

not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

65401. If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.

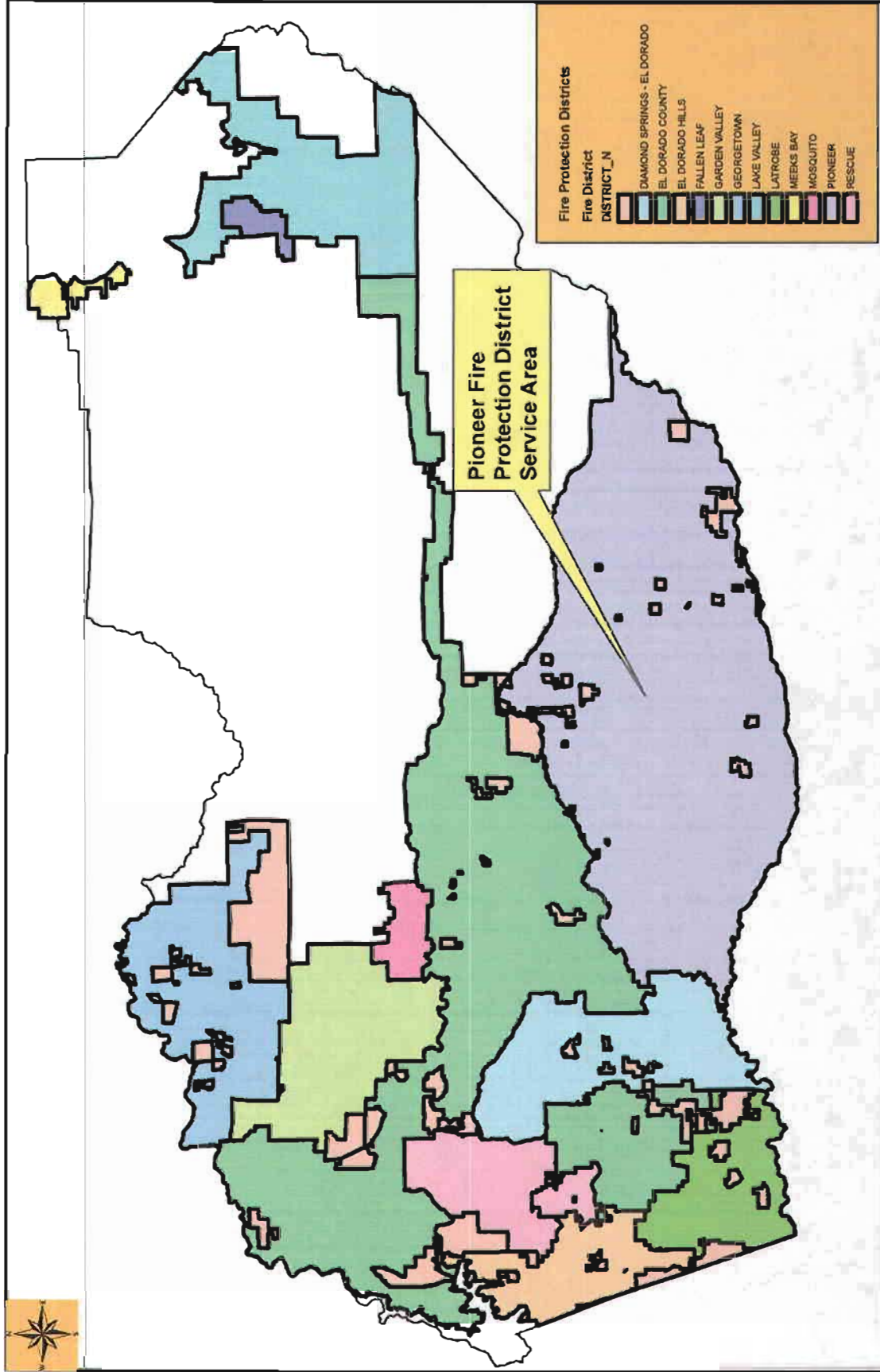
65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or

**EXHIBIT A**

Findings of Consistency to General Plan  
 File No. GOV10-0007  
 Pioneer Fire Protection District

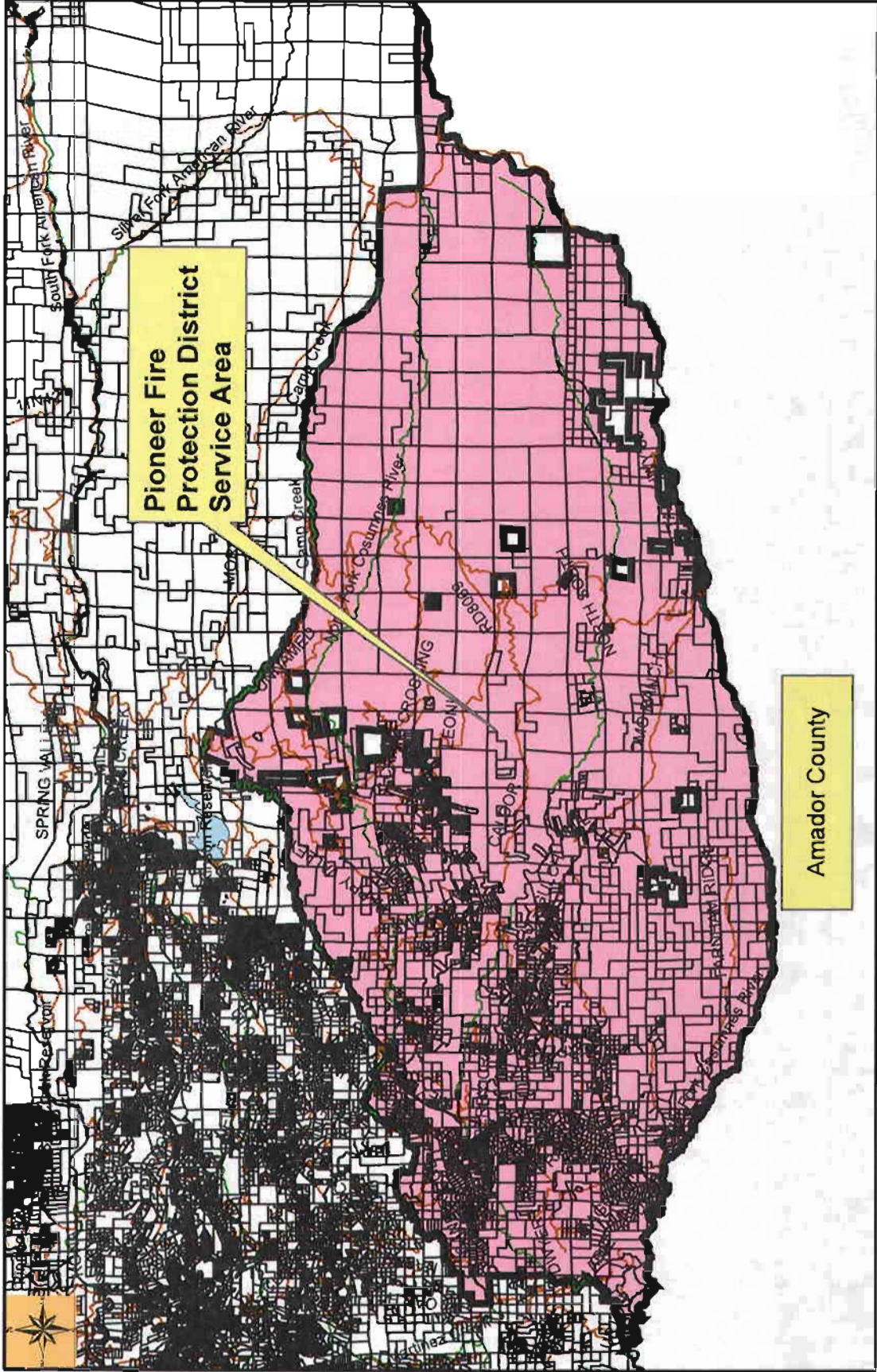


Map prepared by:  
 Mel Paballinas  
 El Dorado County  
 Development Services-Planning

0 1 2 4 Miles

Exhibit B- Fire Protection Districts in El Dorado County

**Findings of Consistency to General Plan  
File No. GOV10-0007  
Pioneer Fire Protection District**



**Exhibit B.1- Pioneer Fire Protection District**

Map prepared by:  
Meli Pabalinas  
El Dorado County  
Development Services-Planning  
0.51 2 Miles



Pioneer Fire Protection  
District

**CAPITAL IMPROVEMENT PLAN  
2010 - 2014**

RECEIVED  
PLANNING DEPARTMENT  
AUG 23 10:12:16

**EXHIBIT C**

**GOV 10-0007**

**CONTENTS**

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3.	RESOLUTION	3
4.	ANNUAL REPORT OF REVENUE & EXPENSES	5
5.	CAPITAL IMPROVEMENT PLAN	7

## **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.

# 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

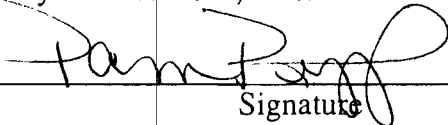
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published Monday, Wednesday, and 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:

12/21

All in the year 2009

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

Dated at Placerville, California, this 21<sup>st</sup> day of December, 2009

  
\_\_\_\_\_  
Signature

**NOTICE OF PUBLIC HEARING**  
NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Directors of the Pioneer Fire Protection District on Tuesday, January 12, 2010 at the hour of 6:00 pm at the Three Forks Station, 7061 Mount Ayukum Road, Somerset, California for the purpose of approving by resolution the Capital Improvement Plan for 2010 for submission to the County of El Dorado in accordance with Ordinance Code 13.20.  
At said hearing the Pioneer Fire Protection District Board of Directors will consider all comments by interested parties.  
12/21 02526330

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 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 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.

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

The 2010 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 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.



RESOLUTION 02-10.doc  
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

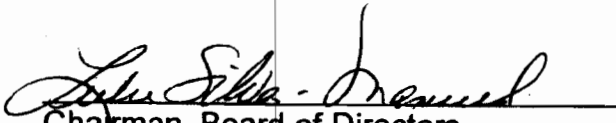
The foregoing resolution was passed and adopted by the Board of Directors of the Pioneer Fire Protection District at a meeting by the said Board held on the 9th day of February 2010 by the following vote:

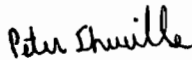
AYES: Directors: Boucke, Tyler, Ramos, Silva-Manuel

NOES:

ABSTAIN:

ABSENT : Fretter

  
\_\_\_\_\_  
Chairman, Board of Directors  
Lulu Silva-Manuel  
Pioneer Fire Protection District

ATTEST:   
\_\_\_\_\_  
Clerk to the Board

Date: 2/09/2010

# Annual Report of Revenues and Expenditures

District: **Pioneer Fire Protection District**  
 Fiscal Year: **2009/2010**  
 Name of Preparer: **Peter Shurville**

Accounts with fees unexpended or uncommitted for  
 five (5) years or more: (see note)  
 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.*

Development fee revenues are deposited into:  
 Institution: **El Dorado City**  
 Account No.: **44-630-300**  
 Account No.:

REVENUES*	MONTH	AMOUNT
	JUL	1,080
	AUG	1,673
	SEP	0
	OCT	0
	NOV	0
	DEC	0
	JAN	12,504
	FEB	554
	MAR E	1,000
	APR E	1,000
	MAY E	1,000
	JUN E	1,000
	SUBTOTAL:	19,812
	INTEREST E:	2,000
	TOTAL:	21,812

## 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:	21,812
REPORT YR EXPENDITURES:	41,539
REPORT YR ENDING BALANCE:	149,200

\*Net receipts after 1% EDC Auditor/Controller charge



## **BACKGROUND/HISTORY**

Pioneer Fire Protection District (PFPD) was formed pursuant to the Health and 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 Eldorado 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.

Natural features include the three forks of the Consumes River, Mt. Aukum, and the Eldorado National Forest. Most of the district's territory (96,920 acres) is within the Eldorado National Forest. The forest lands are mountainous with steep slopes and many inaccessible areas. An additional 30,000 acres are in Timber Preserve Zones 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 27 wineries, 4 schools and 2 churches.

Two of our areas, Grizzly Flats and Outingdale have fire hydrants for fire suppression. The remainder of the district does not have a public water supply source; the district uses a water tender and other sources such as small ponds and creeks for these areas. The current 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

<b>Existing Facility: Type/Size</b>	<b>Year Built or Remodeled</b>	<b>Address, Location in District</b>	<b>Characteristics: Owned/leased, #bays, dorms, meeting rooms, sq. feet</b>
Station 31	Remodeled 2002	<i>Willow</i> 7960 Grizzly Flat Rd Somerset	Owned by PVFA, ~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 PVFA, ~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, separate living quarters, 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. For several years the District has been pursuing a joint venture building with the U.S. Forest Service with a major input from Federal funding. The proposed Federal funding has now been withdrawn and the project is on hold for an indeterminate time. The \$100,000 of District development fee funds reserved for the joint venture will now be redirected.

Station 38 and Station 35 are used by community associations such as homeowners' associations, community services districts, road associations, 4H, County Sheriff, California Department of Fish and Game, PVFA, 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 PVFA fundraisers. The Board of Supervisors has waived the park user fees annually for the past seven years.

## EQUIPMENT AND VEHICLES

### Apparatus Fleet

Engine 238	1997	Type II or Type III	4x4
Engine 32	1987	Type I	2x4
Engine 38	2004	Type I or Type II	4x4
Squad 31	2002	Type IV	4x4
Squad 35	2003	Type IV	4x4
Water Tender 38	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

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 was funded 100% by development impact fees.

### Squad – Type IV

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 and adverse weather conditions. With twenty-two years of service it would serve PFPD more effectively and efficiently to replace this engine with a squad/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 squads 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. With the severe economic down turn our funding needs have been restricted and priorities will be reassessed as the economy improves.

## **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 ECC data, the average response time throughout the District in 2009 was 14 minutes, 07 seconds.

## **FUNDING/BUDGET**

Development Impact Fees for FY 2009/10 are projected at just \$2,378

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.

This year planning for the future presents a complex challenge. The District has experienced a period of steady growth and the long term future growth remains positive. But with the whole world in economic melt down it is very difficult to project what will happen in the next two or three years. The District has redirected the \$100,000 to the purchase of a Type IV Quick Attack Vehicle and an upgrade of station 35. The other projects shown on page 13 are on hold until the extent of the economic meltdown is better understood.

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.

Fire Chief's Association and El Dorado County have agreed that a consistent methodology should be agreed and implemented within the El Dorado County area. The methodology projected capital expenditure requirements for the five year period ahead. It then provides the projection with the 5 year development to realize a price per square foot we charge. The methodology does not change the amount of development impact fees collected within the five year period.

With the global economic downturn the District is proposing to hold charges at their current level of \$0.86 cents per square foot. The District will review the economic situation at the end of FY 2010/11 and make further recommendations at that time.



**SUMMARY OF DEVELOPMENT FEE EXPENDITURES FOR FIVE YEAR PERIOD**

	<b>FY 10/11</b>	<b>FY 11/12</b>	<b>FY 12/13</b>	<b>FY 13/14</b>	<b>FY 14/15</b>
New Squad	0				
Upgrade Station 35	40,000				
Type IV Quick Attack Vehicle	60,000				
Replacement E32			100,000		
<b>Totals</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>		
<b>Total for 5 years</b>	<b>200,000</b>				

RESOLUTION NO.02/2010

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 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 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.

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The 2010 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 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.

EXHIBIT D

RESOLUTION 02-10.doc  
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

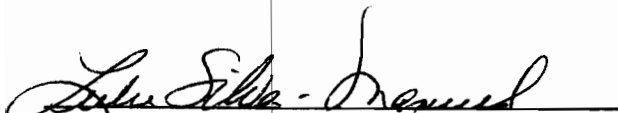
The foregoing resolution was passed and adopted by the Board of Directors of the Pioneer Fire Protection District at a meeting by the said Board held on the 9th day of February 2010 by the following vote:

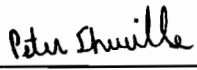
AYES: Directors: Boucke, Tyler, Ramos, Silva-Manuel

NOES:

ABSTAIN:

ABSENT : Fretter

  
\_\_\_\_\_  
Chairman, Board of Directors  
Lulu Silva-Manuel  
Pioneer Fire Protection District

ATTEST:   
\_\_\_\_\_  
Clerk to the Board

Date: 2/09/2010