

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

STAFF REPORT

AGENDA OF JUNE 28, 2006

REGULAR MEETING

TO: Ted Long, Chairman, and
Members of the El Dorado County Local Agency Formation
Commission

FROM: José C. Henríquez, Executive Officer

PREPARED BY: Erica Frink, Policy Analyst

AGENDA ITEM #6: FORNI ROAD RIGHT-OF-WAY REORGANIZATION TO THE
CITY OF PLACERVILLE

LAFCO Project No. 05-11

PROPONENT(S): City of Placerville; Steve Calfee, Community Development
Director
California Department of Transportation, Property Owner

DESCRIPTION OF PROJECT

This proposal consists of one parcel, APN 050-210-32, annexing to the City of Placerville with concurrent detachment from County Service Areas 9 and 9 Zone 18. The territory proposed for annexation is approximately 4.4 acres of undeveloped land that is currently owned by Caltrans. The territory contains a segment of the old Southern Pacific Railroad right-of-way, which has not been in operation for approximately the past 20 years.

PURPOSE

The annexation territory is proposed to accommodate the Placerville Drive / lower Main Street connection, a component of the Highway 50 Operational Improvements Project undertaken by Caltrans. Upon completion of the project Caltrans intends to dedicate the land and new infrastructure to the City of Placerville. The purpose of the Forni Road Right-of-Way Reorganization is to transfer responsibility for road maintenance services to the City of Placerville by annexing land owned by the City that is used for public purposes. Because this road connection will become a City-owned and maintained public improvement, Caltrans has requested that the City annex the area so that the public improvements are conveyed to the City instead of both the City and the County.

The territory is also planned to be utilized for a connection of the El Dorado Trail, a pedestrian and bicycle path that will be extended on either side of the proposal area.

RECOMMENDATIONS

Staff recommends that the Commission take the following actions:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act under Section 15061 (b) (3) of the Public Resources Act and direct staff to file the Notice of Exemption in compliance with CEQA and local ordinances implementing the same.
2. Adopt Staff's recommended list of findings and recommendations (as specified in Attachment E), adding any additional conditions the Commission finds appropriate and approving the Forni Road Reorganization; LAFCO Project No. 05-11.
3. Waive the Conducting Authority Proceedings subject to Government Code §56663 and local policies.
4. Direct the Executive Officer to complete the necessary filings and transmittals as required by law.
5. Determine the effective date of the approval of this agreement to be five (5) working days after recordation by the County Recorder of the Executive Officer's Certificate of Completion once the imposed conditions are met.

REASON FOR RECOMMENDATION

Annexation of the proposal area is necessary in order to keep the territory under a single jurisdiction for both ownership and road maintenance management. Construction for the Placerville Drive / lower Main Street connection is currently underway and the parcel will be dedicated to the City of Placerville by Caltrans upon completion. The project area is a segment of the old Southern Pacific Railroad right-of-way, which is surrounded on either side by segments that are currently within the Placerville City limits. From a LAFCO standpoint, annexation is logical in order to achieve the most orderly formation of local boundaries and provision of services.

LOCATION

The proposed territory is an unincorporated portion of Southern Pacific Railroad right-of-way north of Forni Road and south of Highway 50 near Placerville Drive and lower Main Street in the Placerville area. The section of right-of-way is within the scope of the Highway 50 Operational Improvements Project and will be used for the roadway improvements and the right-of-way for the lower Main Street / eastern Placerville Drive connecting road.

CEQA

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) of the Public Resources Act. The City of Placerville, acting as Lead Agency for this project, has determined with certainty that there is no possibility that the act of annexation may have a significant effect on the environment; therefore, the activity is not subject to CEQA. After careful consideration, LAFCO staff concurs with this finding.

BACKGROUND

In January of 2005, the Placerville City Council adopted Resolution 7220 initiating proceedings for a reorganization of territory known as the Forni Road / Railroad Right-of-Way. The application was a proposal to annex a portion of the old Southern Pacific Railroad right-of-way on lower Main Street in the vicinity of Forni Road and Highway 50 at Placerville Drive. The property is currently owned by Caltrans.

Caltrans has requested that the City annex this site, which will be fully utilized for roadway improvements and for the lower Main Street / eastern Placerville Drive connecting road in conjunction with the Highway 50 Operational Improvements Project. Once completed, Caltrans intends to dedicate the right-of-way and improvements thereon to the City. The annexation will result in Caltrans dedicating said right-of-way and improvements to one jurisdiction for maintenance responsibility.

SUMMARY OF STATUTORY AND POLICY CONSIDERATIONS

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

<i>FACTOR TO CONSIDER</i>	<i>POLICY/STATUTE CONSISTENCY</i>	<i>COMMENT</i>
Need for organized services, probable future needs	1 – Consistent	Because this road connection will become a City-owned and maintained public improvement, Caltrans has requested that the City annex the area so that the public improvements are conveyed to the City instead of both the City and the County.
Ability to serve, level and range of service, time frames, conditions to receive service	2 – Consistent	The City will not provide municipal services to the territory other than road maintenance and police and fire protection. The City has indicated capability to serve the area.
Timely availability of adequate water supply	3 – Consistent	The territory is currently within the El Dorado Irrigation District service area; however, the future use will not necessitate water or wastewater services.
Alternatives to service, other agency boundaries and local gov't structure	4 – Consistent	The proposal territory is the only section of the railroad right-of-way to be within the County jurisdiction. The alternative to annexation is for the segment of the right-of-way to remain in the County, which would make the parcel City-owned and County-maintained. This alternate

		arrangement would eliminate contiguous jurisdiction for the right-of-way and possibly create unnecessary problems with maintenance schedules and responsibility.
Significant negative service impacts	5 – Consistent	The annexation is not expected to have any foreseeable impact on public services provided to the current residents of the City of Placerville.
Coordination of applications	6 – Consistent	There are no neighboring properties that require reorganization or additional services at this time. There are no pending proposals nearby and staff has no knowledge of other likely proposals for city annexation in the vicinity.
Present cost/adequacy of governmental services, including public facilities	7 - Consistent	The City has stated that they have adequate resources to serve this annexation without any negative cost/service impacts to present residents and landowners.
Effect of proposal on cost and adequacy of service in area and adjacent areas	8 – Consistent	Existing service capacity and infrastructure will be adequate for the annexation area following the extension of the Placerville Drive / lower Main Street connection. The City will not need to expand or construct new facilities in order to provide services to the annexation area.
Effect of alternative course of action on cost and adequacy of service in area and adjacent areas	9 – Consistent	In order to create a more uniform boundary, it is logical that the territory in question be under a single jurisdiction for management, maintenance and operation.
Sufficiency of revenues, per capital assessed valuation	10 – Consistent	The parcel is public land and not subject to property taxes; revenue for road maintenance will be collected through general City taxes and assessments.
Revenue-producing territory	11 – Consistent	The territory is nontaxable and will not be revenue-producing land for the City.
56668.3 “best interest”	12 – Consistent	The annexation appears to be consistent with LAFCO and the City of Placerville policies and will be in

		the best interest of both the City of Placerville as the future landowner, and the County.
Boundaries: logical, contiguous, not difficult to serve, definite and certain	13 – Consistent	Contiguity occurs on three sides of the parcel. The annexation will create a more logical boundary and will not be an area that is difficult to serve.
Topography, natural boundaries, drainage basins, land area	14 – Consistent	Upon conducting a site visit, staff has concluded that there are no topographical features within the project boundaries that will hinder service to this area.
Creation of islands, corridors, irregular boundaries	15 – Consistent	The annexation will comprise the entire territory and will not create an irregular boundary, island, peninsula, cherry stem or flag configuration. The proposal will create a more logical, orderly boundary for the City of Placerville.
Conformance to lines of assessment, ownership	16 – Consistent	The boundaries conform to the existing lines of assessment and ownership. The project maps have been reviewed by the County Surveyor and found to be definite and certain.
Spheres of Influence	17 - Consistent	The boundaries for the proposed parcel annexation are fully contained within the Sphere of Influence for the City of Placerville.
Effect on adjacent areas, communities of interest	18 – Consistent	The proposed annexation will not break any community of interest; the planned road connection and the future extension of the El Dorado Trail will benefit the residents of the City of Placerville and County residents who travel within the area.
Information or comments from landowners or owners	19 - Consistent	The landowner involved with the proposed annexation (Caltrans) has not indicated that any additional comments or information need to be given consideration beyond the customary application materials.
Effect on other community services, schools	20 – Consistent	No comments were received from schools, state agencies or other community service providers regarding this annexation.

Other agency comments, objections	21 – Consistent	No agency comments or objections were received.
Fair share of regional housing needs	22 – Inconsistent	The annexation proposal will not result in the City meeting its Regional Housing Needs Assessment goals.
Land use, information relating to existing land use designations	23 – Consistent	The territory proposed for annexation is currently within the City of Placerville Adopted Plan and is pre-zoned Residential Estate (RE). The City of Placerville does not use a specific zoning designation for public right-of-ways; it is common for a right-of-way to be crossed by a variety of zoning. Annexation will not change the zoning, nor will its zoning affect the territory's use as a public right-of-way.
Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	24 – Consistent	The current population of the proposal area is zero, which is not expected to change with annexation. The annexation is not expected to result in any projected population growth for the project site.
Proximity to other populated areas	25 – Consistent	The surrounding land uses to the north and south are light industrial, with Highway 50 to the immediate north and Forni Road to the immediate south. The east of the proposal area is the Lower Main Street Commercial District, and to the west is currently vacant Rural Residential land.
Consistency with General Plans, specific plans, zoning	26 – Consistent	The proposed annexation and future land use of the parcel for a public right-of-way and an extension of the El Dorado Trail is consistent with County zoning. The use is consistent with City pre-zoning as well, given that the City does not use a specific zoning designation for public right-of-ways. See #23 above.
Physical and economic integrity of agriculture lands and open space	27 – Consistent	The proposal area does not contain choice soils nor is it adjacent to any agricultural activities. The Open

		Space parcel to the north separates Forni Road from Highway 50.
Optional factor: regional growth goals and policies	28 – Unknown	Neither SACOG nor SPO could provide applicable regional growth goals and policies.

DETERMINATIONS

The Commission should review the factors summarized above and discussed below, then make its own determinations regarding the project. Staff recommends the following determinations based on project research, State law and local policies:

1. The project is exempt from the provisions of the California Environmental Quality Act under section 15061 (b) (3) of the Public Resources Code.
2. The subject territory is uninhabited per Government Code §54046. Application for this annexation is made subject to Government Code §56650 et seq. by resolution of the City of Placerville on January 25, 2005.
3. The territory proposed for reorganization is within the Sphere of Influence of the City of Placerville and is contiguous to the existing boundary. The reorganization will provide a more logical and orderly boundary.
4. The annexation will not result in negative impacts to the cost and adequacy of service otherwise provided in the area, and is in the best interests of the affected area and the total organization of local government agencies.
5. The annexation will not have an adverse effect on agriculture and open space lands.
6. The annexation will not assist the City in meeting the regional housing needs determined by the Sacramento Area Council of Governments. The annexation will not, however, have a significant foreseeable effect on the ability of the City to adequately accommodate its fair share of those needs.

DISCUSSION

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

(Numbered items 1-6 relate to services)

1. **NEED FOR ORGANIZED COMMUNITY SERVICES, PROBABLE FUTURE NEEDS:** Applicants shall demonstrate the need and/or future need for governmental services and that the proposal is the best alternative to provide service (Policies 3.1.4(b), 6.1.7; §56668(b)).

RESPONSE: The purpose of the proposal is to annex the territory on Lower Main Street to the City of Placerville to transfer responsibility for road maintenance. The territory is currently a railroad right-of-way that is owned by Caltrans. Caltrans has requested that the City annex this site, which will be fully utilized for roadway improvements and excess right-of-way for the Lower Main Street / Eastern Placerville Drive connecting road in conjunction with the Highway 50 Operational Improvements Project. Once the project is completed Caltrans intends to dedicate the right-of-way and improvements to the City. Because this road connection will become a City-owned and maintained public improvement, Caltrans has requested that the City annex the area so that the public improvements are conveyed to the City instead of both the City and the County.

2. **ABILITY TO SERVE, LEVEL AND RANGE OF SERVICE, TIME FRAMES, CONDITIONS TO RECEIVE SERVICE:** Prior to annexation the applicants and proposed service providers shall demonstrate that the annexing agency will be capable of providing adequate services which are the subject of the application and shall submit a plan for providing services (Policy 3.3, §56668(j)).

RESPONSE: The territory proposed for annexation is part of the Highway 50 Operational Improvements Project area and will be used for public improvements. The territory is uninhabited and will remain so in the future. The City will not provide municipal services to the area, only road maintenance. Any public safety services such as police and fire protection will be provided by the City of Placerville rather than the County. The City has indicated that they have the capability and desire to provide these services to the territory.

3. **TIMELY AVAILABILITY OF ADEQUATE WATER SUPPLY:** The Commission shall consider the timely availability of water supplies adequate for projected needs (§56668(k)).

RESPONSE: The territory is currently within the El Dorado Irrigation District service area; however, the future use will not necessitate water or wastewater services to be provided.

4. **ALTERNATIVES TO SERVICE, OTHER AGENCY BOUNDARIES, AND LOCAL GOVERNMENT STRUCTURE:** The Commission shall consider alternatives to the proposal, proximity of other agency boundaries and alternative courses of action. Where another agency objects to the proposal, LAFCO will determine the best alternative for service (Policies 3.3.2.2(g), 6.1.3).

RESPONSE: The area proposed for annexation is owned by Caltrans, which plans to donate the territory to the City of Placerville after the Highway 50 Operational Improvements Project for the Placerville Drive / Lower Main Street connection is completed. The area is currently within County jurisdiction; however, the areas of railroad right-of-way immediately to the east and west of the proposed project are currently within the City. This proposal territory is the only segment of the right-of-way which remains within the County. Because this area will become City-owned and the adjacent sections of the right-of-way are also City-owned and maintained,

annexation is logical for the right-of-way to be under a single contiguous jurisdiction for management, maintenance and operation.

The alternative to annexation is for the segment of right-of-way to remain within the County. The parcel would then become City-owned and County-maintained. This would eliminate contiguous jurisdiction for the right-of-way and possibly create unnecessary problems with maintenance schedules and responsibility.

5. **SIGNIFICANT NEGATIVE SERVICE IMPACTS:** Services provided to the territory will not result in a significant negative impact on the cost and adequacy of services otherwise provided (Policy 6.2.4, §56668.3(b)).

RESPONSE: The annexation is not expected to have any foreseeable impact on public services provided to the current residents of the City of Placerville. The annexation is mainly administrative and the proposed use for the area would not require municipal services beyond road maintenance.

6. **COORDINATION OF APPLICATIONS:** If a project site can be anticipated to require additional changes of organization in order to provide complete services, the proposal shall be processed as a reorganization (Policy 3.1.10). Where related changes of organization are expected on adjacent properties, petitioners are encouraged to combine applications and LAFCO may modify boundaries, including the addition of adjacent parcels to encourage orderly boundaries (Policy 3.1.9).

RESPONSE: The territory is within the El Dorado Irrigation District and the El Dorado County Fire Protection District. No other services appear to be needed to serve this property. There are no neighboring properties that require reorganization or additional services at this time. There are no pending proposals nearby and staff has no knowledge of other likely proposals for city annexation in the vicinity.

(Numbered items 7-12 relate to cost and revenues)

7. **PRESENT COST/ADEQUACY OF GOVERNMENTAL SERVICES, INCLUDING PUBLIC FACILITIES:** The Commission shall consider existing government services and facilities, cost and adequacy of such services and facilities (§56668(b), Policy 3.3). If service capacity and/or infrastructure will be expanded, the applicant will submit cost and financing plans (Policy 3.3.2.2).

RESPONSE: The City of Placerville provides an adequate array of municipal services and has stated that they have adequate resources to serve this annexation without any negative cost or service impacts to present residents. The City of Placerville does not appear to have any current service deficiencies.

8. **EFFECT OF PROPOSAL ON COST & ADEQUACY OF SERVICE IN AREA AND ADJACENT AREAS:** The Commission shall consider existing and proposed government services and facilities, the cost and adequacy of such services and facilities and probable effect of the proposal on the area and adjacent areas (§56668(b) and Policy 3.3). LAFCO will discourage projects that shift the cost of service and/or service benefits to others or other service areas (Policy 6.1.8).

RESPONSE: Existing service capacity and infrastructure will be adequate for the annexation area following the extension of the Placerville Drive / Lower Main Street connection. The City will not need to expand or construct new facilities in order to provide services to the annexation area.

9. **EFFECT OF ALTERNATIVE COURSES OF ACTION ON COST & ADEQUACY OF SERVICE IN AREA AND ADJACENT AREAS:** The Commission shall consider the cost and adequacy of alternative services and facilities (§56668).

RESPONSE: Upon completion of the Highway 50 Operational Improvements Project, Caltrans intends to dedicate the land and the improvements thereon to the City of Placerville. The alternative to City annexation is for the area to remain an unincorporated part of El Dorado County. This being the case, if annexation were not to occur, the territory would be City owned and County maintained. In order to create a more uniform boundary, it is logical that the territory in question be under a single jurisdiction for management, maintenance and operation.

10. **SUFFICIENCY OF REVENUES, PER CAPITA ASSESSED VALUATION:** 56668(j)

RESPONSE: The current assessed value of APN 050-210-32 is zero because the property is owned by Caltrans. The parcel is considered public property and is, therefore, nontaxable. Upon completion of the Placerville Drive / Lower Main Street connection and transfer of ownership to the City of Placerville, municipal services will not be required for this parcel. Revenue to offset the road maintenance demands will be collected through general City taxes.

11. **REVENUE PRODUCING TERRITORY:** The proposed annexation shall not represent an attempt to annex only revenue-producing territory (Policy 6.1.1).

RESPONSE: The territory is nontaxable and will not be revenue producing land for the City.

12. **"BEST INTEREST":** The Commission shall consider whether the proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district (§56668.3).

RESPONSE: The annexation appears to be consistent with LAFCO and the City of Placerville policies and will be in the best interest of both the City of Placerville as the future landowner, and the County.

(Numbered items 13-17 relate to boundaries)

13. **BOUNDARIES: LOGICAL, CONTIGUOUS, NOT DIFFICULT TO SERVE, DEFINITE AND CERTAIN:** The proposed boundary shall be a logical and reasonable expansion and shall not produce areas that are difficult to serve (§56001). Lands to be annexed shall be contiguous (Policy 3.9.3, §56741-cities) and should not create irregular boundaries, islands, peninsulas or flags (Policy

3.9.4). The boundaries of the annexation shall be definite and certain and conform to existing lines of assessment and ownership (Policy 3.9.2, §56668(f)).

RESPONSE: Contiguity with the City of Placerville occurs on both sides of the right-of-way segment to the east and west, and on the northern boundary of the parcel. Boundaries conform to existing lines of assessment and ownership. Maps have been reviewed by the County Surveyor. Annexation will create a more logical boundary and simplify the general right-of-way area to be served by the City.

- 14. TOPOGRAPHY, NATURAL BOUNDARIES, DRAINAGE BASINS, LAND AREA:** Natural boundary lines which may be irregular may be appropriate (Policy 3.9.6). The resulting boundary shall not produce areas that are difficult to serve (Policy 3.9.7).

RESPONSE: The topography of the proposal site has a slight slope, with steeper terrain located to the north and south. Upon conducting a site visit, staff has concluded that there are no topographical features within the project boundaries that will hinder service to this area.

- 15. CREATION OF IRREGULAR BOUNDARIES:** Islands, peninsulas, "flags", "cherry stems", or pin point contiguity shall be strongly discouraged. The resulting boundary shall not produce areas that are difficult to serve. The Commission shall determine contiguity (Policies 3.9.3, 3.9.4, 3.9.7).

RESPONSE: The annexation will comprise the entire territory and will not create an irregular boundary, island, peninsula, cherry stem or flag configuration. The proposal will create a more logical, orderly boundary for the City of Placerville.

- 16. CONFORMANCE TO LINES OF ASSESSMENT, OWNERSHIP:** The Commission shall modify, condition or disapprove boundaries that are not definite and certain or do not conform to lines of assessment or ownership (Policy 3.9.2).

RESPONSE: The boundaries conform to the existing lines of assessment and ownership. The project maps have been reviewed by the County Surveyor and found to be definite and certain.

- 17. SPHERES OF INFLUENCE:** Commission determinations shall be consistent with the spheres of influence of affected local agencies (Policy 3.9.1).

RESPONSE: The boundaries for the proposed parcel annexation are fully contained within the Sphere of Influence for the City of Placerville.

(Numbered items 18-21 relate to potential effect on others and comments)

- 18. EFFECT ON ADJACENT AREAS, COMMUNITIES OF INTEREST:** The Commission shall consider the effect of the proposal and alternative actions on adjacent areas, mutual social and economic interests and on the local governmental structure of the county (§56668(c)).

RESPONSE: The proposed annexation will not break any community of interest; the planned road connection and the future extension of the El Dorado Trail will benefit the residents of the City of Placerville and County residents who travel within the area.

- 19. INFORMATION OR COMMENTS FROM THE LANDOWNER OR OWNERS:** The Commission shall consider any information or comments from the landowner or owners.

RESPONSE: The landowner involved with the proposed annexation (Caltrans) has not indicated that any additional comments or information need to be given consideration beyond the customary application materials.

- 20. EFFECT ON OTHER COMMUNITY SERVICES, SCHOOLS:** LAFCO's review of services refers to governmental services whether or not those services are provided by local agencies subject to the Cortese/Knox/Hertzberg Act, and includes public facilities necessary to provide those services.

RESPONSE: No comments were received from schools, state agencies or other community service providers regarding this annexation.

- 21. OTHER AGENCY COMMENTS, OBJECTIONS:** All affected and interested agencies are provided application related material and notified of the proposal and proposed property tax redistribution plan. Comments have been requested and shall be considered (Policy 3.1.4 (I), §56668(i)).

For district annexations and city detachments only, the Commission shall also consider any resolution objecting to the action filed by an affected agency (§56668.3(4)). The Commission must give great weight to any resolution objecting to the action which is filed by a city or a district. The Commission's consideration shall be based only on financial or service related concerns expressed in the protest (§56668.3(5b)).

RESPONSE: The following agencies were provided an opportunity to comment on this proposal:

El Dorado County Representing CSA 7, 9, 9 Zone 18, 10 and 10 Zone H
 El Dorado County Planning Department
 El Dorado County Surveyor's Office
 El Dorado County Water Agency
 Agricultural Commission
 Los Rios Community College District
 El Dorado Union High School District
 Placerville Union School District
 El Dorado County Fire Protection District, Placerville Zone
 El Dorado Irrigation District
 El Dorado County Resource Conservation District
 El Dorado County Elections Department
 City of Placerville

No agency comments or objections were received.

(Numbered items 22-26 relate to land use, population and planning)

- 22. FAIR SHARE OF REGIONAL HOUSING NEEDS:** The Commission shall review the extent to which the proposal will assist the receiving entity in achieving its fair share of regional housing needs as determined by Sacramento Area Council of Governments (SACOG) (§56668(l)).

RESPONSE: The annexation proposal will not assist the City in meeting its Regional Housing Needs Assessment.

- 23. LAND USE, INFORMATION RELATING TO EXISTING LAND USE DESIGNATIONS:** The Commission shall consider any information relating to existing land use designations (§56668(n)).

RESPONSE: The territory proposed for annexation is currently within the City of Placerville Adopted Plan and is in the Placerville Community Region. The area was pre-zoned Residential Estate (RE) back in the early 1990s in a mass action by the City to pre-zone all lands within the Sphere of Influence. The City of Placerville does not use a specific zoning designation for public right-of-ways; it is common for a right-of-way to be crossed by a variety of zoning designations. The City's Public Facilities Zoning is not applicable for right-of-ways, it is usually reserved for lands containing public structures that are actively in use (such as police stations). Annexation will not change the zoning, nor will its zoning affect the territory's use as a public right-of-way.

The surrounding zoning is Estate Residential (RE) to the south, Single-Family Residential, 20 acre minimum (R1-20) to the west, Public Facilities (PF) and Open Space (OS) to the north and Highway Commercial (HWC) to the east.

- 24. POPULATION, DENSITY, GROWTH, LIKELIHOOD OF GROWTH IN AND IN ADJACENT AREAS OVER 10 YEARS:** The Commission will consider information related to current population, projected growth and number of registered voters and inhabitants in the proposal area.

RESPONSE: The current population of the proposal area is zero, which is not expected to change with annexation. The annexation is not expected to result in any projected population growth for the project site. Development potential in the surrounding area is low due to the current land use designations and zoning.

- 25. PROXIMITY TO OTHER POPULATED AREAS:** The Commission shall consider population and the proximity of other populated areas, growth in the area and in adjacent incorporated and unincorporated areas during the next 10 years (Policy 3.1.4 (a)).

RESPONSE: The surrounding land uses to the north and south are light industrial, with Highway 50 to the north and Forni Road to the south. The east of the proposal

area is the Lower Main Street Commercial District, and to the west is currently vacant Rural Residential land.

- 26. CONSISTENCY WITH GENERAL PLANS, SPECIFIC PLANS, ZONING:** The Commission shall consider the general plans of neighboring governmental entities (Policy 3.1.4(g)).

RESPONSE: The proposed annexation and future land use of the parcel for a public right-of-way and an extension of the El Dorado Trail is consistent with County zoning. The use is consistent with City pre-zoning as well, given that the City does not use a specific zoning designation for public right-of-ways. See #23 above.

- 27. PHYSICAL AND ECONOMIC INTEGRITY OF AGRICULTURE LANDS AND OPEN SPACE LANDS:** LAFCO decisions will reflect its legislative responsibility to maximize the retention of prime agricultural land while facilitating the logical and orderly expansion of urban areas (Policy 3.1.4(e), §56016, 56064).

RESPONSE: This project site is not considered Prime Farmland, unique Farmland or Farmland of Statewide Importance. The subject property is not under a Williamson Act contract. The territory is adjacent to Open Space land to the north, which is primarily covered with dense trees blocking Highway 50 from Forni Road.

- 28. OPTIONAL FACTOR: REGIONAL GROWTH GOALS AND POLICIES:** The Commission may, but is not required to, consider regional growth goals on a regional or sub-regional basis (§56668.5).

RESPONSE: Staff contacted both SACOG and the Sierra Planning Organization. Neither agency could provide applicable regional growth goals and policies under this provision for LAFCO consideration.

Map A: Project Map & Legal Description

Attachment A: City Resolution for Annexation

Attachment B: Landowner Petition for Annexation

Attachment C: Project Information

Attachment D: Findings and Conclusions

Attachment E: Findings and Recommendations

[Online Viewing](#)

Hard copy of any attachments available upon request.