

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 EID is necessary in order to receive water and wastewater services for the approved Bass Lake North Subdivision. APN 115-400-09 is included in the annexation to avoid creating a peninsula in the EID service area.
2. Ability to serve, level and range of service, time frames, conditions to receive service [Policy 3.3, §56668(j)]	Consistent. EID will require the applicant to construct water and wastewater line extensions to existing District infrastructure.
3. Timely availability of adequate water supply [§56668(k)]	Consistent. An estimated 121 EDUs will be required to serve the entire annexation area at full buildout. As of January 2017, EID had approximately 12,630 EDUs available for purchase in the Western/Eastern supply area.
4. Alternatives to service, other agency boundaries, and local gov't structure [Policies 3.3.2.2(g), 6.1.3]	Consistent. EID is the only public water service provider in this area; there are no other public alternatives for the provision of water service to the Bass Lake Hills Specific Plan area.
5. Significant negative service Impacts [Policy 6.2.4, §56668.3(b)]	Consistent. There are not expected to be any negative impacts to the current level of service for existing EID customers.
6. Coordination of applications [Policy 3.1.9]	Consistent. There are no other services required by the Bass Lake North project which will require LAFCO action. APN 115-400-09 was included in the annexation application in order to prevent the creation of a peninsula in the EID service area.
7. Present cost/adequacy of governmental services, including public facilities [Policy 3.3.2.2]	Consistent. The applicant will be required to submit a Facility Plan Report to EID that addresses the expansion of facilities to serve the Bass Lake North Subdivision and adjacent projects.
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 revenue, facility connection charges and service charges from the annexing area will support the costs of service.

FACTOR TO CONSIDER	COMMENT
9. Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas [§56668]	Consistent. All lots within the BLHSP are required to be served by public water and sewer. EID is the only public water service provider in this area; there are no other public alternatives for the provision of water service to the BLHSP area.
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 EID for providing water and wastewater services.
11. Revenue producing territory [Policy 6.1.1]	Consistent: Collected revenue is expected to offset the cost of providing water and wastewater services to the annexation area; 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 future residents of the Bass Lake North Subdivision by providing essential services to the proposed residential development.
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 annexation site is adjacent to the EID 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]	Consistent. The annexation, as proposed, will not create an irregular boundary. Absent inclusion of the parcel to the north (APN 115-400-09), annexation of just the Bass Lake North site would create a peninsula in the EID service area, which is discouraged by El Dorado LAFCO Policy 3.9.4.
16. Conformance to lines of assessment, ownership [Policy 3.9.2]	Consistent: The boundaries of the proposed annexation conform to the existing lines of assessment and ownership of APNs 115-400-06, 115-400-07, 115-400-08, and 115-400-09.
17. Spheres of Influence [Policy 3.9.1]	Consistent: The annexation area is currently within the EID sphere of influence.

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18. Effect on adjacent areas, communities of interest [56668(c)]	Consistent. The proposed project is located within the El Dorado Hills Community Region and within the Bass Lake Hills Specific Plan. Adjacent areas are similarly developed or approved for similar residential development under the BLHSP.
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 proposal area.
21. Other agency comments, objections [Policy 3.1.4 (l), §56668(i)]	Consistent. Affected agencies were notified of the proposal, but no comments have been received to date.
22. Fair share of regional housing needs [§56668(l)]	Consistent. Annexation and development of the Bass Lake North Subdivision will increase the available market rate housing for the BLHSP area.
23. Land use, information relating to existing land use designations [§56668(m)]	Consistent. The annexation and approved development are consistent with the current zoning (R1-PD) and land use designation (AP-BLHSP).
24. Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	Consistent. Upon development, the Bass Lake North project will add 90 homes and approximately 270 new residents to the area. The parcel to the north (APN 115-400-09) could potentially add an additional 30 homes and 90 residents, under the maximum allowed density under the zoning in the BLHSP.
25. Proximity to other populated areas [Policy 3.1.4 (a)]	Consistent. The annexation site is part of the BLHSP and is fully within the El Dorado Hills Community Region. The site is generally surrounded by existing and expected residential development.
26. Consistency with General Plans, specific plans, zoning [Policy 3.1.4(g)]	Consistent: The annexation and approved development are consistent with the current zoning (R1-PD) and land use designations (MDR/HDR under the BLHSP) of the subject parcel and with existing and approved residential development in the surrounding area.

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27. Physical and economic integrity of agriculture lands and open space [Policy 3.1.4(e), §56016, 56064]	Consistent. The proposed annexation will have no effect on agricultural lands or open space.
28. Optional factor: regional growth goals and policies [§56668.5]	Consistent. The proposed development will assist the unincorporated part of the County in achieving its RHNA goals by providing 90 units of Moderate / Above Moderate housing.