

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 residential water service for a proposed single-family residence.
2. Ability to serve, level and range of service, time frames, conditions to receive service [Policy 3.3, §56668(j)]	Consistent. Water service will be provided through an existing off-site water meter that will be re-assigned to the subject parcel. EID will require the landowner to extend a private water line extension from the existing off-site meter to the annexing parcel.
3. Timely availability of adequate water supply [§56668(k)]	Consistent. An estimated one (1) EDU will be required to serve the annexed parcel. As of August 2019, EID had approximately 22,162 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; the landowner has indicated that public water service from EID is preferred over drilling a private well due to low well water pressure in the 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 additional public services required for APN 006-011-022 which would require LAFCO action. The landowner is not aware of any neighboring properties that are seeking annexation into EID at this time.
7. Present cost/adequacy of governmental services, including public facilities [Policy 3.3.2.2]	Consistent. It will be the landowner's responsibility for covering the cost of extending the necessary infrastructure to connect to the existing water meter and deliver service to the parcel.
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 and water usage charges from the annexing parcel will support the costs of service.
9. Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas [§56668]	Consistent. Disapproval of the annexation would result in removal of the existing off-site water meter and a loss of the meter credit with EID.

FACTOR TO CONSIDER	COMMENT
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 service.
11. Revenue producing territory [Policy 6.1.1]	Consistent: Collected revenue is expected to offset the cost of providing water service 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 landowner and EID Policies.
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 subject parcel 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 subject parcel is adjacent to the EID service area and annexation will not create an irregular boundary.
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 APN 006-011-022.
17. Spheres of Influence [Policy 3.9.1]	Consistent: The subject parcel is currently within the EID sphere of influence.
18. Effect on adjacent areas, communities of interest [56668(c)]	Consistent. The annexation will have a minimal effect on adjacent areas.
19. Information or comments from landowners or owners	Consistent: The annexation was initiated by landowner petition. The sole landowner, owning 100% of subject parcel, consents 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. This proposal with neither assist or detract from the County’s ability to achieve its RHNA targets.

FACTOR TO CONSIDER	COMMENT
23. Land use, information relating to existing land use designations [§56668(m)]	Consistent. The annexation does not include a development proposal. The current land uses are consistent with the zoning (LA-20) and land use designation (AL).
24. Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	Consistent. There are currently no registered voters residing in the proposal area. Future development plans would add one single-family residence to the subject parcel.
25. Proximity to other populated areas [Policy 3.1.4 (a)]	Consistent. The annexation site is located in a Rural Region. The site is generally surrounded by existing residential development and agricultural uses.
26. Consistency with General Plans, specific plans, zoning [Policy 3.1.4(g)]	Consistent: No development is proposed at this time. The annexation and possible future single-family residence are consistent with the current zoning (LA-20) and land use designations (AL) of the subject parcels.
27. Physical and economic integrity of agriculture lands and open space [Policy 3.1.4(e), §56016, 56064]	Consistent. The annexation will not have an adverse effect on agricultural land or open space.
28. Optional factor: regional growth goals and policies [§56668.5]	Consistent. The annexation proposal does not include any type of new housing or other development, but will support the eventual construction of one single-family residence. It will neither assist or detract from the County's ability to achieve its RHNA targets.
29. Information contained in a local hazard mitigation plan, a safety element of a general plan, and any maps that identify land as a very high fire hazard zone [§56668(q)]	Consistent. The majority of the subject parcel is designated as a moderate fire hazard zone (approximately 85-90%); a small portion of the parcel is designated as a high fire hazard zone (approximately 10-15%).