

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
BUILDING (530) 621-5315 / (530) 622-1708 FAX
bldgdept@edcgov.us
PLANNING (530) 621-5355 / (530) 642-0508 FAX
planning@edcgov.us
Counter Hours: 8:00 AM to 4:00 PM

LAKE TAHOE OFFICE:
3368 LAKE TAHOE BLVD. SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 FAX
tahoebuild@edcgov.us
Counter Hours: 8:00 AM to 4:00 PM

MEMORANDUM

DATE: May 19, 2010 Agenda of: June 24, 2010

TO: Planning Commission Item #: 4.b

FROM: Mel Pabalinas, Senior Planner

SUBJECT: GOV10-0004: Finding of General Plan Consistency pursuant Government Code Section 65401 – Capital Improvement Program Funded by Rescue 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 Rescue Fire Protection District to be consistent with applicable policies of the adopted 2004 El Dorado County General Plan, pursuant to Government Code Section 65401.

DESCRIPTION OF REQUEST

The Rescue Fire Protection District is requesting a finding of consistency to applicable of General Plan policies involving a proposed fee increase. Specifically, based on the updated *Annual Report on Fire District Development Improvement Fees and Annual Update of 5-Year (2010-2015) Apparatus/Facilities Improvement Plan Report for Fiscal Year 2009-2010*, the District is requesting an increase in fees borne by anticipated development within the District's jurisdictional boundaries. The required finding of consistency is in accordance with Government Code Section 65401 (Exhibit A).

BACKGROUND

The Rescue Fire Protection District, which was formed in 1974, currently encompasses 34 square miles equating to approximately 21,760 acres with an estimated population of 7,500 people. Of the total 2,607 parcels within the district 1,963 parcels have been improved and 639 parcels remain vacant (Exhibit B). The district has two fire stations: Station #83 on Deer Valley Road and Green Valley Road and Station #81 on Lotus Road, north of Springvale Road.

In 1998 the District received an approval of a 5-Year Capital Facility and Equipment Plan by the Board of Directors. The study provides an annual analysis of facilities and capital improvement

needs by District and commensurate with development impact fees. The Board of Supervisors approved this study in 1999.

As part of this request The District conducted an update to the *Annual Report on Fire District Development Improvement Fees and Annual Update of 5-Year Apparatus/Facilities Improvement Plan Report for Fiscal Year 2009-2010* (Exhibit C). This study detailed an analysis of anticipated fire facilities and improvement that the District would need in order to serve future development within the district. As a result, the District concluded that impact fees on new development within its boundary would need to be raised in order to maintain the existing level of fire and emergency services. Specifically, development fees for the District would increase from \$1.01 per square feet to \$1.05 per square feet for all sprinklered and non-sprinklered residential and non-residential uses. The proposed fee increase would be reflected in the Fiscal Year of 2009-2010.

A public hearing to consider the proposed fee increase as part of the capital improvement plan was conducted before the District’s Board of Directors on March 10, 2010. Under Resolution 2010-01, the Board of Directors considered the motion, approving the fee increase based on the updated study. The El Dorado County Board of Supervisors would ultimately consider the fee increase (Exhibit D).

GENERAL PLAN CONSISTENCY ANALYSIS

In accordance with Section 65401 of the Government Code, the submitted updated report and its findings are subject to consistency determination with the El Dorado County General Plan. Table 1 below discusses the applicable policies.

Table 1. General Plan Consistency Determination

General Plan Policy	Policy Description	Consistency Determination
5.1.2.2 (Public Services and Utilities Element)	Establishes minimum levels of service for fire district response to be applied to the review of discretionary projects as an eight-minute response time. For Rural Center and Rural Regions the response time is 15 to 45 minutes.	Consistent. According to the updated study, the development of the planned fire facilities will aid the Rescue Fire Protection District in continuing to meet these response times, currently within the expected timeframe, for future development.
5.7.1.1 (Public Services and Utilities Element)	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.	Consistent. Payment of the proposed fire facilities impact fees to fund the planned improvements will assist development project proponents in ensuring adequate facilities supporting fire protection.

6.2.3.1 (Health, Safety, and Noise Element)	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.	Consistent. Based on the updated study, implementation of impact fees would address the service needs of existing and future development within the District boundary.
10.2.1.4 (Economic Development Element)	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.”	Consistent. Based on the updated study, implementation of impact fees would address the service needs of future development, the planned fire facilities and necessary equipment. Future discretionary applications would be reviewed for consistency with the policy and, as applicable, would be subject to the impact fee.

CONCLUSION

Based on the above analysis, the proposed updated study and its findings are found to be consistent with the applicable policies of the El Dorado County General Plan.

ATTACHMENTS:

- Exhibit A Government Code Section 65401
- Exhibit B Rescue Fire Protection District Boundary Map
- Exhibit C Annual Report on Fire District Development Improvement Fees and Annual Update of Long Range Plan (Capital Improvement Plan) for Fiscal Year 2009-2010
- Exhibit D Board of Directors of the Rescue Fire Protection District Resolution 2010-01