

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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MEMORANDUM

DATE: July 18, 2008 Agenda of: August 14, 2008
TO: Planning Commission Item #: 4.d.
FROM: Thomas A. Lloyd, Assistant Planner
SUBJECT: **GOV 08-0005: Finding of General Plan Consistency per Government Code Section 65401 Capital Improvement Program Funded by Lake Valley 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 Lake Valley 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) to serve the future population. 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 Long Range Plan (Capital Improvement Plan) for Fiscal Year 2006-2007*. This study is an update to the current impact fee 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 Lake Valley Fire Protection District boundaries. The development fees for the District will remain at \$750.00 per residential unit, \$0.32 per square foot of unsprinklered commercial, industrial, and institutional development, and \$0.17 per square foot of sprinklered commercial, industrial, and institutional development. This rate remains unchanged from 2001.

Location:

Various sites located within the Lake Valley Fire Protection District boundaries.

Analysis of General Plan Consistency:

By dividing five year capital expenditures by proposed five year square foot development, the District has determined that the development fees listed above will meet the District's needs for equipment upgrades and facility improvements in the upcoming fiscal year. These are specifically outlined within the attached Annual Financial 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 and a 15 to 45 minute response time to rural centers and rural regions. Development of the planned fire facilities discussed above will aid the Lake Valley Fire Protection District in continuing to meet 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 A:

Annual Report on Fire District Development Improvement Fees and Annual Update of Long Range Plan (Capital Improvement Plan) for Fiscal Year 2006-2007