

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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MEMORANDUM

DATE: February 3, 2009 **Agenda of:** February 26, 2009
TO: Planning Commission **Item #:** 4.b
FROM: Thomas A. Lloyd, Assistant Planner
SUBJECT: GOV 09-0002: Finding of General Plan Consistency per Government Code Section 65401 Park Impact Fee Nexus Study for Georgetown Divide Recreational District

Recommendation:

Planning Services recommends that the Planning Commission find the proposed park impact fee nexus study to develop future park amenities within the district are consistent with applicable policies of the adopted 2004 El Dorado County General Plan, per Government Code Section 65401.

Project Description:

The Georgetown Divide Recreational District has developed a list of planned recreational facilities, (Attachment A) to serve the future population. These improvements are to be funded in part by impact fees outlined in the *Georgetown Divide Recreation District Park Impact Fee Nexus Study, October 2008*. The purpose of this nexus study is to establish the legal and policy basis for the imposition of recreational facility impact fees on new development within the boundaries of the Georgetown Divide Recreational District. Proposed park impact fees have been set at: \$4,245 for single-family residential, \$3,508 for multi-family residential, and \$4,170 for mobile homes.

Location:

Various sites located within the Georgetown Divide Recreational District boundaries.

Analysis of General Plan Consistency:

SCI Consulting Group has prepared a report that analyzes the recreational needs of the residents within the Georgetown Divide Recreational District, an area encompassing over 412 square miles. The nexus study utilized a per capita standard-based methodology to determine the District's park impact fees. Proposed improvements include a regional recreation center and an aquatics facility.

Policy 9.1.1.7 states, *“Encourage and support efforts of independent recreation districts to provide parks and recreation facilities. The joint efforts of Community Services Districts, independent recreation districts, school districts, cities, and the County to provide parks and recreation facilities shall also be encouraged.”*

Policy 9.1.2.3 states, *“The county will assume the responsibility, where possible, of acquiring and developing regional trails outside the boundaries of the cities... and park and recreation districts having park and recreation taxing authority and will assist areas such as the Georgetown Divide Recreation District with exceptionally large geographic areas with acquisition and development of trails.”*

The impact fee program proposed within the nexus study is consistent with General Plan Policies 9.1.1.7 and 9.1.2.3 encourages districts to plan for and provide parks and recreational facilities for its residents. In conclusion, the proposed park impact nexus study is consistent with the applicable policies of the 2004 General Plan.

ATTACHMENT A: Resolution 08.11.1 (Park Fee Nexus Study)