

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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MEMORANDUM

DATE: Agenda of: January 24, 2008

TO: Planning Commission Item #: 6.e.

FROM: Thomas A. Lloyd, Assistant Planner

SUBJECT: GOV07-0009: Finding of General Plan Consistency per Government Code Section 65401 Capital Improvement Program Funded by Pioneer Fire Protection District

Recommendation:

Planning Services recommends that the Planning Commission find the proposed capital improvement program funded by the proposed fire facilities impact fee for the Pioneer Fire Protection District to be consistent with applicable policies of the adopted 2004 El Dorado County General Plan, per Government Code Section 65401.

Project Description:

The Pioneer Fire Protection District has developed a list of planned fire facility, infrastructure, equipment, and vehicle improvements (Attachment A, p. 14) to serve the future population. These improvements are to be funded in part by fire facilities impact fees outlined in the *Annual Report to El Dorado County Planning Commission on Fire District Development Improvement Fees and Capital Improvement Plan, 2007-2011*. This study is an update to the current impact fee program which was last calculated in 2006 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 Pioneer Fire Protection District boundaries. The District is proposing a fee increase.

Location:

Various sites located within the Pioneer Fire Protection District boundaries.

Analysis of General Plan Consistency:

In 2006, the Board of Directors of the Pioneer Fire Protection District determined that for the District to maintain the current level of service provided to the communities served, a fee methodology needs to “provide for a standard, consistent and equitable calculation of development fees.” By dividing five year capital expenditures by proposed five year square foot development, the District has determined that \$1.57 per square foot of development will meet the District’s needs, specifically those outlined on page 14 of the Report.

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. Development of the planned fire facilities discussed above will aid the Pioneer 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. As they address the service needs of future development, the planned fire facilities and equipment outlined in the report are consistent with this policy.

The impact fee program proposed within the Annual Report is consistent with General Plan Policy 10.2.1.4 which 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:

Annual Report to El Dorado County Planning Commission on Fire District Development Improvement Fees and Capital Improvement Plan, 2007-2011