



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Consent Agenda Item No. 3 November 18, 2021

SUBJECT: General Plan Conformity Application – Fresno County Fire Protection District

STAFF CONTACT: Marissa Parker, Planner
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David Randall, Senior Planner
(559) 600-4052

LOCATION

The project is located within the Millerton Specific Plan boundary on the southwest corner of Millerton Road and Morningside Way approximately 1.9 miles east of the unincorporated community of Friant (APN: 300-021-27S, 300-340-13S) (Sup. Dist. 5).

RECOMMENDATION

- Determine that the proposed site acquisition is in conformance with the County General Plan and its policies relating to, land use designation, site location and adequate infrastructure; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS

1. Project Location Maps
2. General Plan Map/Specific Plan Maps
3. Zoning Map
4. Existing Land Use Map
5. Fresno County Fire Protection District Correspondence

PROJECT DESCRIPTION/BACKGROUND

The Fresno County Fire Protection District requested the County of Fresno perform a review and determination of General Plan consistency with respect to acquisition of property for a proposed District Fire Station. The site is located on the southwest corner of Millerton Road and the Morning Glory Way alignment. The District states that facilities will include an 8,000 square foot fire station and will house fire apparatuses and personnel for emergency response.

The proposed site for the new fire station is located in the O(c) (Open Conservation conditional) and R-1(c) (Single-Family Residential; 6,000 square-foot minimum parcel size, Conditional) Zone Districts. Surrounding Zone Districts include AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and AL-40 (Limited Agricultural) Zone District located in the County of Fresno.

On July 13, 2021, the Fresno County Board of Supervisors adopted the Mitigated Negative Declaration prepared for Initial Study No. 7980 and approved General Plan Amendment No. 564 and Unclassified Conditional Use Permit No. 3693 amending the Land Use Element of the Millerton Specific Plan to redesignate a portion of 5.17-acre portion of an existing parcel to Public Facilities and authorize a fire station on a proposed 5.17-acre parcel.

PURPOSE OF REPORT

State Government Code Section 65402(c) requires prior to authorizing construction of a public building, disposing of any real property, or acquiring property, that the acquiring agency submit the location, purpose, and extent of such acquisition, disposition, or public building to the Planning Agency having jurisdiction for its review as to conformity with the local General Plan.

EXISTING/SURROUNDING LAND USE

The site is located in a generally underdeveloped area of rolling foothills. Parcels to the North, East, and South are undeveloped with no residences nearby. The parcel located to the West is developed with a single-family residence.

GENERAL PLAN POLICY CONSIDERATIONS

The 5.5-acre site is designated in the Public Facilities to allow construction of a proposed Fire Station thereon and is zoned O(c) (Open Conservation conditional) Zone District and R-1-C (Single-Family Residential; 6,000 square-foot minimum parcel size, Conditional) Zone District.

Millerton Specific Plan Policy SP1-P6, states “that a government service center is necessary within the Millerton Specific Plan area. This center shall include government office space, a fire station, and a sheriff sub-station as deemed appropriate by County Service Agencies.” In the recent General Plan Amendment No. 564, and Conditional Use Permit No. 3693, The proposed location of the Fire Station was deemed superior and was revised from its original location 0.63 miles to the east on Millerton Road and approved at the proposed site.

Millerton Specific Plan Policy SP1-75, and SP1-77, calls for the CSA 34 water system, maintained by the County of Fresno, to provide sufficient supplies for domestic, commercial, and fire flow requirements. The existing CSA 34 water system for Millerton Specific Plan will provide adequate water supply for domestic and fire flow needs of the project site, and necessary infrastructure will be constructed to supply water to the project.

Millerton Specific Plan Policy SP1-P80, and 82, requires that all development within the Specific Plan area shall utilize a community sewer system with treatment to a tertiary level. The sewage collection and treatment facilities are operated and maintained by the County Service Area 34.

General Plan Policy PF-C.14 requires water supplies serving new development meet US Environmental Protection Agency and California Department of Health Services and other water quality and quantity standards. Water supply to the project through CSA 34 water system will adhere to public water supply standards for water quality and quantity administered by the State Water Resources Control Board, Division of Drinking Water.

General Plan Policy PF-H.1 calls for the County to work cooperatively with local fire protection districts to ensure the provision of effective fire and emergency medical services to unincorporated areas. The subject proposal would allow a fire station on the proposed 5.5-acre site part of which is designated as Public Facilities within Millerton Specific Plan area. The fire station is necessitated by Fresno County Fire Protection District to serve the planned community of Millerton

General Plan Policy PF-H.2 requires that the County shall determine the need for fire protection services. New development in unincorporated areas of the County shall not be approved unless adequate fire protection facilities are provided. The project will comply with the California Code of Regulations Title 24 – Fire Code and are within Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.

General Plan Policy PF-H.3 states that new fire stations are required to be located to achieve and maintain a service level capability consistent with services for existing land uses. The fire station is necessitated by Fresno County Fire Protection District to serve the planned community of Millerton, Table Mountain Rancheria, Friant, Millerton Lake, and others in the vicinity. The proposal is consistent with this Policy.

General Plan Policy HS-A.3 requires that the County shall ensure that the siting of critical emergency response facilities such as hospitals, fire stations, sheriffs' offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities are sited and designed to minimize their exposure and susceptibility to flooding, seismic and geological effects, fire, avalanche, and explosions as required by State regulations. The site is appropriately located for effective delivery of services and not adversely impacted by negative physical factors.

HS-B.9 calls for the County to require that provisions for establishing year-round fire protection in foothill and mountain areas are developed where concentration of population are such that structural fire protection is needed. The proposed fire station will serve the planned community of Millerton, and the fire station will house four fire trucks, four administrative staff and four fire crew and will operate 24/7 by the Fresno County Fire Protection District.

CONCLUSION

Based on the above information, staff believes that the proposed acquisition does conform to the General Plan.

PLANNING COMMISSION MOTIONS

Recommended Motion (approval motion)

- Find that the proposed acquisition of 5.5 acres for a new Fire Station conform to the General Plan; and
- Direct the secretary to prepare a resolution documenting the Commission's action.

Alternative Motion

- Move to determine that the proposed site acquisition does not conform to the General Plan; stating the basis for the finding of non-conformity; and
- Direct the secretary to prepare a resolution documenting the Commission's action.

MP:jp

G:\4360Devs&PIn\PROJSEC\PROJDOCS\GPC\Millerton\SR GPC determination fire station - CM Red line.doc.docx

EXHIBIT 1
LOCATION MAP

CUP 3693

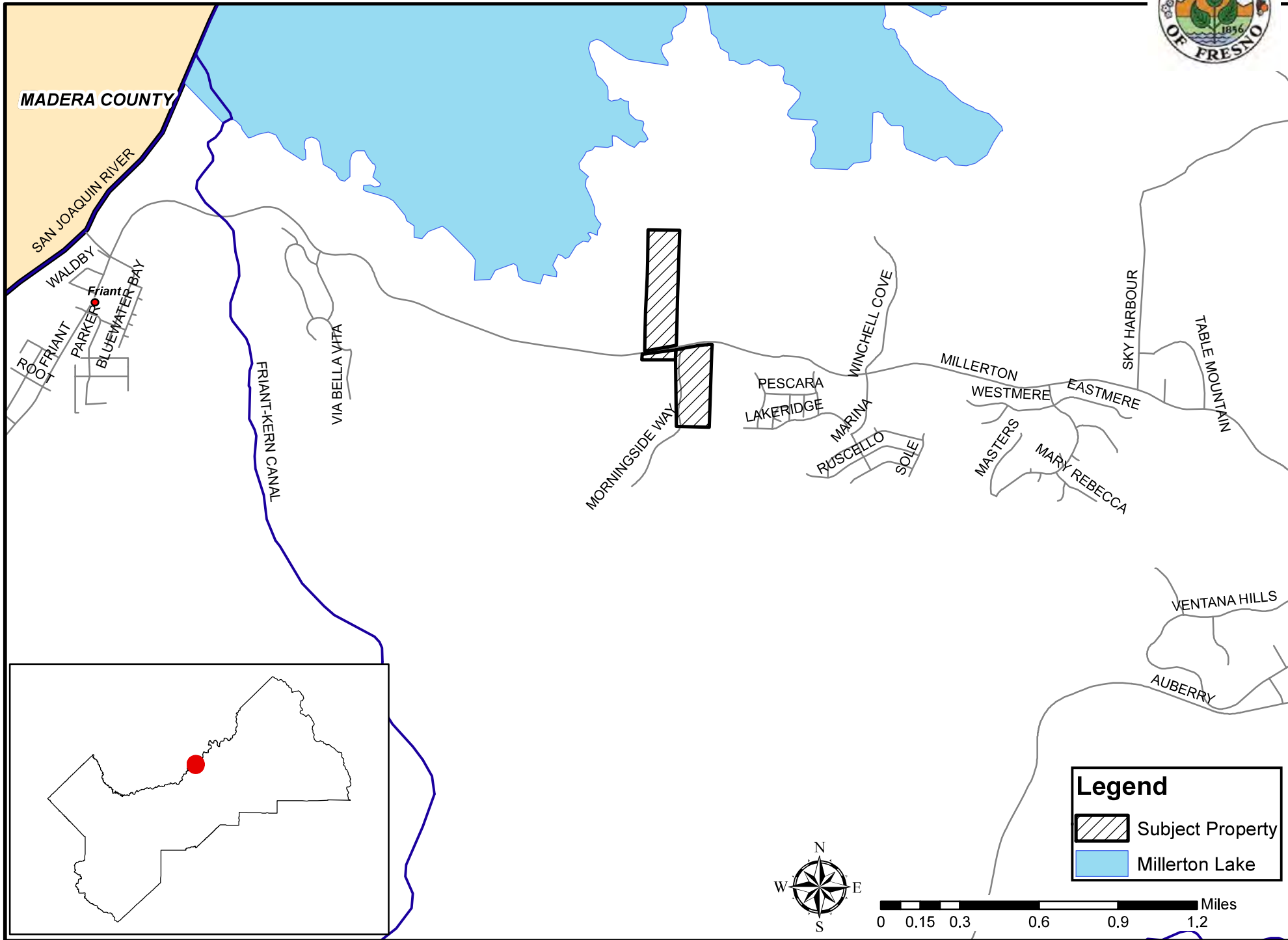


EXHIBIT 1

EXHIBIT 2

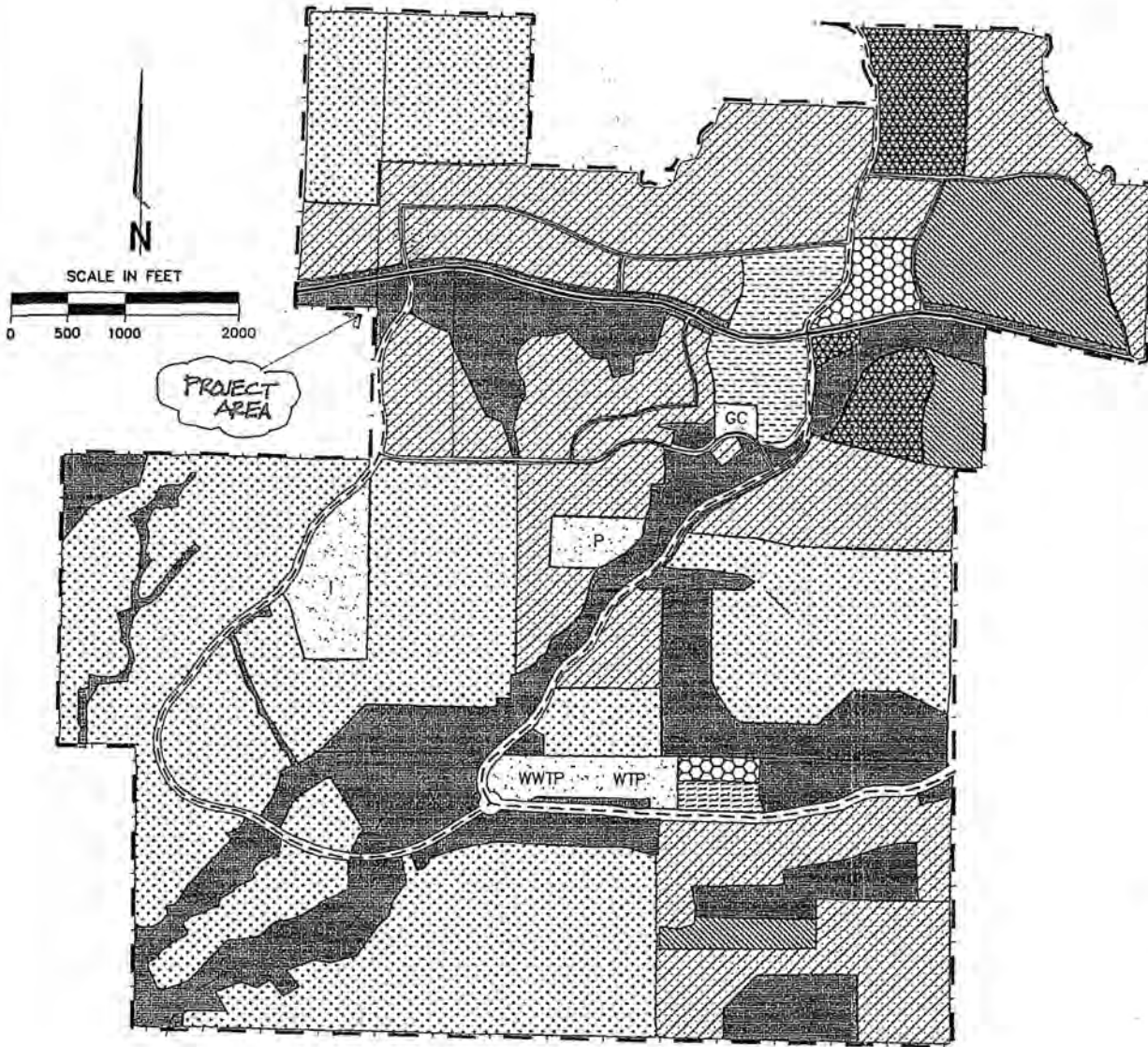


FIGURE SP1-4.
LAND USE AND CIRCULATION ELEMENTS
 MILLERTON NEW TOWN
 SPECIFIC PLAN

















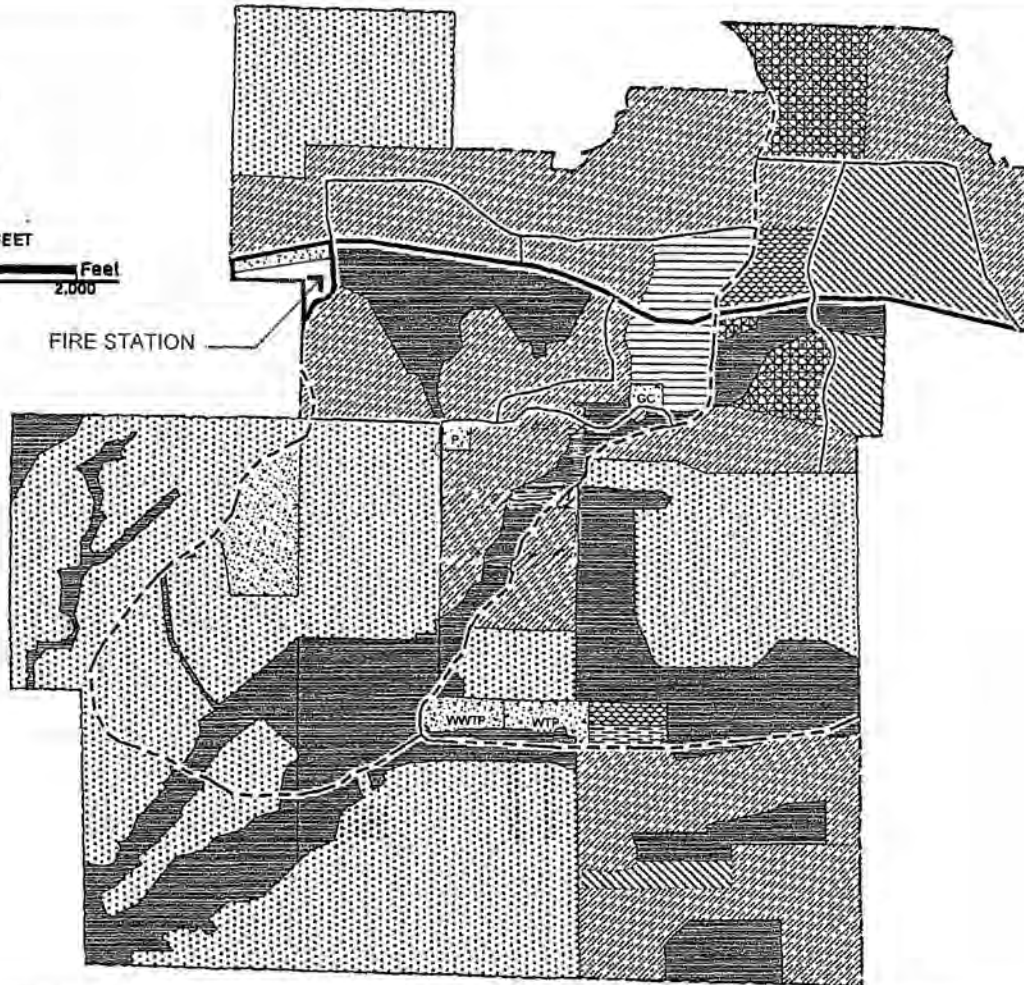
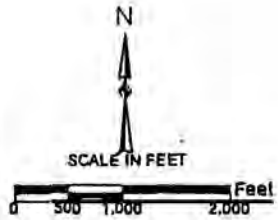
- OPEN SPACE 
- RESIDENTIAL
 - MEDIUM LOW DENSITY 
 - MEDIUM DENSITY 
 - MEDIUM HIGH DENSITY 
- COMMERCIAL
 - CENTRAL BUSINESS SERVICE 
 - SPECIAL NEIGHBORHOOD 

- PUBLIC FACILITIES
 - SCHOOL 
 - GOVERNMENT CENTER 
 - PARK 
 - WATER TREATMENT PLANT 
 - WASTEWATER TREATMENT PLANT 
- CIRCULATION
 - ARTERIAL 
 - COLLECTOR 
 - MINOR COLLECTOR 
 - PLAN AREA BOUNDARY 

EXHIBIT 2

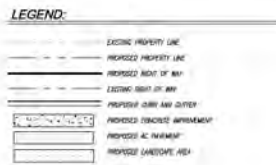
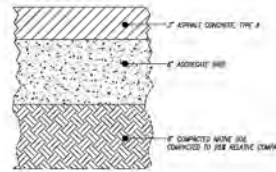
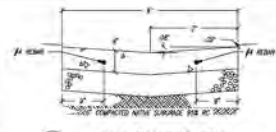
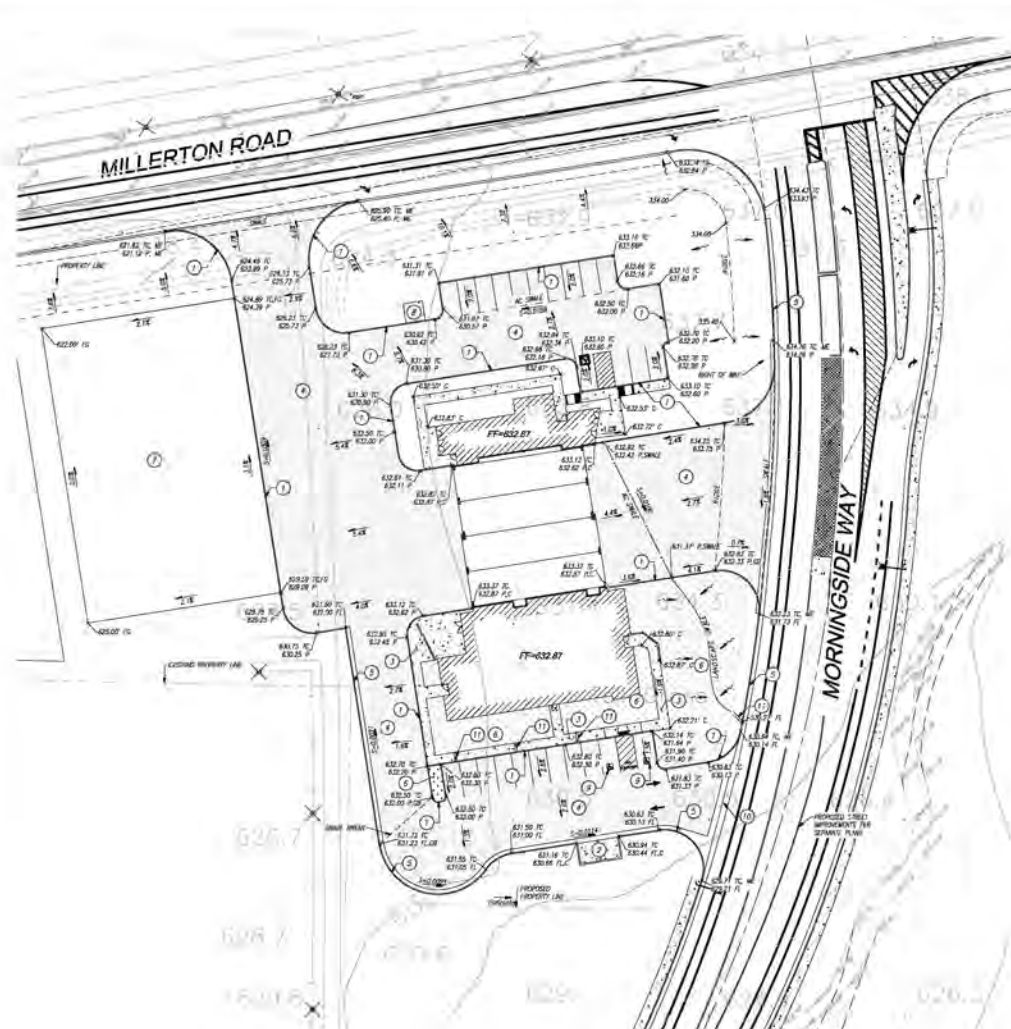


FIGURE SP1 - 4
LAND USE AND CIRCULATION ELEMENTS
MILLERTON NEW TOWN
SPECIFIC PLAN



- OPEN SPACE
- RESIDENTIAL**
 - MEDIUM LOW DENSITY
 - MEDIUM DENSITY
 - MEDIUM HIGH DENSITY
- COMMERCIAL**
 - CENTRAL BUSINESS
 - SERVICE
 - SPECIAL
 - NEIGHBORHOOD
- PUBLIC FACILITIES**
 - FIRE STATION
 - SCHOOL
 - GOVERNMENT CENTER
 - PARK
 - WATER TREATMENT PLANT
 - WASTEWATER TREATMENT PLANT
- CIRCULATION**
 - ARTERIAL
 - COLLECTOR
 - MINOR COLLECTOR
 - PLAN AREA BOUNDARY

EXHIBIT 2 - PAGE 2



- CONSTRUCTION NOTES**
- CONSTRUCT 6" CONCRETE CURB PER COUNTY OF FRESCO SPECIFICATIONS
 - CONSTRUCT DRIVE ENCLOSURE PER COUNTY OF FRESCO SPECIFICATIONS
 - CONSTRUCT CONCRETE SIDEWALK PER COUNTY OF FRESCO SPECIFICATIONS
 - CONSTRUCT ASPHALT DRIVEWAY PER DETAIL 'D'
 - CONSTRUCT 4" CURB AND GUTTER PER COUNTY OF FRESCO SPECIFICATIONS
 - PROPOSED LANDSCAPE AREA
 - PROPOSED DRIVEWAY ENCLOSURE
 - CONSTRUCT CONCRETE AND EQUIPMENT AREA
 - PROPOSED ADA (PARALLEL STALLS DETAIL A), AL. AT ON SITE (RAY DETAIL 'I')
 - PROPOSED 6" WIDE VALLEY GUTTER SEE DETAIL 'A'
 - CONSTRUCT SIDEWALK DRIVE PER DETAIL 'C'

2" DIAMETER PIPE UNDER WALK
WALK: MINIMUM 2" LAYER OF 1/2" #4 REBAR WITH 2 FEET IN (EACH) TOP CHAMFERED EDGE FROM 1/4" DIA. TO 2 1/2" DIA. MINIMUM 1/2" TOP OF 1/2" REBAR SHALL BE 1/2" FROM 1/4" DIA. WALK THROUGHT.

CHANNEL THROUGH WALK
CHANNELS CAN BE WEPT UPON APPROVAL. PLUMB SECTION OR 2 1/2" CHIMNEY CAPT WALL. NOT EXCEED 2 FEET IN (EACH) TOP CHAMFERED EDGE FROM 1/4" DIA. TO 2 1/2" DIA. MINIMUM 1/2" TOP OF 1/2" REBAR SHALL BE 1/2" FROM 1/4" DIA. WALK THROUGHT.

RECTANGULAR STEEL TUBING UNDER WALK

NOTES:

- THE 1" OR SMALLER DIAMETER PIPE, SOIL OR PVC IS PERMITTED. SOIL SHALL NOT BE COMPACTED UNDER A DRIVEWAY APPROXIMATION. OTHERWISE, EXCEPT CHANNELS, SHALL BE ANGLED THROUGH SIDEWALK AS INDICATION OF CURB CUT FLOW.
- ALL DRIVEWAY AND CHANNELS SHALL BE FLOW WARDEN BY CURB.
- DRIVEWAY SLABS SHALL BE 6.00 (17.77 MM) AND 3.00 (7.62 MM).
- CHANNEL CHANNELS SHALL BE 2.00 (50.80 MM) AND 3.00 (76.20 MM).
- NOT PERMITTED WHEN THE AREA TO BE DAMAGED EXCEEDS 1/4 ACRE.

DETAIL 'D'

SURFACE	TYPE OF SURFACE	DEPTH OR THICKNESS	PERCENTAGE OF FINE PARTICLES	SIZE & MAX. IN. CHANNELS
CONCRETE	ASPHALT	4.00 (101.60)	5.00 (127.00)	1.00 (25.40)
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SIDEWALK DRAINS

- ABBREVIATIONS NOTES**
- C CONCRETE
 - FC FINISHED GRADE
 - FL FINISH
 - DI DRIVEWAY
 - ME MANDY ELEVATION
 - F FINISHED
 - CO TOP OF CURB

FIRE STATION IMPROVEMENT PLANS
COUNTY OF FRESCO

DESIGNED BY: **PRECISION CIVIL ENGINEERING, INC.**

1204 G STREET, SUITE 200, PRINCETON, IDAHO 83850-4111

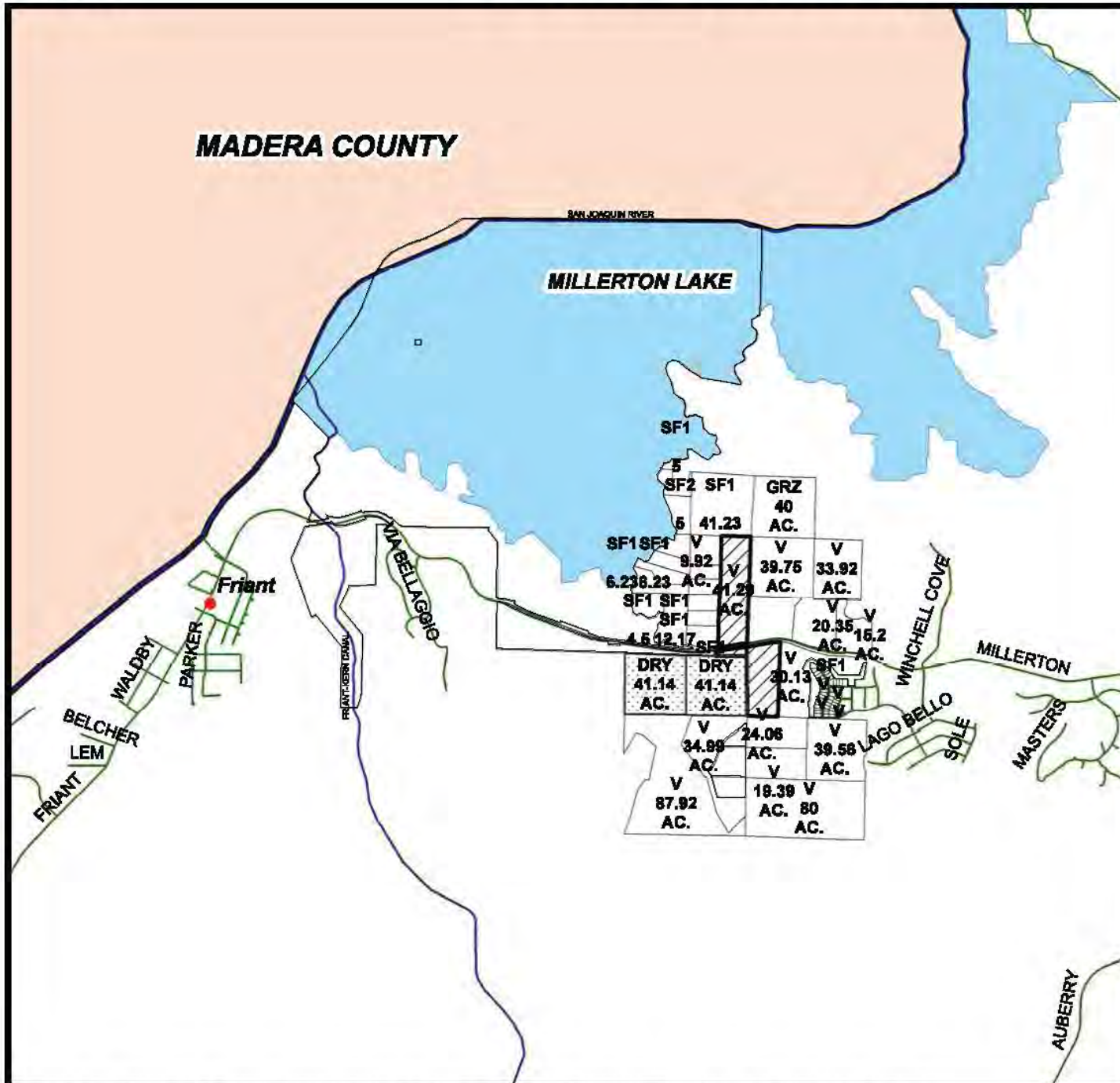
MILLERTON - FIRE STATION GRADING PLAN

DATE: 10/20/2017
SCALE: AS SHOWN

DATE REVISION: _____
APPROVED: _____
APPROVED: _____
DATE: _____

SCALE: 1" = 40'

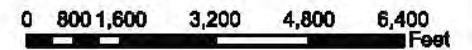
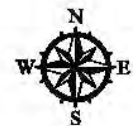
EXISTING LAND USE MAP



LEGEND	
DRY	- DRY FARMING
GRZ	- GRAZING
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

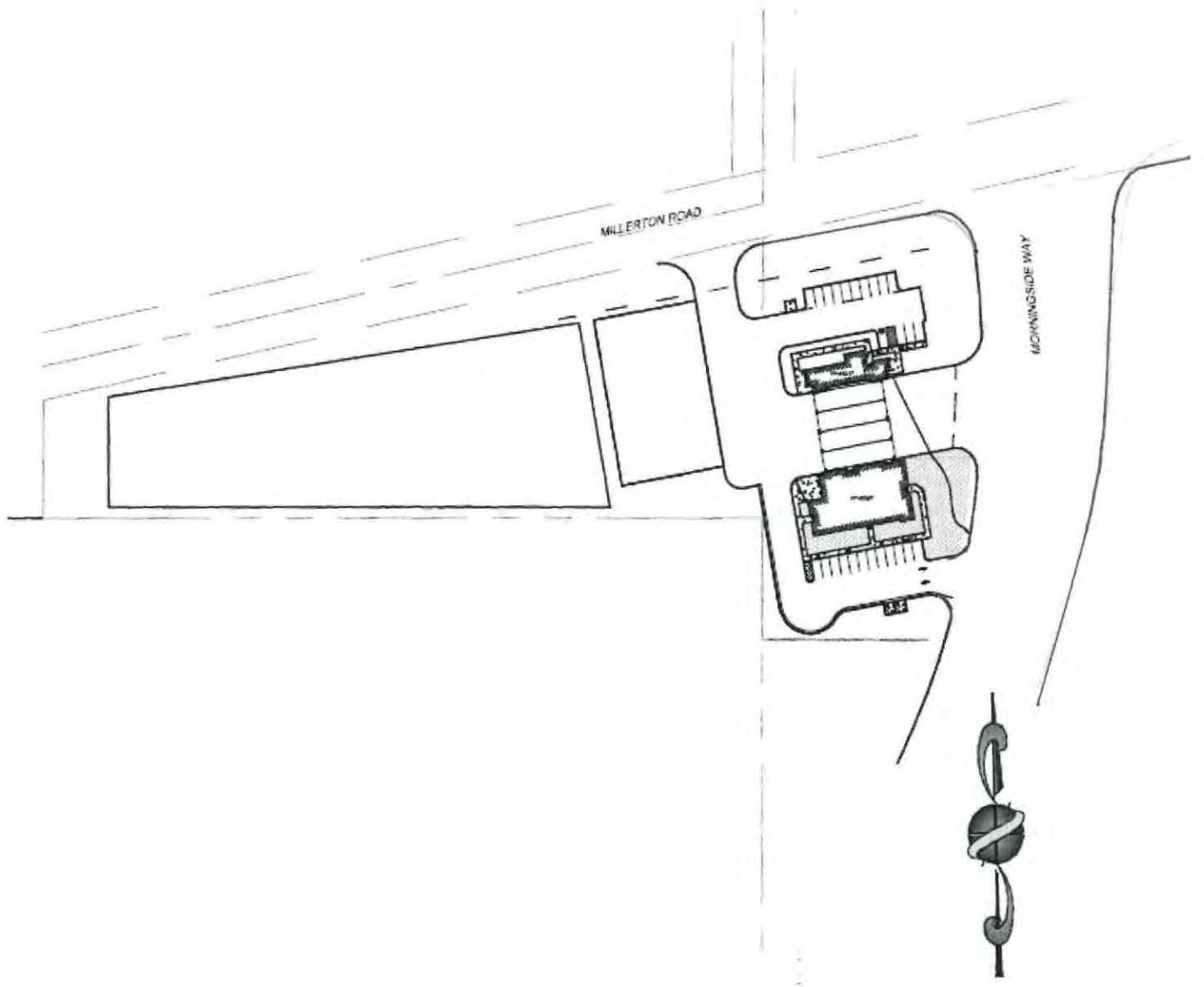
LEGEND:

-  Subject Property
-  Ag Contract Land

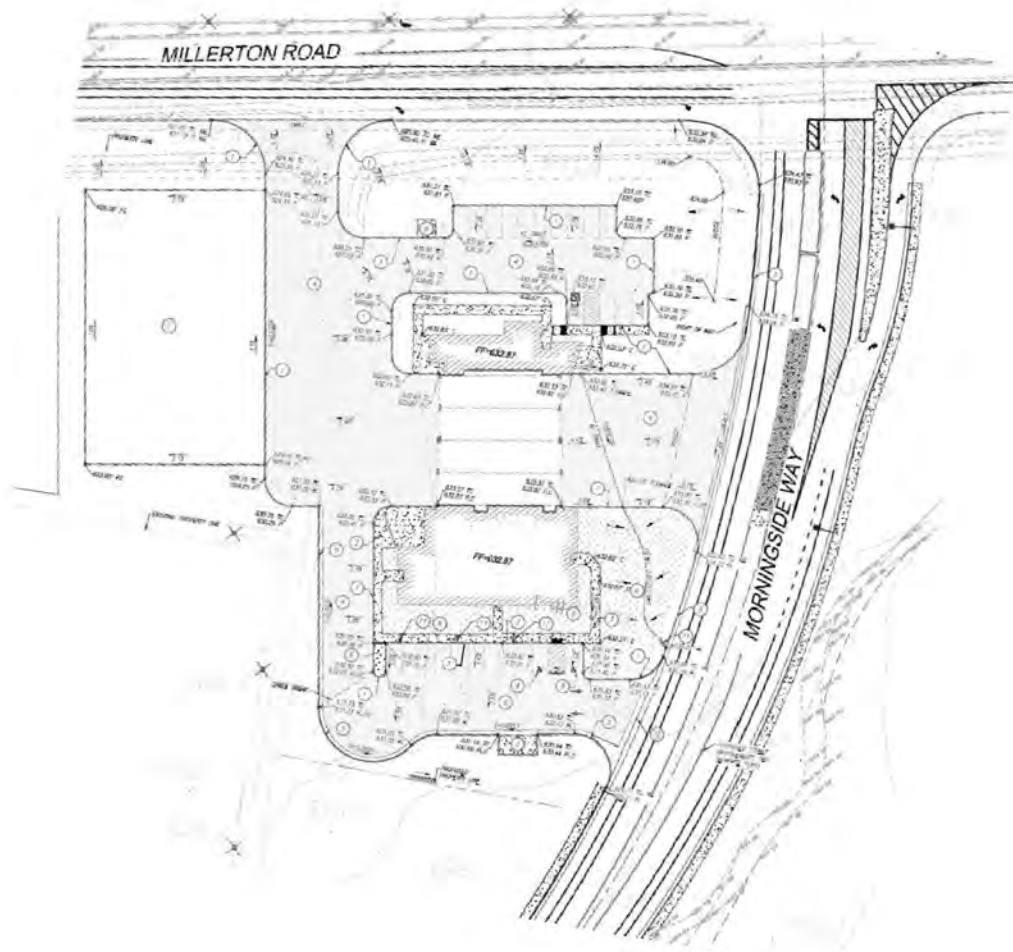


Department of Public Works and Planning
Development Services Division

OVERALL SITE PLAN



NOT TO SCALE



SITE PLAN DETAIL



FRESNO COUNTY FIRE

PROTECTION DISTRICT

210 South Academy Avenue
Sanger, California 93657
Telephone: (559) 493-4300
Fax: (559) 875-8473
www.fresnocountyfire.org

October 22, 2021

VIA E-MAIL

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jpotthast@fresnocountyca.gov

Steven E. White, Director
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Development Services and Capitol Projects Division
2220 Tulare Street, Sixth Floor
Fresno, California 93721

Jacob Potthast, Clerk
Fresno County Planning Commission
Fresno County Hall of Records, 3rd Floor
2281 Tulare Street, Room 301
Fresno, California 93721-2198

Re: Request for General Plan Consistency Determination; Government Code Section 65402(c); Prospective District Fire Station; Millerton Newtown Specific Plan Area

Dear Director White and Commission Clerk Potthast:

The Fresno County Fire Protection District (“District”) requests a County of Fresno (“County”) Planning Commission (“Commission”) review and determination of General Plan consistency with respect to a proposed District Fire Station location on Assessor’s Parcel Numbers: 300-021-27S, 300-340-01S and 300-340-13S as authorized by Government Code Section 65402(c).

The proposed building will consist of approximately 8,000 square foot fire station and will house fire apparatuses for emergency response. A review of the Commission’s website does not reveal a specific Application for a General Plan Consistency Determination as authorized by Government Code Section 65402(c).

In anticipation of any Application Fee for the Commission review, the District would respectfully note that it is exempt from such fees under Government Code Section 6103.

Please contact Dustin Hail if there are questions on this consistency determination request. Thank you for your review and processing of the District’s request.

Sincerely,

Dustin Hail, Fire Chief