

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 of the island areas into ECF is necessary in order to allow for the provision of, and equitable reimbursement for, extending essential fire protection and emergency medical services to the island areas. The proposed annexation will enhance public services in the annexation areas by tying financing to services provided.
2. Ability to serve, level and range of service, time frames, conditions to receive service [Policy 3.3, §56668(j)]	Consistent. The primary facility providing service to each island area is the fire station with the shortest travel time to that area. All response times are well within the County General Plan minimum standard for fire district response time of 15-45 minutes within Rural Centers and Rural Regions. No new infrastructure is necessary to deliver service to the proposed annexation areas.
3. Timely availability of adequate water supply [§56668(k)]	Not Applicable. The proposed annexation will not have any effect on the water supply available in the general vicinity or the provision of water to the proposed annexation areas.
4. Alternatives to service, other agency boundaries, and local gov't structure [Policies 3.3.2.2(g), 6.1.3]	Consistent. Mutual aid agreements exist among the local fire districts in order to ensure service is provided in the most efficient manner possible, no matter the jurisdictional boundaries of where the emergency call is located. Regardless of annexation, ECF has the closest resources to the proposed annexation areas and is the most likely agency to be the first responder to a fire or medical emergency.
5. Significant negative service Impacts [Policy 6.2.4, §56668.3(b)]	Consistent. The level of service ECF currently provides is not expected to change as a result of the proposed annexation. The District and existing residents will benefit from the additional revenue from the annexed properties.
6. Coordination of applications [Policy 3.1.9]	Consistent. ECF has identified an additional 8 island areas that it is interested in eventually annexing, as feasible. However, State Board of Equalization (BOE) fees may make annexation of the remaining 8 islands prohibitively expensive, so a District-initiated annexation of these areas is uncertain.

FACTOR TO CONSIDER	COMMENT
7. Present cost/adequacy of governmental services, including public facilities [Policy 3.3.2.2]	Consistent. Costs to provide service to the affected parcels are not expected to increase upon annexation. ECF is the likely first responder to the island areas, regardless of any changes in the jurisdictional boundaries. Annexation will allow ECF to collect property tax and special tax revenue from the annexed properties to help offset the costs of providing fire protection and emergency medical services.
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 taxes and special tax revenue from the annexing parcels will support the costs of service. Services to the annexing areas and existing service area will not be affected.
9. Effect of alternative courses of action on cost & adequacy of service in area and adjacent areas [§56668]	Consistent. ECF has the closest resources to the subject parcels and is the most likely agency to be the first responder to a fire or medical emergency. Absent annexation, ECF would have no mechanism in place to recoup its cost of service.
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 ECF for providing fire protection and emergency medical services to the areas.
11. Revenue producing territory [Policy 6.1.1]	Consistent. Collected revenue is expected to offset the cost of providing fire protection and emergency medical services to the annexing parcels; however, the revenue is not expected to exceed those costs.
12. 56668.3 “best interest” [§56668.3]	Consistent. The proposed annexation is in the best interests of the affected areas, existing customers, and ECF.
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 island areas are completely surrounded by ECF’s current boundaries and services can be extended to the sites 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 the island areas.
15. Creation of islands, corridors, irregular boundaries [Policies 3.9.3, 3.9.4, 3.9.7]	Consistent. Approval of the petition as recommended will eliminate 14 service islands within ECF’s boundaries, resulting in a more logical ECF boundary overall.

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16. Conformance to lines of assessment, ownership [Policy 3.9.2]	Consistent. The boundaries of the proposed annexation areas conform to the existing lines of assessment and ownership of all subject parcels, to the extent possible. 14 of the subject parcels are split between tax rate areas and are already partially within ECF boundaries; in these instances, only a portion of the parcel is proposed to be annexed.
17. Spheres of Influence [Policy 3.9.1]	Consistent. The annexation areas are fully within the ECF sphere of influence.
18. Effect on adjacent areas, communities of interest [56668(c)]	Consistent. The proposed annexation will have a minimal effect on adjacent areas.
19. Information or comments from landowners or owners	Consistent. ECF has identified a total of 22 island areas surrounded by its boundaries. The District has indicated that it is interested in eventually annexing all of its island territories into the District, as feasible; however, State Board of Equalization fees may make annexation of the remaining 8 islands prohibitively expensive, so a District-initiated annexation of these areas is uncertain.
20. Effect on other community services, schools	Consistent. There are no negative impacts expected for other public service providers to the annexation areas.
21. Other agency comments, objections [Policy 3.1.4 (l), §56668(i)]	Consistent. All affected agencies were notified of the proposal. No comments were received from other affected agencies.
22. Fair share of regional housing needs [§56668(l)]	Consistent. This proposal will neither assist or detract from the County's ability to achieve its RHNA targets.
23. Land use, information relating to existing land use designations [§56668(m)]	Consistent. Current land use in the affected island areas is mostly rural residential, agricultural, and residential, including some industrial and commercial uses, as well as vacant lands.
24. Population, density, growth, likelihood of growth in, and in adjacent areas, over 10 years	Consistent. There are currently 91 registered voters residing in the subject areas. Approximately 93 of the subject parcels are vacant; however, 36 of those are in active Williamson Act contracts, and another half dozen are under public ownership (Federal or State), or owned by the American River Conservancy.

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25. Proximity to other populated areas [Policy 3.1.4 (a)]	Consistent. Areas D, E, G, H, I, J, and K are within the Camino/Fruitridge Agricultural District and Area F is within the Pleasant Valley Agricultural District; land uses surrounding these islands tends to be primarily rural residential and agricultural. Areas M and N are part of the larger Pollock Pines Rural Center; surrounding land uses tend to be low and medium density residential uses.
26. Consistency with General Plans, specific plans, zoning [Policy 3.1.4(g)]	Consistent. The annexation and all existing development and uses appear consistent with the land use designations.
27. Physical and economic integrity of agriculture lands and open space [Policy 3.1.4(e), §56016, 56064]	Consistent. 36 of the 159 parcels proposed for annexation are currently under Williamson Act contract. Adjacent zoning designations allow residential uses and varying intensities of agricultural uses by right, none of which will be impacted by the proposed annexations. The proposed annexations will not have an adverse effect on agricultural lands 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; therefore, 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. Fire hazard zones include moderate, high and very high. The majority of the island areas are designated as either high or very high fire hazard zones, at least in part. 10 of the islands are predominantly located in a high or very high hazard zone. Annexation will provide additional revenue to ECF to be used for essential structural fire protection services.