

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

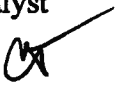
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MEMORANDUM

DATE: October 3, 2008
TO: Laura Schwartz, Principal Administrative Analyst
FROM: Char Tim, Clerk of the Planning Commission 
SUBJECT: Capital Improvement Plan – Pioneer Fire Protection District

On September 11, 2008, the Planning Commission considered a request for a finding of consistency on the annual update to the Capital Improvement Plan for the Pioneer Fire Protection District. By unanimous vote, with Commissioner Machado absent, the Commission found it to be consistent with the County General Plan. A copy of the minutes from the September 11, 2008, meeting is enclosed for your information. If you have any questions, please contact Planning Services at (530) 621-5355.

Enclosure

cc: Peter Shurville, Pioneer Fire Protection District

EL DORADO COUNTY
2008 FEB 27 AM 11:51

FROM THE MINUTES OF SEPTEMBER 11, 2008

4. **CONSENT CALENDAR** (All items on the Consent Calendar were approved by one motion unless a Commission member requested separate action on a specific item.)

Findings of Consistency

d. **GOV08-0009** for a finding of Consistency on the Capital Improvement Program submitted by the PIONEER FIRE PROTECTION DISTRICT.

MOTION: COMMISSIONER MACCREADY, SECONDED BY COMMISSIONER KNIGHT, AND UNANIMOUSLY CARRIED (4-0), IT WAS MOVED TO APPROVE ITEMS 4.A., 4.B. AND 4.D.

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. This formula justified an impact fee of \$0.86 per square foot. These expenditures are specifically outlined within the attached *Annual 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 and equipment upgrades discussed above will aid the Pioneer 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 to El Dorado County Planning Commission on Fire District Development Fees and Capital Improvement Plan 2008-2012



Pioneer Fire Protection
District

ANNUAL REPORT

TO

**EL DORADO COUNTY
PLANNING COMMISSION**

ON

FIRE DISTRICT DEVELOPMENT IMPROVEMENT FEES

AND

**CAPITAL IMPROVEMENT PLAN
2008 - 2012**

RECEIVED
FIRE DEPARTMENT

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INTRODUCTION

In 1994 El Dorado County General Services Department developed a policy and procedures statement to standardize fiscal year reporting requirements for all fire districts receiving development improvement fees. The policy and procedure statement includes requirements of the El Dorado County Planning Commission

Required Content of Report

- The annual report must contain the following:
- A copy of the publicized notice of hearing by the district.
- A notarized copy of the resolution adopting the district's capital improvement plan.
- A copy of the district's annual financial report on revenues and expenditures.
- Copies of the approved capital improvement plan.
- An updated list of institutions where development fees are deposited.
- A list of accounts containing fees collected which remain unexpended or uncommitted for five or more years.

NOTICE OF PUBLIC HEARING

Mountain Democrat

PROOF OF PUBLICATION
(2015.5 C.C.P.)

Proof of Publication of
NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published Monday, Wednesday, Thursday & Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

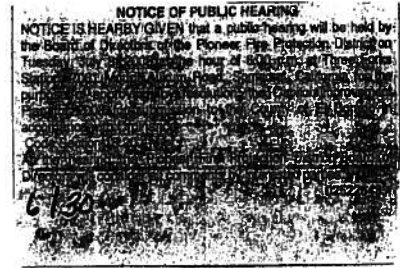
06/30

All in the year 2008

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this
day of JULY 1, 2008

D. H. Assenzer
Signature



RESOLUTION NO.06/2008

PIONEER FIRE PROTECTION DISTRICT

REQUESTING THE BOARD OF SUPERVISORS TO ESTABLISH
DEVELOPMENT FEES AS A CONDITION OF THE ISSUANCE OF BUILDING
PERMITS WITHIN THE DISTRICT

WHEREAS, the El Dorado County Ordinance Code Section 13.20 set forth the procedure for establishing development fees for fire protection within the County of El Dorado; and

WHEREAS, the Governing Board of the Pioneer Fire Protection District has held a public hearing and has considered the Capital Improvement Plan; and

WHEREAS, the Board received testimony and other evidence regarding the appropriation limitation to be established for the Pioneer Fire Protection District,

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

The 2008 Capital Improvement Plan is hereby accepted and approved by the District Board as a reasonable plan for providing additional facilities and equipment to serve the increased growth within the District and to provide adequate facilities and apparatus to serve the residents within the District at current service levels.

The District hereby finds that the recommended development fee of \$0.86 per square foot at the issuance of a building permit a reasonable fee necessary to mitigate the impact upon the District by new development.

The District hereby finds that the purpose of the fee is to pay for additional facilities and apparatus that will be necessary to meet the demand of development and to pay for a proportionate amount of the cost that will be necessary to add and improve existing facilities and purchase new equipment to maintain the current service levels of the District.

The amount of the development fee bears a reasonable relationship for the various types of development projects on which the fee will be imposed in that all residential and commercial improvement will impact the service capability of the District and will create the need for additional equipment and facilities for the District

The development of additional residential dwelling units and commercial projects increases the need for additional stations, equipment and facilities of the District in order to provide adequate service for such development. These additional facilities are necessary for the District to continue to provide its existing level of service throughout the District without an adverse impact by new development.

The funds herein shall be set forth in a separate account and used for the purposes established in the attached Capital Improvement Plan and for the reasonable costs of administration thereof.

WHEREAS BE IT FURTHER RESOLVED

That the Board prays that the Board of Supervisors accept the attached Capital Improvement Plan and that they continue to collect the development fees currently applicable within the existing boundaries of the District and that the Board of Supervisors further notice and establish a public hearing to levy and collect the fees set forth in the Schedule set forth in the Capital Improvement Plan throughout the boundaries of the entire District

The foregoing resolution was passed and adopted by the Board of Directors of the Pioneer Fire Protection District at a meeting by the said Board held on the 8th day of July 2008 by the following vote:

AYES: 4

NOES: 0

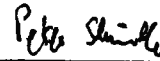
ABSTAIN: 0

ABSENT 1



Chairman, Board of Directors
Pioneer Fire Protection District

ATTEST:



Clerk to the Board

Date: 7/8/2008

Annual Report of Revenues and Expenditures

District: Pioneer Fire Protection District
 Fiscal Year: 2007/2008
 Name of Preparer: Peter Shurville

Accounts with fees unexpended or uncommitted for
 five (5) years or more: (see note)
Institution
Account No.

Development fee revenues are deposited into:
Account No.
44-630-300

Institution
1 Dorado City

Note: *If unexpended/uncommitted funds exist, include a statement of findings identifying the purpose of the funds and demonstrating a reasonable relationship between the fee and the purpose for which it was charged.*

REVENUES*

MONTH	AMOUNT
JUL	2,333
AUG	19,232
SEP	19,614
OCT	2,685
NOV	3,011
DEC	0
JAN	3,377
FEB	425
MAR	921
APR	0
MAY	1,411
JUN	3,882
SUBTOTAL:	56,891
INTEREST E:	2,000
TOTAL:	58,891

TRANSFERS TO DISTRICT'S

OPERATING FUND	MONTH	AMOUNT
	JUL	41,539
	AUG	0
	SEP	0
	OCT	0
	NOV	0
	DEC	0
	JAN	0
	FEB	0
	MAR	0
	APR	0
	MAY	0
	JUN	0
	TOTAL:	41,539

CALCULATION OF REPORT YEAR ENDING BALANCE

PRIOR FY ENDING BALANCE:	131,848
REPORT YR REVENUES:	58,891
REPORT YR EXPENDITURES:	41,539
REPORT YR ENDING BALANCE:	149,200

*Net receipts after 1 % EDC Auditor/Controller charge



Pioneer Fire Protection
District

**CAPITAL IMPROVEMENT PLAN
2008 - 2012**

BACKGROUND/HISTORY

Pioneer Fire Protection District (PFPD) was formed pursuant to the Health & Safety Code on December 30, 1980 by LAFCO Resolution L-80-26. PFPD is located in the central southern portion of El Dorado County. The district is bounded on the west by Diamond Springs/El Dorado FPD, on the north/northwest by El Dorado County FPD, on the north/northeast by the El Dorado National Forest, and on the south/southeast by Amador County FPD. The district boundary includes the rural communities of Grizzly Flats, Somerset, Outingdale, Fair Play, Mt. Aukum, and Omo Ranch. PFPD also provides mutual aid service to River Pines in Amador County. Major access roads/inhabited corridors include County E16/Mt. Aukum Road, Sand Ridge Road, Omo Ranch Road and Grizzly Flats Road.

PFPD's boundary encompasses approximately 296 square miles/187,000 acres. Major natural features include the three forks of the Consumes River, Mt. Aukum, and the El Dorado National Forest. Most of the district's territory ((96,920 acres) is within the El Dorado National Forest. The forest lands are mountainous with steep slopes and many inaccessible areas. An additional and the remaining 57,000 acres are privately owned and taxable. The national forest lands are Federal Responsibility Area (FRA) and the remaining territory is State Responsibility Area (SRA). There is no Local Responsibility Area (LRA). The majority of private land use is agricultural, and 3,000 acres are in Williamson Act contracts. The remaining private land includes 3,276 developed and 2,134 undeveloped residential parcels, 34 developed and 11 undeveloped commercial parcels, and 884 miscellaneous parcels. The district also contains 30 wineries, 4 schools and 2 churches.

The water supply sources for fire suppression hydrants include Grizzly Flats Community Services District (GFCSD) in Grizzly Flats, El Dorado Irrigation District (EID) in Outingdale, and River Pines Public Utility District in the mutual aid area of River Pines. The remainder of the district does not have a public water supply source; the district uses a 3,000 gallon water tender and other sources such as small ponds and creeks for these areas. The 2003 ISO rating is 5/9. The five rating pertains to the communities of Grizzly Flats and Outingdale where for parcels within 1000 feet of a fire hydrant and within 5 road miles of a fire station. The remainder of the district is a 9 rating.

GROWTH AND POPULATION

PFPD estimates its population to be 7,000 people based on the 2000 Census. The district experiences steady 10% growth. Grizzly Flats and Fair Play are the highest growth areas.

INFRASTRUCTURE AND FACILITIES

Existing Facility: Type/Size	Year Built or Remodeled	Address, Location in District	Characteristics: Owned/leased, #bays, dorms, meeting rooms, sq. feet
Station 31	Remodeled 2002	<i>Willow</i> 7960 Grizzly Flat Rd Somerset	Owned by PFA, ~1,200 sq. ft., 2 bays, dorm for 3 people.
Station 32	Built 1986	<i>Sand Ridge</i> 4770 Sandridge Rd Somerset	Owned by PFPD, ~1,000 sq. ft., 2 bays, office
Station 34	Rebuilt early 1980s	<i>Mt. Aukum</i> 2400 Omo Ranch Mt Aukum	Owned by PFPD*, ~1,200 sq. ft., 2 bays
Station 35	Rebuilt 1981	<i>Grizzly Flats</i> 4837 Sciaroni Grizzly Flats	Owned by PFA, ~1,000 sq. ft., 2 bays
Station 37	Rebuilt 1981	<i>Omo Ranch</i> 6021 Omo Ranch Omo Ranch	Owned by SPI/PFPD*, ~1,000 sq. ft., 2 bays
Station 38 District Office	Built 1984, minor remodel 2001	<i>Three Forks</i> 7061 Mt Aukum Rd Somerset	Owned by PFPD, 4,000 sq. ft., 4 bays, dorm for 4 people, office, meeting room
*Property deeded to EDC (El Dorado County) or SPI (Sierra Pacific Industries) with a reversionary clause for PFPD; building owned by PFPD.			

All stations are open year round. Station 38 is staffed and equipped year round 24/7. Station 31 is staffed by resident volunteers. All other stations with the exception of Station 37 (Omo Ranch) are equipped and rely on volunteer response.

Emergency calls are increasing in the growing area of Grizzly Flats. The existing Station 35 was upgraded in 2006-2007 from general funds with a new roof and repair to the siding. These upgrades will sustain service in this area until a new Station 35 can be built with designated reserves and development impact fees. The district is pursuing a joint venture building with the U.S. Forest Service in which the district would fund \$140,000 of the cost. The station would be constructed on USFS property under a joint use facility agreement.

Station 38 and Station 35 are used by the Pioneer Volunteer Firefighters Association (PVFA), homeowners' associations, community services districts, road associations, 4H, County Sheriff, California Department of Fish and Game, and other groups. PFPD does not charge any fees to these user groups. PFPD uses the community center and kitchen at the County-owned Pioneer Park for training and community events including PFA fundraisers. The Board of Supervisors has waived the park user fees annually for the past seven years.

Apparatus Fleet:

Engine 31	1997	Type II or Type III	4x4
Engine 32	1987	Type I	2x4
Engine 38	2004	Type I or Type II	4x4
Squad 34	2002	Type IV	4x4
Squad 35	2003	Type IV	4x4
Water Tender	1991/2001	3,000 gallons	2x4
Chief 8600	2003	Command Vehicle	4x4
Utility 35	1991	Pick-up	2x4
Utility 38	2001	Pick-up	4x4

Special Purpose Apparatus:

Parade Engine 1940

PFPD completed the purchase of a new engine 38 in FY 2005/06 with a five-year lease purchase agreement. The engine is used for structure and wild land fires and has a capacity of 600 gallons with a 1,250 gallon pump. Its useful life is 12 - 20 years. The engine is being funded 100% by development impact fees.

Apparatus & Facilities

Engine 32 is a 1987 Beck Type-I engine. It is a metropolitan-designed fire apparatus which was the only type available during this period. That is, it is designed for relatively flat terrain, short responses and paved roads. Since that time rural fire protection all-wheel drive interface apparatus have been designed to more appropriately respond to the rigors of rural fire protection including unpaved roads, elevation changes, steep inclines and adverse weather conditions. With eighteen years of service it would serve PFPD more effectively and efficiently to replace this engine with a Type-IV/Quick Attack vehicle. Station 32 is staffed with volunteer fire fighters only. Generally, it requires approximately two years for a volunteer firefighter to become certified and qualified as a firefighter/driver operator for the Type I or Type III Engines. Therefore it is more prudent to assign Type-IV apparatus to the all-volunteer firefighter stations 32; 34 and 35. The proposed mix of fire apparatus for the PFPD rural fire protection is 3 squads and 2 rural

fire protection engines which are staffed with career and volunteer staff at stations 31 and 38. A third Type-IV engine is planned for FY 2010/11.

STANDARDS AND RESPONSE TIMES

The County General Plan sets fire response time standards and EMSA sets emergency medical response standards. These standards correlate to General Plan Community Regions, Rural Centers, and Rural Regions. PFPD meets the 14-45 minute response time standard for Rural Centers and Rural Regions. According to Cal-Fire (Camino) ECC data, the average response time throughout the District in 2007 was 14 minutes, 07 seconds.

FUNDING/BUDGET

PFPD receives 9% of the property tax base share and AB 8 increment. The County augments property tax revenues up to a 13% equivalency.

Development Impact Fees for FY 2007/08 are projected at \$62,540

All district funds are kept in the County Treasury and the County Auditor provides all accounting and banking services. County Payroll provides all payroll services. All County services are provided through informal arrangements. Receivables are processed for the standard 1% administration fee. Payables and other County services are provided at no charge. The district contracts with an independent auditor for an annual audit.

The District Fire Chief has full authority to spend funds within the budget and spending plan approved by the Board.

DEVELOPMENT IMPACT FEES

El Dorado County, by resolution of the Board of Supervisors, has established fire impact fees for new development. The District annually reviews its five-year Capital Improvement Plan ("CIP"), which describes the impact created by growth in the District, for submission to the Board of Supervisors.

Planning for the future of the District presents a formidable, dynamic, and complex challenge. The need to balance the District's emergency response capability with capital purchases is significant as the District has experienced steady residential growth and an ever-expanding agricultural wine industry. Future growth remains promising but the rate of growth is, of course, uncertain. With that growth comes a direct increase in emergency calls for service and a proportionally lower increase in revenue to support the new demand. Creative planning, sound business practices and management of limited resources is paramount.

Consistent with the intent of the development fee resolution, the fees collected may be used to “finance facilities and equipment to reduce impacts upon the district caused by new development within the boundaries of the district.” These fees may only be used to finance those facilities and equipment identified in the CIP. All development fees collected are deposited into a separate account with the El Dorado County Auditor’s Office.

The El Dorado County General Plan (1996) requires fire districts to have response times in community regions of eight minutes to eighty per cent of the population. In rural regions, response times are required to be between fifteen to forty five minutes. The District currently falls within the general plan requirements.

The District’s Board of Directors determined that in order 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. County-wide the fire districts have adopted the methodology based upon a ‘per square foot’ basis for all dwellings and businesses:

Capital Expenditures (5 years) = per square foot fee
5 year proposed square foot development

The methodology does not change the amount of development impact fees collected within the five year period.

Using the El Dorado County Planning Department monthly reports from 2002 to 2006 the annual average square foot development was 184,319. With the drop in building in the last two years the District is taking a conservative approach to the future and has taken 50% of this average as a projection for the five years covered in this CIP.

The capital expenditure figures are based on the District’s need to maintain a minimum response time of 8 minutes to 80% of the population as set out in the County’s General Plan, Policy 5.1.2.2.

It is proposed to maintain the current charge of \$0.86 per square foot.

SUMMARY OF DEVELOPMENT FEE EXPENDITURES FOR FIVE YEAR PERIOD

	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13
New Engine 38	41,540				
New Squad		40,000	40,000		
Used Water Tender				50,000	
Joint Use Facility		100,000			
Replacement E32					100,000
Totals	41,540	140,000	40,000	50,000	100,000
Total for 5 years	371,540				

