

DRAFT
EL DORADO LAFCO

LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NUMBER L-2008-26

**Update to the Georgetown Divide Public Utility District
Sphere of Influence**

LAFCO Project No. 2007-12-V

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 Government Code Section 56430, in order to prepare and update spheres of influence, the Commission conducted a Water, Wastewater and Power Municipal Services Review and adopted a written statement of determinations on January 30, 2006; and

WHEREAS, the agencies reviewed were Cameron Estates, El Dorado Hills, Greenstone Country, and Grizzly Flats Community Services Districts; Georgetown Divide, Kirkwood Meadows, South Tahoe and Tahoe City Public Utility Districts; El Dorado Irrigation District; McKinney Water District; and the City of Placerville; and

WHEREAS, pursuant to Section 56430, in order to prepare and update spheres of influence, the Commission conducted a General Government Services I Municipal Services Review and adopted a written statement of determinations on February 27, 2008; and

WHEREAS, the agencies reviewed were Arroyo Vista, Cameron Estates, Cameron Park, Cosumnes River, El Dorado Hills, Fallen Leaf Lake, Greenstone, Holiday Lake, Lakeview, Showcase Ranches and Springfield Meadows Community Services Districts; Georgetown Divide, Kirkwood Meadows, South Tahoe and Tahoe City Public Utility Districts; El Dorado Irrigation District; the Cities of Placerville and South Lake Tahoe; County Service Areas 2, 3, 5 and 9; Georgetown Divide Recreation District; and Tahoe Paradise Resort Improvement District; 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 March 26, 2008 for consideration of the environmental review and the draft sphere of influence update for Georgetown Divide Public Utility 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 March 26, 2008 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.

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 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.

Present land use in the GDPUD service area includes primarily low- to medium-density residential, commercial, industrial, and agricultural related activities such as orchards, vineyards and livestock. Primary residential areas within the District tend to follow along the major road arteries, with the heaviest concentration clustering in the communities of Georgetown, Garden Valley and Cool. Areas between these community regions are primarily agricultural and rural residential. Over half of the land within GDPUD's Sphere of Influence, on the eastern side, is publicly owned by the US Forest Service.

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

In 2006, GDPUD had 3,559 water service accounts of which 86 percent are residential, 4 percent are commercial, and 10 percent are agricultural. Although the majority of service accounts are residential, agricultural water use comprises 70 to 80 percent of total water demand. Agricultural land use generally includes smaller-acreage properties with crops that are suitable for sloped hillsides, including vineyards, Christmas trees, olive and citrus groves, berries, deciduous orchards, and pasture. According to the Water MSR, there were 1,195 irrigated agricultural acres within the District's boundaries on 2001; by 2025 the acreage is expected to increase to 3,527 acres.

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

The District has planned for the infrastructure needs of water and wastewater services, and is planning to construct a new water treatment plant at Greenwood Lake. The District is pursuing new water supply options and is addressing capital needs through its five-year CIP. The biggest challenge to the District is infrastructure and lack of facilities to tap into water sources. Instead, the District is exploring using gravity feeds and topographical features to resolve these deficiencies.

The water demand projections in the 2004 General Plan and EDCWA's *Water Resources Development and Management Plan* (November 2007) are significantly higher than those shown in GDPUD's 2005 *Urban Water Management Plan*, and project that new water supplies will be needed to meet projected demand by 2025 and at buildout. Utilizing those same numbers, the Water MSR, found that, when using firm yield and factoring in latent demand and operational losses, GDPUD's water supply is not adequate to meet future demand. The District disputes these findings, indicating that its supplies are ample when factoring probable use instead of EDCWA's buildout numbers. Should water shortages occur during multiple dry years, GDPUD would curtail agricultural water deliveries prior to domestic water deliveries and would implement its Water Shortage Contingency Plan to reduce water use.

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.*

GDPUD serves multiple communities within the Georgetown Divide, including Georgetown, Garden Valley, Cool, Greenwood, Pilot Hill, Kelsey, Quintette and Volcanoville. Georgetown, Garden Valley and Cool represent the primary concentrated, social or economic communities of interest within the district. The District did not indicate any specific areas planned for annexation in the near future, nor the need for sphere of influence or boundary adjustments.

Section 4. Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services currently actively provided by Georgetown Divide Public Utility District as follows: water, wastewater and hydroelectric power.

Section 5. The update to Georgetown Divide Public Utility District's Sphere of Influence to affirm the current sphere is orderly, logical and justifiable.

Section 6. 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 7. The Georgetown Divide Public Utility District's sphere of influence is updated to affirm its current sphere, as shown on the attached map, marked Exhibit B, 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 March 26, 2008 by the following vote of said Commission.

AYES:
NOES:
ABSTENTIONS:
ABSENT:

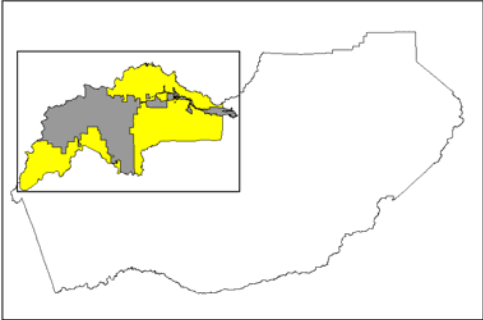
ATTEST:

Clerk to the Commission



Chairperson

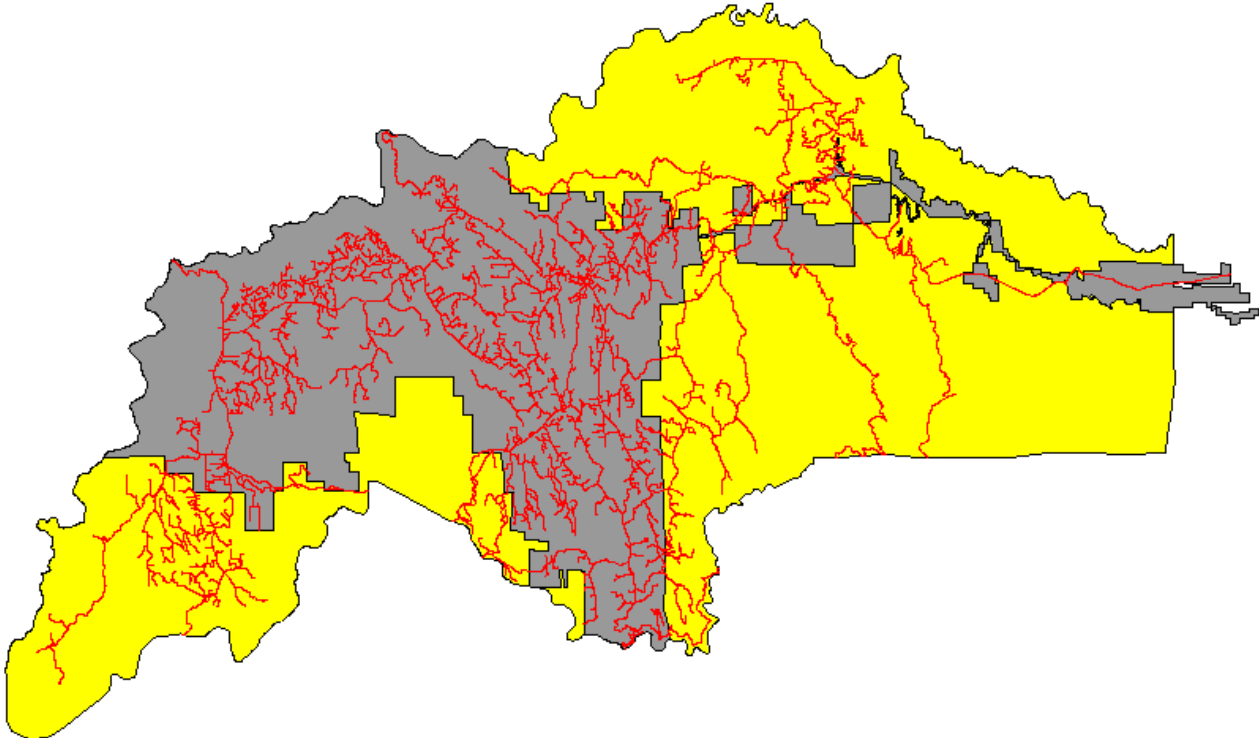
EXHIBIT A

Area of Interest:



Legend:

-  Service Area
-  Sphere of Influence



Georgetown Divide Public Utility District