

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8:00 AM to 4:00 PM
tahoebuild@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 8:00 AM to 4:00 PM
planning@co.el-dorado.ca.us

MEMORANDUM

DATE: Agenda of: January 10, 2008

TO: Planning Commission Item #: 6.c.

FROM: Thomas A. Lloyd, Assistant Planner

SUBJECT: GOV07-0010: Finding of General Plan Consistency per Government Code Section 65401 Capital Improvement Program Funded by El Dorado County Fire Protection District, Fire Facilities Impact Fee Study

Recommendation:

Planning Services recommends that the Planning Commission find the proposed capital improvement program funded by the proposed fire facilities impact fee for the El Dorado County Fire Protection District to be consistent with applicable policies of the adopted 2004 El Dorado County General Plan.

Project Description:

The El Dorado County Fire Protection District has developed a list of planned fire facilities, outlined in Attachment B. These improvements are to be funded in part by fire facilities impact fees outlined in the *Annual Report on Fire District Development Improvement Fees and Annual Update of Ten Year Apparatus/Facilities Improvement Plan Fiscal Year 2005-2006, August 15, 2007*. This study is an update to the current impact fee program which was last calculated for fiscal year 2004-2005 and was developed to address the CIP programs established by the District's master plan. The purpose of this nexus study is to establish the legal and policy basis for the imposition of fire facilities impact fees on new development within the El Dorado County Fire Protection District boundaries. The District is not requesting a change to the current fee schedule.

Location:

Various sites located within the El Dorado County Fire Protection District boundaries.

Analysis of General Plan Consistency:

The Capital Improvement Plan documents preliminary planned improvements to existing stations, equipment, and vehicles that would be needed to accommodate the projected new residential and commercial development within the district. Review by the District's Board of Directors has found that, while only 28 percent of the funds necessary to meet the District's updated plan will be provided with the current fee schedule, no increase shall be proposed. The fee will remain at \$1.10 per square foot for residential dwelling unit and \$1.10 per square foot of commercial, industrial, or institutional development.

General Plan Policy 5.1.2.2 establishes minimum levels of service for fire district response to be applied to the review of discretionary projects as an eight-minute response time to 80 percent of the population within the Community Region and a 15-45 minute response within a Rural Center or Rural Region. Development of the planned fire facilities discussed above will aid the El Dorado County Fire Protection District in meeting these response times for future development consistent with Policy 5.1.2.2.

Payment of the proposed fire facilities impact fees to fund the planned improvements will assist project applicants in satisfying General Plan Policy 5.7.1.1 which requires that "prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development."

Policy 6.2.3.1 requires the County to find that, based on information from the applicant and responsible fire protection district, concurrent with development, adequate emergency water flow, fire access, and fire fighting personnel and equipment will be available for new development in accordance with applicable State and local fire district standards. The planned fire facilities and equipment outlined in Attachment B are consistent with this policy, because they address the service needs of future development.

The Report also addresses General Plan Policy 10.2.1.4 that requires, "new discretionary development to pay its fair share of the costs of all civic, public, and community facilities it utilizes based upon the demand for these facilities that can be attributed to new development."

In conclusion, the proposed CIP is consistent with the applicable policies of the 2004 General Plan.

ATTACHMENT:

- A. Exhibit "C" Capital Improvement Plan Update for 2005-2006
- B. Facilities & Apparatus Operation Plan