

Agency Profile

Located in the northwestern portion of El Dorado County, the Garden Valley Fire Protection District (GRV) was formed in November 1973 under Government Code §61000, et seq., for the purpose of providing improved fire protection and related services (refer to Map E). The communities with the highest concentration of people in the Garden Valley FPD are Garden Valley, portions of Greenwood and Kelsey. All of the communities in ECF are major risk areas for wildland/urban interface.

*Land Use Character*

Land use in the district primarily consists of low density residential, agriculture, grazing, and crops. There are no major commercial land uses in GRV; the few businesses in the district are primarily in residential areas. Portions of Greenwood and Garden Valley have bands of high density residential.

*Level of Service*

GRV provides a moderate level of services to its residents district-wide. Its per capita district expenditure was \$69.41 in Fiscal Year 2003-2004. Its main funding mechanisms for these services are property taxes, assessments and development impact fees; however, GRV also receives County Supplement Funds. Its three fire stations provide sufficient coverage for the district.

Commission's Policies and Guidelines

LAFCO Policy 4.4 requires the Commission to review the following topics before making sphere of influence determinations. The Commission's recent review of fire suppression and emergency services addressed these requirements as noted below. All citations are from the Final Countywide Fire Suppression and Emergency Services Municipal Services Review, adopted by the Commission in August, 2006.

**1. *Service capacity, level and types of services currently provided by the agency, and areas where these services are provided***

Refer to pages 113-114, "Services and Programs;" page 114, "Infrastructure and Facilities;" page 115, "Equipment and Vehicles;" pages 116-117, "Personnel and Staffing;" page 286, "Table 107 – Comparative Ratio of Firefighters to Population per Agency;" pages 298-299, "Garden Valley FPD (GRV);" and Map 8 – "North County Stations."

**2. *Financial capabilities and costs of service***

Refer to pages 119-122 "Funding and Budget;" pages 319-321, "Agency Funding;" page 342, "Table 113 – Comparative Ratio of Fire Protection Expenditures to Population per Agency;" and page 343, "Table 114 – Comparative Personnel Cost Percentage of Total Budget per Agency."

**3. *Topographic factors and areas of social and economic interdependencies***

Refer to pages 111-112, "Garden Valley Fire Protection District;" and page 309, "Table 111 – El Dorado County Land Use Forecasts."

**4. Existing and planned land uses, land use plans and policies, consistency with county and city general plans, and projected growth in the affected area**

Refer to page 112, "Garden Valley Fire Protection District;" and pages 307-312, "Growth and Population Projections for the Affected Area."

**5. Potential effects on agricultural and open space lands**

The overwhelming majority of the district is composed of either agricultural lands or rural residential. The eastern tenth of the district is part of the Eldorado National Forest. The 2004 General Plan directs unincorporated growth to already existing population centers, or "community regions," such as Greenwood and Garden Valley. On the other hand, the General Plan also calls for protecting the county's agriculture sector. Consequently, it is unlikely that the land use within the district will change significantly.

The only possible changes in land use would be for formerly public lands that convert to private property. In those cases, it is conceivable that previously-vacant lands will have structures built on them or for previously-large parcels to be subdivided into smaller parcels with residences on them. However, those changes should not significantly alter rural character of the district. They will lead to an increase in service demand to the district. Fire suppression and emergency medical services, in and of themselves, do not increase the likelihood of this type of activity and, therefore, induce urban growth or the premature conversion of agricultural, open space or forest land to urban uses.

**6. A description of the services that will be provided to any areas which may be added to the sphere and the timing and method for funding expansion of facilities or services**

Refer to pages 113-114, "Services and Programs; page 114, "Infrastructure and Facilities;" page 115, "Equipment and Vehicles;" pages 116-117, "Personnel and Staffing;" page 286, "Table 107 – Comparative Ratio of Firefighters to Population per Agency;" pages 298-299, "Garden Valley FPD (GRV);" and Map 8 – "North County Stations."

**7. An analysis of the effects of a proposed sphere of influence on other agencies and their service capabilities:**

Refer to pages 336-339, "Government Structure and Cost Effectiveness."

**DETERMINATIONS**

In determining the sphere of influence for each local agency, Government Code §56425(e) requires the Commission to consider and prepare a written statement of determinations with respect to four factors. Staff recommends the following determinations for amending the sphere for GRV:

**1. The present and planned land uses in the area, including agricultural and open space lands.**

The majority of present land use in the GRV area includes rural residential and agricultural uses, although there are small pockets of high density residential and commercial uses. Primarily residential areas within GRV are spread throughout the district; however, residential patterns loosely follow major road arteries, including Highway 193, Garden Valley Road, Marshall Road and Greenwood Road. Future land uses are expected to remain relatively unchanged, with population growth likely lower than the projections for other unincorporated portions of the Western Slope. The 2004 General Plan encourages future development to remain within the community regions of Garden Valley and Greenwood.

There are parcels to the west of the district that are currently within the sphere of influence, but are not within the GRV boundaries. The nearest other fire protection agency is El Dorado County FPD (EDC). The GRV and EDC chiefs recognize that these parcels are not within their respective fire protection agency. Since the area is not slated for development at this time, they have requested that their spheres remain as they are currently drawn, pending a collaborative effort from all of the fire districts to reorganize the spheres and service areas, if necessary.

As mentioned above, the only likely changes in land use are parcels east of the district that were formerly public lands converted to private ownership. Currently, these parcels are not within a fire protection district. This causes an issue of economic imbalance to the GRV because it would be the most likely agency to respond to a fire or medical emergency. The GRV Chief requested that LAFCO include these parcels within the SOI for future annexation consideration.

**2. *The present and probable need for public facilities and services in the area.***

Parcels currently within the GRV district receive sufficient fire suppression and emergency response services as needed. If annexed, the areas described above would increase demand for these services, although it is expected that existing personnel and equipment would be adequate to meet the level of service required for the inclusion. In addition, funding, in the form of increased property taxes and assessments received will offset increased costs and will ensure the sufficient provision of services to serve the area.

**3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.***

The GRV appears to provide adequate fire suppression and emergency response services within and, in cases of mutual aid responses, outside its boundaries. The district is compensated for these services primarily through property taxes, County Supplement Funds and district assessments.

**4. *The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.***

GRV serves the communities of Garden Valley, Kelsey and portions of Coloma and Greenwood. The areas proposed for inclusion are located in the far eastern reaches of Garden Valley, outside of any established community boundaries. Other than

Greenwood, there is no social or economic community of interest that would require further Commission consideration of this issue for the sphere update.

Based upon the information contained in this document, it is recommended that the Garden Valley FPD Sphere of Influence be updated to affirm its original sphere, along with the inclusion of the areas describe above, as shown in Map E. The parcels proposed for inclusion are:

062-111-51	062-111-54	062-111-57	062-300-04
062-111-52	062-111-55	062-300-01	062-300-05
062-111-53	062-111-56	062-300-03	062-300-10