

EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

AGENDA OF MARCH 23, 2011

REGULAR MEETING

TO: Ken Humphreys, Chair, and
Members of the El Dorado County Local Agency Formation
Commission

FROM: José C. Henríquez, Executive Officer

PREPARED BY: Erica Sanchez, Policy Analyst

AGENDA ITEM #5: Georgetown Divide Public Utility District Annexation of
Buckeye Parcels

LAFCO Project No. 2010-02

PROPONENTS: Georgetown Divide Public Utility District

DESCRIPTION OF PROJECT

The Georgetown Divide Public Utility District (GDPUD) proposes to annex the following six parcels consisting of 14.66 acres total into the District service area for the continued provision of residential water service:

APN	Situs Address	Landowner(s)	Acreage
062-230-06	3080 Breedlove Rd. 3100 Breedlove Rd.	Karen Olson	5.41
062-230-09	3081 Breedlove Rd.	Lawrence and Jacqueline Morgan	4.79
062-230-10	7401 Wentworth Springs Rd.	Kathleen Manzer	1.56
062-390-36	3190 Brauer Rd.	Michael and Junell Murchie	0.41
062-390-41	3221 Brauer Rd.	Jessica Pierce	1.75
062-390-46	3205 Brauer Rd.	Keith Newman	0.74

A map of the parcels proposed for annexation is included as 'Attachment A' at the end of this report.

LOCATION

The subject properties are located in two separate, but nearby areas in the Buckeye vicinity of Georgetown. APNs 062-230-06, 062-230-09 and 062-230-10 are located at

the intersection of Wentworth Springs and Breedlove Roads; APNs 62-390-36, 062-390-41 and 062-390-46 are located across Wentworth Springs Road approximately one third of a mile down Brauer Road.

BACKGROUND

The annexation proposal was initiated by GDPUD shortly after District staff was made aware that the six subject parcels were outside of GDPUD's service area, unbeknownst to both the District and the landowners. The residential properties have received domestic water service from GDPUD at regular District rates since at least 1985, for which the landowners were sent regular bi-monthly bills, per the District's standard billing practice. District staff only recently learned of the oversight when one of the landowners inquired about running for a seat on the GDPUD Board.

On April 13, 2010, GDPUD adopted District Resolution 2010-03 (Attachment B), requesting annexation of the six subject parcels in order to correct the situation. All of the subject landowners support the annexation and have provided written consent to the action. Upon annexation, GDPUD will continue to provide domestic water service to the existing residences and the landowners of the subject parcels will have the ability to vote on District items and run for a seat on the Board of Directors.

GDPUD does not have an out-of-agency service agreement to serve the parcels. The properties have received domestic water service from the District prior to the enactment of Government Code Section 56133, which requires LAFCO approval for a district to provide services to properties outside of district boundaries. However, GDPUD's service to these parcels is still not subject to an out-of-agency service agreement because Government Code Section 56133(e) states, in part, "This section does not apply to an extended service that a city or district was providing on or before January 1, 2001."

RECOMMENDATIONS

Staff recommends that the Commission take the following actions:

1. Find that the project is exempt from provisions of the California Environmental Quality Act under Categorical Exemption §15319(a) and direct staff to file the Notice of Exemption in compliance with CEQA and local ordinances implementing the same.
2. Adopt LAFCO Resolution L-2011-03 (Attachment D), adding any additional conditions the Commission finds appropriate and approve the Georgetown Divide Public Utility District Annexation of Buckeye Parcels.
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

Staff has analyzed the annexation with consideration of the 28 factors listed in Government Code §56668 (see below) and LAFCO Policies, and concluded that it is appropriate to annex the subject parcels into the GDPUD so that all properties receiving service from the District are within District boundaries. Annexation will allow the continued provision of municipal water service to the subject parcels, which is essential for the existing homes.

CEQA

El Dorado LAFCO is the Lead Agency for the proposal. The Executive Officer reviewed the annexation for conformance under the California Environmental Quality Act (CEQA) and determined that the annexation is exempt from provisions of the California Environmental Quality Act under Categorical Exemption §15319(a), which provides for, *“Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing government agency whichever is more restrictive, provided however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.”*

The subject properties are fully developed with single-family residences according to the RE-5 zoning designation. Existing infrastructure is already extended to the parcels, and provides service only to the parcels in question; therefore, the annexation would not result in the extension of utility services to serve additional properties.

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	POLICY / STATUTE CONSISTENCY	COMMENT
Need for organized services, probable future needs	1 – Consistent	Annexation is necessary to continue the provision of domestic water service to the existing residences.
Ability to serve, level and range of service, time frames, conditions to receive service	2 – Consistent	GDPUD has the necessary water and capacity to continue service to the properties. Annexation into the District is the sole condition to continue to receive service.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Timely availability of adequate water supply	3 – Consistent	GDPUD has a firm yield of 12,200 AF of water supply and a potential total demand of 9,140 AF. The current water usage of the subject parcels was included in these calculations.
Alternatives to service, other agency boundaries, and local gov't structure	4 – Consistent	GDPUD is the only public water service provider for area; there are no other alternatives to provide public water service to the subject parcels.
Significant negative service Impacts	5 – Consistent	There do not appear to be any negative service impacts to existing GDPUD customers as a result of service to the Buckeye parcels, nor has GDPUD received any feedback from neighbors opposing or supporting the annexation.
Coordination of applications	6 – Consistent	The subject parcels do not appear to require any other services, nor do any neighboring properties at this time.
Present cost/adequacy of governmental services, including public facilities	7 – Consistent	Present GDPUD infrastructure and water supply appear adequate to continue to deliver residential water service to the subject parcels.
Effect of proposal on cost & adequacy of service in area and adjacent areas	8 – Consistent	GDPUD has not received any reports of negative impacts on neighboring customers due to the extension of water to the subject parcels. Since water service has been provided to these parcels for decades, staff does not believe that continuing service to the properties would have an adverse effect on other existing customers.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas	9 – Consistent	The proposed annexation, which will allow GDPUD to continue to provide domestic water to the subject parcels, is the most logical alternative for service to the area.
Sufficiency of revenues, per capital assessed valuation	10 – Consistent	GDPUD should receive sufficient revenue to continue to provide service to the annexation area.
Revenue producing territory	11 – Consistent	Collected revenue is expected to offset the cost of providing water service to the subject area; however, the revenue is not expected to exceed those costs.
56668.3 “best interest”	12 – Consistent	The annexation is supported by the current landowners and GDPUD. The annexation is consistent with LAFCO and GDPUD policies and is supported by the landowners and the District.
Boundaries: logical, contiguous, not difficult to serve, definite and certain	13 – Consistent	Annexation of the subject parcels will not produce an area that is difficult to serve and existing infrastructure will be utilized to continue the service to the parcels.
Topography, natural boundaries, drainage basins, land area	14 – Consistent	Infrastructure to the subject parcels is already in place and there are no topographical features that will hinder service to this area.
Creation of islands, corridors, irregular boundaries	15 – Consistent	The annexation will eliminate two areas which are completely surrounded on all sides by GDPUD's service boundaries.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Conformance to lines of assessment, ownership	16 – Consistent	The proposed boundaries conform to the existing lines of assessment and ownership and have been reviewed for accuracy by the County Surveyor.
Spheres of Influence	17 – Consistent	The parcels proposed for annexation are fully contained within the GDPUD sphere of influence.
Effect on adjacent areas, communities of interest	18 – Consistent	The proposed annexation will primarily benefit only the existing residents within the annexation area and the GDPUD.
Information or comments from landowners or owners	19 – Consistent	All landowners involved fully support the annexation petition and have consented to it in writing.
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	The Georgetown Divide Recreation District and El Dorado County Emergency Services Authority oppose the property tax redistribution for this petition.
Fair share of regional housing needs	22 – Consistent	The annexation is not expected to contribute to, nor hinder, the County in achieving its fair share of regional housing needs.
Land use, information relating to existing land use designations	23 – Consistent	The proposed annexation and existing residences are consistent with the zoning (RE-5) and land use designation (LDR).
Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	24 – Consistent	There are currently six registered voters residing within the subject properties. The annexation will not affect the population of the proposal area.

FACTOR TO CONSIDER	POLICY / STATUTE CONSISTENCY	COMMENT
Proximity to other populated areas	25 – Consistent	The subject areas are located in the Georgetown Rural Center, approximately three miles east of the town of Georgetown core.
Consistency with General Plans, specific plans, zoning	26 – Consistent	The subject properties are completely developed and in conformance with the land use designation (LDR) and zoning (RE-5), as is the annexation proposal.
Physical and economic integrity of agriculture lands and open space	27 – Consistent	There are no agricultural activities on or near the project areas. The annexation will have no impact on agriculture or open space.
Optional factor: regional growth goals and policies	28 – Consistent	The annexation proposal does not include any new residential development; therefore, it will not assist the County in achieving its RHNA goals.

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 subject territory is “uninhabited” per Government Code §54046. Application for this annexation is made subject to Government Code §56650 et. seq. by District resolution.
2. The territory proposed for annexation is within the sphere of influence of the Georgetown Divide Public Utility District and is contiguous to the existing boundary. The annexation will provide a more logical and orderly boundary.
3. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Categorical Exemption §15319(a).
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 result in a change in water supply available for the buildout

of regional housing needs determined by the Sacramento Area Council of Governments, nor will it have a significant foreseeable effect on the ability of the County 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 six residential properties (approximately 15 acres) into the GDPUD for the continued provision of municipal water service. The properties have received domestic water service from the District for approximately 25 years and existing infrastructure is already in place to serve the parcels. The annexation will bring the properties into GDPUD's jurisdictional boundaries and allow the District to continue to provide this service consistent with State law.

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: Because domestic water service is already being provided to the parcels in question, it has been demonstrated that GDPUD has the necessary water and capacity to continue to serve the properties. No additional water is being requested by the landowners.

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

RESPONSE: GDPUD gets its water supply from the Stumpy Meadows Reservoir, which has an estimated firm yield of 12,200 acre feet. Firm yield is the annual quantity of water that can be made available in most years while imposing water deficiencies during hydrologic drought conditions. According to *GDPUD's 2009 Water Supply and Demand Summary*, the District has a potential total demand of 9,140 acre feet, which accounts for both potential demand under full buildout conditions and full activation of all accounts. As paying customers, the current water usage of the subject parcels was included in these calculations.

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: GDPUD is the only public water service provider for area; there are no other alternatives to provide public water service to the subject parcels. Because GDPUD infrastructure has been in place actively delivering residential water service to the existing residences for over 25 years, annexing the parcels for continued service is the most feasible option.

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: There do not appear to be any negative service impacts to other existing GDPUD customers as a result of continued residential water service to the Buckeye parcels. GDPUD has not received any written or verbal communication from neighbors stating that they have experienced adverse effects due to service to these parcels.

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 subject parcels are within the Georgetown Fire Protection District for fire suppression services and have existing septic systems to handle the wastewater generated from the residences. No other services appear to be necessary for these parcels. There are no additional properties in the vicinity which appear to require reorganization or additional services at this time.

(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: Present infrastructure and water supply appear adequate to continue to deliver residential water supply to the subject parcels. GDPUD does not appear to have any current service deficiencies which would hinder the continued provision of water to these properties.

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: The effect of overall service in the area is negligible. GDPUD has not received any reports of negative impacts on neighboring customers due to the provision of residential water to the subject parcels. Since water service has been provided to these parcels for decades, staff does not believe that continuing service to the properties would have an adverse effect on other existing customers.

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: The proposed annexation, which will allow GDPUD to continue to provide domestic water to the subject parcels, is the most logical alternative for service to the area. Infrastructure is already extended to each of the parcels and has been used to deliver water for at least 25 years. Abandonment of the existing infrastructure and drilling private wells would come at an extreme cost to the landowners and is not a reasonable alternative for service.

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

RESPONSE: The 2009-10 combined assessed value of the six subject parcels is \$739,362. The act of annexation in and of itself would not result in an increase in the assessed value.

El Dorado County and GDPUD completed negotiations for a redistribution of property tax increments and adopted respective resolutions accepting the property tax increment distribution plan shown in Attachment C, with GDPUD receiving 12.06% of the property tax revenue for the annexation area. The annexation is expected to provide sufficient revenue to GDPUD to cover the short- and long-term costs of continuing to provide domestic water service to the parcels.

During the property tax redistribution process, three existing service providers to the parcels initially expressed their dissatisfaction with this annexation and the redistribution of property taxes. The Georgetown Divide Recreation District, the El Dorado County Emergency Services Authority and the Georgetown Fire Protection District submitted letters to LAFCO staff and the County Board of Supervisors expressing concern over the potential loss of property tax increment from these properties as a result of the annexation. However, after meeting with GDPUD staff to discuss the annexation, the Georgetown Fire Protection District submitted a subsequent letter, withdrawing its opposition to the annexation.

Ultimately, in order to grant GDPUD a 12% share of the property taxes, the County reduced the property tax increment of all agencies whose service boundaries encompass the subject parcels. Among the agencies impacted, the Georgetown

Divide Recreation District's share was reduced by 0.7412% to a total of 2.4874%, County Service Area 7's portion, which provides funding to the El Dorado County Emergency Services Authority, was reduced by 0.4992% to a total of 1.6752% and the Georgetown Fire Protection District's portion was reduced by 3.0103% to a total of 10.1018% (see Attachment C).

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

RESPONSE: The total assessed value of the subject areas will not increase as a result of the annexation. Revenue collected through user charges and property taxes will offset the cost of providing domestic water service to the properties, but is not expected to exceed those costs. The annexed properties will be subject to all taxes, assessments, rules, regulations, ordinances and requirements of the GDPUD.

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 is consistent with LAFCO and GDPUD policies and is in the best interest of the current residents to continuing the provision of essential water service to the existing parcels. The annexation is supported by the current landowners and the District.

(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: The parcels are immediately adjacent to the District, but lie outside the GDPUD service boundaries. Existing infrastructure will be utilized to continue the service to the parcels. Annexation of the subject parcels will not produce an area that is difficult to serve. Parcel boundaries conform to existing lines of ownership and assessment.

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: Infrastructure to the subject parcels is already in place and there are no topographical features 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 not create an irregular boundary for the District, but will instead result in eliminating two areas which are completely surrounded on all sides by GDPUD's existing service boundaries.

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 of the proposed annexation conform to the existing lines of assessment and ownership. The proposal map has been reviewed for accuracy by the County Surveyor and has been 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 parcels proposed for annexation are fully contained within the GDPUD sphere of influence.

(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 does not break any Community of Interest. The subject areas are located within the Georgetown Rural Center, approximately three miles east of the town of Georgetown core. The proposed annexation will primarily benefit only the existing residents within the annexation area and the GDPUD.

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

RESPONSE: The landowners of the subject properties support the petition and have provided written consent to the annexation into GDPUD. Because the proposal has 100% landowner consent, the noticing requirement of neighbors within 300 feet of the project was not required. Landowner agreement with the annexation also allows the Commission to waive the Conducting Authority hearing.

No comments or protest from neighboring landowners have been received.

- 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: The parcels are fully developed with existing single-family residences. There is not expected to be any effect on the need for additional community services as a result of this annexation. There are no negative impacts expected for the public service providers in the area. The following identifies the current public service providers and the expected impacts:

The subject parcels are within the Georgetown Fire Protection District. The nearest fire station is Buckeye Station 62 at 7331 Wentworth Springs Road, which is approximately a quarter of a mile west of the annexation sites. The level of service provided to the area will not change as a result of the annexation.

The El Dorado County Sheriff's Department would continue to provide police services for the subject parcels. Response times to the area would depend on the location of the nearest unit at the time of dispatch.

Park and recreation services are currently provided by the Georgetown Divide Recreation District, which will not change as a result of the annexation. The Recreation District collects a portion of the property taxes from the subject parcels.

The subject parcels are located within the Black Oak Mine Unified School District and the Los Rios Community College District. Students within the annexation area would most likely attend Georgetown School in Georgetown and Golden Sierra High School in Garden Valley.

- 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:

- Black Oak Mine Unified School District
- El Dorado County Chief Administrative Office
- El Dorado County Department of Agriculture
- El Dorado County Elections Department
- El Dorado County Office of Education
- El Dorado County Planning Department

- El Dorado County Pre-Hospital Joint Powers Authority
- El Dorado County Representing CSAs 7, 9, 10 and 10 Zone H – Library
- El Dorado County Sheriff's Department
- El Dorado County Surveyor's Office
- El Dorado County Water Agency
- Farm Bureau
- Georgetown Divide Recreation District
- Georgetown Fire Protection District
- Georgetown Resource Conservation District
- Los Rios Community College District

As noted above in Section 10, the Georgetown Divide Recreation District and El Dorado County Emergency Services Authority oppose the property tax redistribution for this petition. The Georgetown Fire Protection District also initially opposed the annexation, but rescinded the opposition after meeting with GDPUD staff.

(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 parcels proposed for annexation are fully developed with single family residences and no new development is proposed. Therefore, the annexation will have no effect in assisting the County in achieving its RHNA goals. The annexation is not expected to contribute to, nor hinder, the County in achieving its fair share of regional housing needs.

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

RESPONSE: The parcels are all zoned Residential Estate, 5-acre minimum (RE-5) and have a Low Density Residential (LDR) land use designation. The current residential use of the parcels and proposed annexation is also in conformance with these designations and is not expected to change the future use of the property.

- 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: There are currently six registered voters residing in the proposal area, which is considered uninhabited per State Law. The population is not expected to change as a direct result of the annexation. The continued provision of municipal water will serve the existing residences and will not affect the population of the proposal area.

- 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 properties proposed for annexation are adjacent to other low density residential parcels and undeveloped US Forest Service land. In addition, they are in the nearby vicinity of the Buckeye Trailer Park and Buckeye Restaurant. The subject areas are located in the Georgetown Rural Center, approximately three miles east of the town of Georgetown core.

- 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 subject properties are fully developed with single-family residences and in conformance with the land use designation (LDR) and zoning (RE-5), as is the annexation proposal. No additional improvements are planned at this time, as the parcels are already developed and served.

- 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: The annexation area is not considered to be to be “Prime Farmland,” but it does it contain primarily choice soils. However, none of the subject parcels are used for any type of formal agricultural operations and there are no known agricultural activities adjacent to the site. The parcels are developed with single family residences and are predominantly surrounded by Low Density Residential parcels with RE-5 and RE-10 zoning. The annexation will have no impact on agriculture or open space.

- 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: The annexation proposal does not include any new residential development; therefore, it will not assist the County in achieving its RHNA goals.

ATTACHMENTS

- Attachment A: Proposal Map
- Attachment B: GDPUD Annexation Resolution & Application
- Attachment C: BOS AB-8 Resolution
- Attachment D: Draft Resolution L-2011-03