

TABLE 1: SUMMARY OF STATUTORY AND POLICY CONSIDERATIONS

Government Code §56668 and LAFCO Policies require that the review of a proposal shall consider the following factors:

FACTOR TO CONSIDER	COMMENT
1. Need for organized services, probable future needs [Policies 3.1.4(b), 6.1.7; §56668(b)]	Consistent. Annexation into the EDCFPD is necessary in order to allow for the provision of, and reimbursement for, fire protection and emergency medical services to the existing communications tower and residence.
2. Ability to serve, level and range of service, time frames, conditions to receive service [Policy 3.3, §56668(j)]	Consistent. EDCFPD's Station 74, located at 5122 Firehouse Road in Lotus is approximately 3.7 miles and 8 minutes from the annexation site. Station 74 is staffed part-time and is a move up and cover station for ambulances.
3. Timely availability of adequate water supply [§56668(k)]	Not Applicable. The subject parcel is within EID's service area, but receives water via a private well. The proposed annexation will not have any effect on water supply in the area.
4. Alternatives to service, other agency boundaries, and local gov't structure [Policies 3.3.2.2(g), 6.1.3]	Consistent. The closest, staffed mutual aid station to the annexation site is Rescue FPD's Station 83. Regardless of annexation, El Dorado County FPD is likely to be the primary responder to a fire or medical emergency at the subject parcel.
5. Significant negative service Impacts [Policy 6.2.4, §56668.3(b)]	Consistent. The level of service the El Dorado County FPD currently provides is not expected to change as a result of the annexation. The District and existing residents will benefit from the additional revenue from the annexed property.
6. Coordination of applications [Policy 3.1.9]	Consistent. No additional services are required for the subject parcel. The parcel is part of a much larger service island that is not included in this petition, but may be addressed by EDCFPD at a future date. Other landowners seeking annexation into EDCFPD can individually or collectively submit a petition at any time.
7. Present cost/adequacy of governmental services, including public facilities [Policy 3.3.2.2]	Consistent. EDCFPD is capable of providing service to the subject properties.
8. Effect of proposal on cost & adequacy of service in area and adjacent areas [§56668(b) and Policies 3.3 and 6.1.8]	Consistent. Property tax and special tax revenue from the annexing parcel will support the costs of service.

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9. Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas [§56668]	Consistent. EDCFPD has the closest resources to the subject parcel and is the most likely agency to be the first responder to a fire or medical emergency. Absent annexation, EDCFPD would have no mechanism in place to recoup its cost of service.
10. Sufficiency of revenues, per capital assessed valuation [56668(j)]	Consistent. The annexation is expected to provide revenue that will offset the short- and long-term costs to EDCFPD for providing fire protection and emergency medical services to the parcel.
11. Revenue producing territory [Policy 6.1.1]	Consistent: Collected revenue is expected to offset the cost of providing fire protection and emergency medical services to the annexing parcel; however, the revenue is not expected to exceed those costs.
12. 56668.3 “best interest” [§56668.3]	Consistent. The annexation is in the best interests of the landowners and the EDCFPD.
13. Boundaries: logical, contiguous, not difficult to serve, definite and certain [Policies 3.9.2, 3.9.3, 3.9.4 §56668(f), §56741-cities]	Consistent. The subject parcel is adjacent to the EDCFPD service area and services can be extended to the site without any foreseeable problems.
14. Topography, natural boundaries, drainage basins, land area [Policies 3.9.6 and 3.9.7]	Consistent: There are no topographical features that will hinder service to this area.
15. Creation of islands, corridors, irregular boundaries [Policies 3.9.3, 3.9.4, 3.9.7]	To be determined by the Commission. The subject parcel sits in the middle of a much larger “service island” of 31 parcels / 1,500 acres that are surrounded by EDCFPD service boundaries. Annexation will bisect the current service island into two smaller islands.
16. Conformance to lines of assessment, ownership [Policy 3.9.2]	Consistent: The boundaries of the proposed annexation area conform to the existing lines of assessment and ownership of APN 089-010-075.
17. Spheres of Influence [Policy 3.9.1]	Consistent: The annexation area is currently within the EDCFPD sphere of influence.
18. Effect on adjacent areas, communities of interest [56668(c)]	Consistent. The annexation will have a minimal effect on adjacent areas.
19. Information or comments from landowners or owners	Consistent: The annexation was initiated by landowner petition. 100% of the affected landowners have consented to the annexation.
20. Effect on other community services, schools	Consistent. There are no negative impacts expected for other public service providers to the annexation area.

FACTOR TO CONSIDER	COMMENT
21. Other agency comments, objections [Policy 3.1.4 (l), §56668(i)]	Consistent. All affected agencies were notified of the proposal. The only comments received were from El Dorado County Planning regarding the OASA and annexation requirement for CUP18-0007.
22. Fair share of regional housing needs [§56668(l)]	Consistent. This proposal with neither assist or detract from the County's ability to achieve its RHNA targets.
23. Land use, information relating to existing land use designations [§56668(m)]	Consistent. The wireless communication tower is a conditionally permitted use in the AG-40 zone, allowable under CUP18-0007. The existing single-family residence, barn and grazing activities are consistent with the zoning and land use.
24. Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	Consistent. There are currently two registered voters residing in the subject parcel. The 50-acre parcel cannot be further split under the AG-40 zoning and land in agricultural preserve is limited to one dwelling unit per contract.
25. Proximity to other populated areas [Policy 3.1.4 (a)]	Consistent. The annexation site is located in a Rural Region of the County, generally surrounded by large parcels with rural residential development and agricultural uses.
26. Consistency with General Plans, specific plans, zoning [Policy 3.1.4(g)]	Consistent: The annexation and existing development are consistent with the current zoning (AG-40) and land use designations (AL) of the subject parcels. The wireless communication tower is a conditionally permitted use under CUP18-007.
27. Physical and economic integrity of agriculture lands and open space [Policy 3.1.4(e), §56016, 56064]	Consistent. The proposed annexation will not have an adverse effect on agricultural lands or open space. The communications tower is compatible with and would not interfere with adjacent agricultural or residential uses.
28. Optional factor: regional growth goals and policies [§56668.5]	Consistent. The annexation proposal does not include any type of new housing or other development; therefore, it will neither assist or detract from the County's ability to achieve its RHNA targets.

FACTOR TO CONSIDER	COMMENT
<p>29. Environmental justice, with respect to the location of public facilities and the provision of public services [§56668(p)]</p>	<p>Consistent. The annexation proposal will not have any effect on the promotion of environmental justice within the annexation area or surrounding areas. The annexation will not alter the land use in or around the annexation site, nor will it increase or decrease the level of pollution in the immediate area. The annexation proposal will also not have an adverse effect on the ability of neighboring land owners to receive service from EDCFPD or to petition LAFCO to annex into the District for services.</p>
<p>30. Local Hazard Mitigation Plan, Safety Element of a General Plan, Maps that identify land as a Very High Fire Hazard Zone [§56668(q)]</p>	<p>Consistent. Fire hazard zones include moderate, high and very high. 80% of the subject parcel is designated as a moderate fire hazard zone, 20% is designated as a high fire hazard zone. Annexation will provide additional revenue to EDCFPD to be used for essential fire and emergency medical services.</p>