____

If LAFCO will be the lead agency for this project, please see LAFCO staff for further discussion.

Boundaries

Is the project area contiguous to the district or city? Yes X No _____

Is the project area within the necessary Spheres of Influence? Yes _____ No X

If not, explain:

Do the proposed boundaries follow parcel lines?

Yes X No

If not, explain:

Why were the proposed boundaries selected? Are there additional areas that should or should not be included?

ORIGINAL OWNER WAS STATE OF CALIFORNIA, ADJOUR
CPFCSA - NO OTHER AREAS.

Do any of the landowners own additional lands contiguous to the project area?

Yes No X

If yes, explain why these parcels are not included:

Population

What is the approximate current population of the proposal area? 0

How many registered voters reside in the proposal area? 0

What is the projected future population of the proposal area? 2768

Have all owners of land in the proposal area (100%) consented in writing or signed the application petition? Yes X No

Agriculture and Open Space

Is any of the territory under Williamson Act Contract?

Yes No X

Expiration date

Does the site contain any prime agricultural lands, agricultural lands of statewide or local importance? Yes No X

Has the Agricultural Commission or Agriculture Department reviewed the proposal?

Yes No X

Services

List agencies currently providing service to the project area:

NONE, EL DONAVO FPD

Describe the services to be extended as a result of this proposal:

USE OF CP&CSB ROADS

Indicate when these services can be feasibly extended to the project area:

ALREADY IN PLACE

Please explain why this proposal is necessary at this time:

TO OBTAIN ROAD ACCESS

Describe existing capacity and improvements and/or any upgrades to infrastructure that will be required as a result of this project (i.e., roads, sewer, water or wastewater facilities, etc.):

NONE

Explain how the desired service will be financed, including both capital improvements and ongoing maintenance and operations:

—

Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services:

NONE

Will the proposal area be included within any special zone or division?

CDFCA

Does the city/district have current plans to establish any new assessment districts for new or existing services? Yes _____ No X

If yes, please explain:

Does any agency whose boundaries are being changed have existing bonded indebtedness?

NA

Will the proposal territory be liable for payment of its share of existing indebtedness?

Yes _____ No X

If yes, how will this indebtedness be repaid? (Property taxes, assessments, other charges, etc.)

If a detachment is included in the proposal, should the territory detaching continue to be liable for payment of existing bonded indebtedness to the detaching agency?

Yes _____ No X

If yes, explain:

Note: See El Dorado LAFCO Policies and Guidelines section 3.3, for more information regarding these questions.

Other

Please list or describe any terms or conditions that should be included in LAFCO's Resolution or Approval:

Please include copies of any development agreements, pre-annexation agreements, pertinent staff reports, or other supporting documentation that will facilitate the review of your project.

Please attach any other comments or justifications regarding this proposal.

List the name, address, and phone number of the person who completed this questionnaire, and the person who should be contacted if there are any questions.

Name: GEORGE DEUBER
 Address: PO Box 4257
For Daniels Hills CA 95762
 Phone: (530) 677-1368

CERTIFICATION

I hereby certify that the statements furnished on this form and on any attached exhibits are true and correct to the best of my knowledge and belief.



 Signature

MAY 4 2012

 Date

