

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. There is an ongoing need for organized recreational facilities and a community park within the affected territory to support the residents of, and visitors to, the community of Meyers and surrounding areas.
2. Ability to serve, level and range of service, time frames, conditions to receive service [Policy 3.3, §56668(j)]	Consistent. The level of services currently provided within the area is not expected to change.
3. Timely availability of adequate water supply [§56668(k)]	Consistent. The proposed conversion will not have any effect on the provision of water service to 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 TPRID is a member of the South Lake Tahoe Recreational Facilities JPA, along with the City of South Lake Tahoe and El Dorado County. The purpose of the JPA is to enhance recreational facilities in the South Tahoe area.
5. Significant negative service Impacts [Policy 6.2.4, §56668.3(b)]	Consistent. The level of services currently provided by TPRID within its service area is not expected to change as a result of this conversion.
6. Coordination of applications [Policy 3.1.9]	Consistent. There are no additional actions that should be combined with this accelerated reorganization.
7. Present cost/adequacy of governmental services, including public facilities [Policy 3.3.2.2]	Consistent. The level of services currently provided within the area is not expected to change; all current revenues will be unaffected by the conversion.
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. The level of services currently provided within the area is not expected to change; all current revenues will be unaffected by the conversion.
9. Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas [§56668]	Consistent. Disapproval of the conversion would leave Tahoe Paradise RID operating under an extinct principal act. Failure to complete the accelerated reorganization process prior to January 1, 2018 would jeopardize the process outlined in §56853.6.

FACTOR TO CONSIDER	COMMENT
10. Sufficiency of revenues, per capital assessed valuation [56668(j)]	Consistent. All current revenues will be unaffected by the conversion. Tahoe Paradise RPD will continue to receive JPA funds after conversion; Tahoe Paradise RPD will continue to receive no portion of property tax revenue after conversion.
11. Revenue producing territory [Policy 6.1.1]	Consistent. The proposal will not change the district boundaries or service area.
12. 56668.3 “best interest” [§56668.3]	Consistent. The proposal will result in a better form of government for the TPRID to operate under.
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 proposal will not change the district boundaries or service area.
14. Topography, natural boundaries, drainage basins, land area [Policies 3.9.6 and 3.9.7]	Consistent. The proposal will not change the district boundaries or service area.
15. Creation of islands, corridors, irregular boundaries [Policies 3.9.3, 3.9.4, 3.9.7]	Consistent. The current boundaries of the District will be unaffected by the proposal.
16. Conformance to lines of assessment, ownership [Policy 3.9.2]	Consistent. The proposal will not change the district boundaries or service area.
17. Spheres of Influence [Policy 3.9.1]	Consistent. The proposal will not change the district sphere of influence.
18. Effect on adjacent areas, communities of interest [56668(c)]	Consistent. The conversion will not have an effect on adjacent areas.
19. Information or comments from landowners or owners	Consistent. To date, no comments were received from affected landowners or registered voters.
20. Effect on other community services, schools	Consistent. There are no negative impacts expected for other public service providers to the proposal territory.

21. Other agency comments, objections [Policy 3.1.4 (l), §56668(i)]	Consistent. No agency or public comments have been received to date.
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. Development in much of the District is composed of already existing residential uses.
24. Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	Consistent. The estimated population is approximately 3,000 people. Growth in the area is regulated by the Tahoe Regional Planning Agency, and is at a much slower rate than the rest of the County.
25. Proximity to other populated areas [Policy 3.1.4 (a)]	Consistent. TPRID includes the majority of the community of Meyers.
26. Consistency with General Plans, specific plans, zoning [Policy 3.1.4(g)]	Consistent. The proposed conversion does not conflict with the <i>Regional Plan for the Tahoe Basin</i> or El Dorado County's <i>Meyers Area Plan</i> .
27. Physical and economic integrity of agriculture lands and open space [Policy 3.1.4(e), §56016, 56064]	Consistent. The proposal will have no effect on agricultural lands.
28. Optional factor: regional growth goals and policies [§56668.5]	Consistent. This proposal with neither assist or detract from the County's ability to achieve its RHNA targets.