

Agency Profile

Located in the westernmost portion of the County, between the Sacramento County line, Folsom Lake, Cameron Park, and Latrobe, the El Dorado Hills County Water District (EDH) was formed by the Board of Supervisors in July 1960 (pre-dating LAFCO, refer to Map D). Formed under the provisions of the California Water Code, the district only provides fire suppression and emergency services. LAFCO has not determined the district's sphere of influence since Cortese-Knox-Hertzberg was adopted; however, in the last two years the Commission amended EDH's sphere of influence to include the Carson Creek and Euer Ranch projects in their entirety and the western portions of the Marble Valley project.

Land Use Character

El Dorado Hills is the most populous and rapidly developing area of the county. Land use in this area is mostly single family residential and contributes to a high demand for municipal services. EDH is the provider of fire suppression and emergency services to the area. Most of EDH's service area is designated as a "State Responsibility Area;" however, a small portion has a "Local Responsibility Area" designation. A growing commercial center is in progress on Latrobe Road south of Highway 50.

Level of Service

EDH provides a moderate to high level of services to its residents district-wide. Its per capita district expenditure was \$270.06 in Fiscal Year 2004-2005. Its main funding mechanisms for these services are property taxes and development impact fees. Its three fire stations provide extensive coverage for the district: one in the north of El Dorado Hills, one in the center and a third in the west. The district is in the process of building a fourth station on the district's south end near the Euer Ranch and Carson Creek projects.

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 review of fire suppression and emergency services addressed these requirements as noted below. All citations are from the 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 38-39, "Services and Programs;" pages 39-40, "Infrastructure and Facilities;" pages 40-41, "Equipment and Vehicles;" pages 41-42, "Personnel and Staffing;" page 286, "Table 107 – Comparative Ratio of Firefighters to Population per Agency;" page 296, "El Dorado Hills CWD (EDH)" and Map 7 – "West County Stations".

2. *Financial capabilities and costs of service.*

Refer to pages 46-47 “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 35-36, “El Dorado Hills County Water 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 36-37 “Growth and Population;” and pages 307-312, “Growth and Population Projections for the Affected Area.”

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

EDH serves a mostly urbanized area. The remaining large open space areas are mostly planned for development within 20 years. These include the Bass Lake Road, Carson Creek, Deer Valley, Euer Ranch and Marble Valley areas. The largest exceptions are the lands south of the Southern Pacific Railroad west of Latrobe Road and some areas to the north of the district east of Salmon Falls. The latter area, however, may yet to be developed as low density residential. The remaining undeveloped areas within either the district’s service boundaries or within its sphere of influence are small parcels that are also slated for infill development.

Any expansion of the district should not have a detrimental effect on the remaining open space lands since fire suppression and emergency services are not growth-inducing or lead to the premature conversion of agricultural or open space lands to urban uses. To a large extent, these services protect the human, economic and resource assets of the community by responding to emergencies that threaten lives and property, regardless of the developed or undeveloped state of the land.

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 39-40, “Services and Programs;” page 40, “Infrastructure and Facilities;” page 41, “Equipment and Vehicles;” pages 43-44, “Personnel and Staffing;” page 288, “Table 107 – Comparative Ratio of Firefighters to Population per Agency;” page 300, “El Dorado Hills CWD (EDH)” and Map 7 – “West 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 EDH:

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

Present land use in the EDH area includes primarily residential areas spread throughout the district, largely in planned developments. The El Dorado Hills area is the most rapidly growing portion of the County. More residential development is expected in the near future.

There are approximately 1,400 acres currently within the EDH sphere that are not within the district boundaries. Of these, approximately 455 acres are set aside for agricultural production, 361 acres near Folsom Lake are designated as permanent tourist recreational or open space lands and 586 acres are currently vacant and slated for development. While these parcels are not within a fire protection agency, each of the areas in question are surrounded on all sides by EDH boundaries, indicating that it would be the most likely agency to respond to a fire or medical emergency. This creates an issue of fiscal inequity to the EDH, because it does not receive revenue from these parcels to offset the potential costs of service.

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

Although more than half of the acreage outside of the EDH boundaries is designated by the 2004 General Plan for agricultural, tourist recreational or open space uses, the remaining 586 acres are designated for low density residential uses and are expected to be developed in the near future. In addition, many of these developable parcels have an active application with County Planning. In those instances, it is conceivable that existing large parcels will be subdivided into smaller parcels with residences on them. If this were to occur, it would lead to an increase in service demand to the district.

Parcels currently within the EDH district receive adequate fire suppression and emergency response services as needed. If developed, the areas described above would increase demand for these services. While existing personnel and equipment will most likely be adequate to maintain current service levels. Upon district annexation, the additional revenue received from these parcels in the form of increased property taxes, assessments and

development impact fees would sufficiently offset the increased costs and required resources to ensure the provision of services to the area.

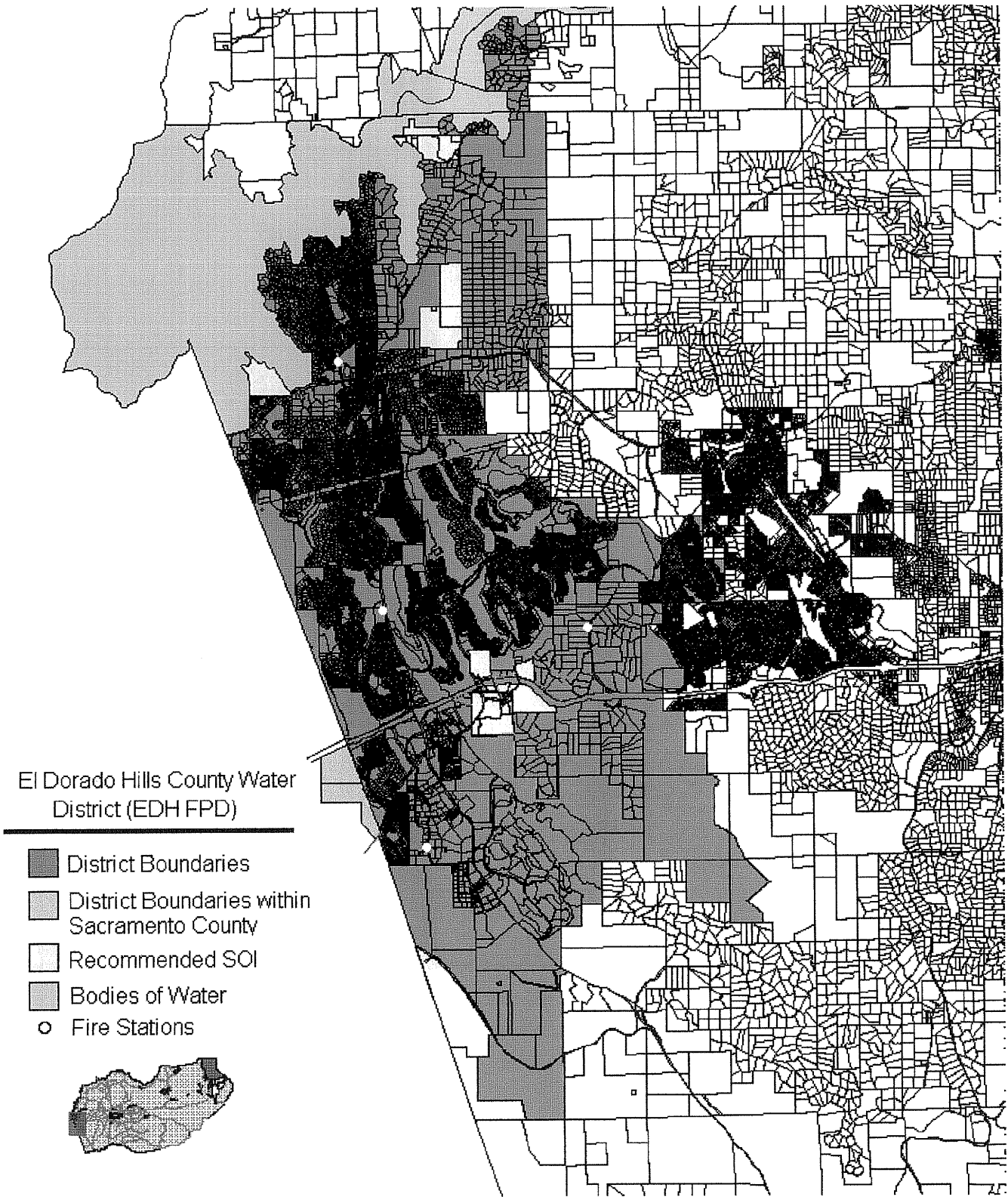
3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

EDH appears to provide a moderate to high level of 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, development impact fees 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.*

EDH primarily serves the community of El Dorado Hills, which would not be divided in any way by this sphere update.

Based upon the information contained in this document, it is recommended that the El Dorado Hills County Water District Sphere of Influence be updated to affirm its current sphere, as shown in Map D.



DRAFT
EL DORADO LAFCO
LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-2007-15

**Update to the El Dorado Hills County Water District
Sphere of Influence**

LAFCO Project No. 2007-04-D

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs the organization and reorganization of cities and special districts by local agency formation commissions established in each county, as defined and specified in Government Code Sections 56000 et seq. (unless otherwise indicated all statutory references are to the Government Code); and

WHEREAS, Section 56425 et seq. provides that the local agency formation commission in each county shall develop and determine the sphere of influence of each local governmental agency within the county, and enact policies designed to promote the logical and orderly development of areas within the spheres of influence, as more fully specified in Sections 56425 et seq.; and

WHEREAS, Section 56430 requires that local agency formation commissions conduct a municipal service review (MSR) prior to, or in conjunction with, consideration of actions to establish or update a sphere of influence (SOI) in accordance with Sections 56076 and 56425; and

WHEREAS, pursuant to Section 56430, in order to prepare and update spheres of influence, the Commission conducted a Countywide Fire Suppression and Emergency Services Municipal Services Review and adopted a written statement of determinations on August 23, 2006; and

WHEREAS, the agencies reviewed were County Service Area 7, City of South Lake Tahoe, Cameron Park Community Services District, Diamond Springs/El Dorado Fire Protection District, El Dorado County Fire Protection District, El Dorado Hills County Water District, Fallen Leaf Lake Community Services District, Garden Valley Fire Protection District, Georgetown Fire Protection District, Lake Valley Fire Protection District, Latrobe Fire Protection District, Meeks Bay Fire Protection District, Mosquito Fire Protection District, Pioneer Fire Protection District, and Rescue Fire Protection District, among others; and

WHEREAS, the Executive Officer reviewed the sphere of influence update pursuant to the California Environmental Quality Act (CEQA), and recommended that the project is exempt from CEQA under Section 15061(b)(3) because it is covered by the general rule that CEQA applies only to projects which have the potential for causing

a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, and, based thereon, the Executive Officer prepared a Notice of Exemption; and

WHEREAS, the Executive Officer set a public hearing for June 27, 2007 for consideration of the environmental review and the draft sphere of influence update for El Dorado Hills County Water District and caused notice thereof to be posted, published and mailed at the times and in the manner required by law at least twenty-one (21) days in advance of the date; and

WHEREAS, on June 27, 2007 the draft sphere of influence update came on regularly for hearing before LAFCO, at the time and place specified in the Notice; and

WHEREAS, at said hearing, LAFCO reviewed and considered the draft sphere of influence, and the Executive Officer's Report and Recommendations; each of the policies, priorities and factors set forth in Government Code Section 56425 et seq.; LAFCO's Policies and Guidelines related to spheres of influence, starting with Policy 4.0; and all other matters presented as prescribed by law; and

WHEREAS, at that time, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony and other information concerning the proposal and all related matters; and

WHEREAS, the Commission received, heard, discussed, and considered all oral and written testimony related to the sphere update, including but not limited to protests and objections, the Executive Officer's report and recommendation, the environmental document and determinations and the service reviews; and

WHEREAS, pursuant to Government Code Section 56425(h)(2), the Commission does hereby establish the functions and classes of services provided by El Dorado Hills County Water District as follows: fire suppression and emergency services; and

WHEREAS, the Commission does hereby make the following determinations regarding the proposal pursuant to Government Code Section 56425(e):

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

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There are approximately 1,400 acres currently within the EDH sphere that are not within the district boundaries. Of these, approximately 455 acres are set aside for agricultural production, 361 acres near Folsom Lake are designated as permanent tourist recreational or open space lands and 586 acres are currently vacant and

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

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

EDH appears to provide a moderate to high level of 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, development impact fees 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.*

EDH primarily serves the community of El Dorado Hills, which would not be divided in any way by this sphere update.

NOW, THEREFORE BE IT HEREBY RESOLVED, DETERMINED, ORDERED AND FOUND:

Section 1. Each of the foregoing recitals is true and correct.

Section 2. The Notice of Exemption prepared by the Executive Officer is approved as the appropriate environmental document for this project.

Section 3. The update to the El Dorado County Water District's Sphere of Influence to affirm the current sphere is orderly, logical and justifiable.

Section 4. The Executive Officer is directed to file a Notice of Exemption under Section 15061(b)(3) in compliance with the California Environmental Quality Act and local ordinances implementing the same.

Section 5. The El Dorado County Water District's sphere of influence is updated to affirm its current sphere as shown on the attached map, marked Exhibit A, attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the El Dorado Local Agency Formation Commission at a regular meeting of said Commission, held June 27, 2007 by the following vote of said Commission.

AYES:
NOES:
ABSTENTIONS:
ABSENT:

ATTEST:

Clerk to the Commission

Chairperson