

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Need for organized services, probable future needs	1 – Consistent	Water and wastewater service is necessary for the proposed ten-lot office/medical park; inclusion of the cemetery is recommended by staff to prevent the formation of a service island.
Ability to serve, level and range of service, time frames, conditions to receive service	2 – Consistent	The applicant will be required to prepare a detailed hydraulic analysis to address any concerns of low pressure due to elevation prior to constructing any infrastructure extensions onto the subject site. Recycled water is not available for the project.
Timely availability of adequate water supply	3 – Inconsistent	Contractual commitments currently exceed water meter availability in the EDH region; however, a recent amendment to one of EID's contractual commitment agreements defers 1,303 EDUs for the next five years. The deferment expands EID's water capacity for the time being; however, this is not a long-term solution to address the District's infrastructure capacity beyond this five year period.
Alternatives to service, other agency boundaries, and local government structure	4 – Consistent	There are no other reasonable alternatives to provide water or wastewater services to the commercial development.

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Significant negative service Impacts	5 – Consistent	There are not expected to be any negative impacts to the current level of service for existing EID customers.
Coordination of applications	6 – Consistent	No additional services are necessary for the future business park; staff recommends the existing cemetery be included in the annexation to prevent the creation of a “service island” parcel that is surrounded by EID boundaries.
Present cost/adequacy of governmental services, including public facilities	7 – Consistent	After the necessary expansion of the EDHWTP, EID will have adequate infrastructure capacity to provide water service to the business park.
Effect of proposal on cost & adequacy of service in area and adjacent areas	8 – Consistent	Property tax revenue, impact fees, facility connection charges and other charges will support the cost of services required.
Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas	9 – Consistent	There are no other municipal water or wastewater service providers in this area. Private systems are not viable options given the anticipated future use.
Sufficiency of revenues, per capital assessed valuation	10 – Consistent	EID should receive sufficient revenue for providing service to the proposed development.
Revenue producing territory	11 – Consistent	EID will collect revenue through user charges, property taxes and connection fees, which should offset the cost of providing services to the business park.

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56668.3 “best interest”	12 – Consistent	The annexation appears to be consistent with LAFCO and EID policies and is in the best interests of both the business park and cemetery landowners.
Boundaries: logical, contiguous, not difficult to serve, definite and certain	13 – Consistent	The annexation, as proposed, will prevent the formation of an “island” out of the cemetery parcel, which otherwise would not be included in the EID service boundary but would be surrounded by other parcels that are. Water and sewer lines are nearby and can be extended to the business park site without any foreseeable problems.
Topography, natural boundaries, drainage basins, land area	14 – Consistent	There are no topographical features that will hinder service to this area.
Creation of islands, corridors, irregular boundaries	15 – Consistent	For the reasons outlined in #6, LAFCO staff requested the Clarksville Cemetery be included in the proposal; however, the Commission always retains the authority amend the annexation area prior to approval, if it does not agree with staff’s findings.
Conformance to lines of assessment, ownership	16 – Consistent	The boundaries of the proposed annexation conform to the existing lines of assessment and ownership. The proposal maps have been reviewed by the County Surveyor and have been found to be definite and certain.
Spheres of Influence	17 – Consistent	The boundaries of the two parcels proposed for annexation are fully contained within the EID sphere of influence.

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Effect on adjacent areas, communities of interest	18 – Consistent	The proposed subdivision will primarily benefit only the future business park and existing cemetery and is not expected to have a significant effect on the surrounding area.
Information or comments from landowners or owners	19 – Consistent	The Cemetery landowners have entered into an Annexation Agreement with the Clarksville Business Park, consenting to the annexation as proposed.
Effect on other community services, schools	20 – Consistent	There are no negative impacts expected for the current public service providers in the area.
Other agency comments, objections	21 – Consistent	Comments were received from the Agricultural Department regarding a recommendation to the County to condition project approval to require 200 foot setbacks; the Board of Supervisors did not concur.
Fair share of regional housing needs	22 – N/A	The Clarksville Professional Business Park does not include any type of housing. The project will not assist the County in achieving its RHNA goals; however, the County may be able to meet these regional housing needs allocations elsewhere.
Land use, information relating to existing land use designations	23 – Consistent	The business park territory was rezoned C-PD and has a land use designation of Commercial; the annexation and proposed development are consistent with these designations.

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Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	24 – Consistent	The proposal area currently has one registered voter; upon completion of the commercial development there will be approximately 100-110 new office users, but no new residents.
Proximity to other populated areas	25 – Consistent	The business park is substantially surrounded on three sides by development, including the Clarksville Cemetery, the Lakehills Community Church, Mercedes-Benz of El Dorado Hills, a PG&E sub-station, and US Highway 50. The fourth side contains an undeveloped parcel designated R&D. The other surrounding lands are all designated Commercial by the 2004 El Dorado County General Plan.
Consistency with General Plans, specific plans, zoning	26 – Consistent	The proposed business park is consistent with the current land use designation (C) and zoning (C-PD) of the parcel, as well as the Commercial designation of the surrounding areas.

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Physical and economic integrity of agriculture lands and open space	27 – Consistent	The project site is not considered to be to be “Prime Farmland,” nor would the business park result in a loss of productive agricultural land or conflict with agricultural uses. The business park site is located adjacent to an Exclusive Agriculture (AE) zoned land to the east, which is currently undeveloped and is not used for any type of agricultural operation. In addition, this parcel is designated Research and Development (RD).
Optional factor: regional growth goals and policies	28 – N/A	The proposed Clarksville Professional Business Park is strictly a commercial project that does not include any type of housing. Therefore, it will have no effect in assisting the County in achieving its RHNA goals.