

Grizzly Flats Community Services District

Agency Profile

Surrounded by the Eldorado National Forest, the Grizzly Flats Community Services District (GFCSD) was formed in 1987 to serve the unincorporated Grizzly Flat community in the southern portion of El Dorado County. The District provides water to the community with an estimated population of 1,700 people with 585 connections. The District has rights to 143.5 acre/feet of surface water and maintains one reservoir and two storage tanks. GFCSD also maintains an infrastructure consisting of several miles of main lines and 7 pumps.

Land Use Character

The Community of Grizzly Flat is considered a Rural Center per the El Dorado County General Plan Land Use Element (July 2004); therefore an urban limit line (ULL) is established for the community. The District's current boundaries are fairly consistent with the ULL. There are an estimated 1,222 parcels within the District's boundaries, with 585 customers receiving service. Land uses include medium to high density residential with a few parcels designated as either open space or "public facility use" and one parcel designated as commercial. This area has a high percentage of homes that are used seasonally; although it is anticipated that the number of permanent residents will increase over the next twenty years. Based on the El Dorado County Assessor's records in 2002, there were 387 acres of vacant land in the Grizzly Flat area comprising 58 parcels.

Level of Service

Currently, water demands exceed the safe yield of available supply, and the District has limited storage capacity. In addition, the District is pursuing additional water rights and storage reservoirs to provide an adequate reliable water supply for domestic use and structural and wild fire protection. Within the service area, the District appears to provide an adequate level of water services given these constraints. The ability to expand services or its ability to cope with a substantial increase in service demand is questionable.

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 water, wastewater and power services addressed these requirements as noted below; however, Grizzly Flats CSD is a single-service provider. It is authorized and actively providing water service within its service area. All citations are from the Final Water, Wastewater and Power Services Municipal Services Review, adopted by the Commission in January 30, 2008.

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

Refer to pages 6-4 to 6-6, "Section 6.3 – Infrastructure Needs or Deficiencies;" and page 6-10, "Section 6.12.2 – Infrastructure Needs or Deficiencies."

2. Financial capabilities and costs of service

Refer to pages 6-6 to 6-7 "Section 6.4 – Financing Constraints and Opportunities;" page 6-7, "Section 6.5 – Cost Avoidance Opportunities;" page 6-8, "Section 6.6 – Opportunities for Rate Restructuring;" page 6-10, "Section 6.12.3 – Financing Constraints and Opportunities;" page 6-10, "Section 6.12.4 – Cost Avoidance Opportunities;" and 6-11, "Section 6.12.5 – Opportunities for Rate Restructuring."

3. Topographic factors and areas of social and economic interdependencies

Refer to page 6-1, "Section 6.1 – Overview" and page 6-3, "Section 6.2 – Growth and Population Projections."

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 6-3 "Section 6.2 – Growth and Population Projections;" and page 6-10, "Section 6.12.1 – Growth and Population."

5. Potential effects on agricultural and open space lands

The 2004 General Plan directs unincorporated growth to already existing population centers, or "community regions." While the Grizzly Flat area is not in a "community region," it is designated as a rural center with an "urban limit line" (ULL). Grizzly Flat CSD's boundaries more or less conform to this community region, with the main differences being that the ULL contains two parcels to the north outside of the Grizzly Flat CSD's service area and the CSD service boundary encompasses five parcels on the east and south that are outside of the ULL.

The District abuts the Eldorado National Forest to the south and is substantially surrounded by the "natural resources" overlay. While Grizzly Flat CSD is a medium to high density residential island surrounded by timber uses, with a few exceptions growth will be restricted. Topography, new regulations relating to urban development, the nearby national forest, the District's ability to expand and the surrounding uses will hamper any substantial population increase. Consequently, there should be little, if any, new growth occurring in the area.

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 6-4 to 6-6, "Section 6.3 – Infrastructure Needs or Deficiencies;" and page 6-10, "Section 6.12.2 – Infrastructure Needs or Deficiencies."

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

Refer to page 6-8, "Section 6.7 – Opportunities for Shared Facilities;" pages 6-9 to 6-10, "Section 6.11 – Sphere of Influence Recommendations;" and page 6-11, "Section 6.12.6 – Opportunities for Shared Facilities."

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 updating the sphere for Grizzly Flat CSD:

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

Present land uses within the District include medium to high density residential uses, with a few parcels having other designations, such as "open space" and "public facility use." Present land uses surrounding the District include "natural resources" or low density residential. Planned land uses are anticipated to remain the same as current land uses.

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

The District has a difficulty meeting present needs for water services because of insufficient water rights and storage. Probable needs for future public water services may not be met because current demand exceeds available supply. While the District is pursuing additional rights, it is unknown whether it will be able to secure them. The District has a reasonable chance to secure financing to increase storage capacity; however, those capital improvements may not occur for a few years.

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

The District has adequate plans and facilities to cope with its current situation; however the ability of the District to provide potable water within its service area is questionable unless the District is able to expand its water supply storage capacity. Until those are resolved, the data indicate that the District would be unable to expand beyond its current service boundary.

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.

Social or economic communities of interest in the area do not extend beyond the community of Grizzly Flat.

Based upon the information contained in this document, it is recommended that the Grizzly Flats CSD Sphere of Influence be updated to shrink its current sphere so that it is coterminous with its service boundaries, as shown in the map labeled "Exhibit B" and attached to Resolution L-2008-03.