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community built on California's rich gold rush history.*



City Manager's Report

September 23, 2025, City Council Meeting

Prepared by: Carole Kendrick, Director of Development Services

Item #: 11.1

Subject: Resolution to ratify building code amendments to the 2025 California Fire Code as adopted by the El Dorado County Fire Protection District.

Recommendation: Adopt a Resolution to ratify building code amendments to the 2025 California Fire Code as adopted by the El Dorado County Fire Protection District and delegating the enforcement of the Ordinance to the El Dorado County Fire Protection District Fire Chief or designee.

Purpose: To consider ratification of the El Dorado County Fire District's (Fire District) adoption of the amended 2025 California Fire Code for uniform application and enforcement of the Fire Code by the Fire District to include the City of Placerville.

Strategic Plan Strategy: Health and Public Safety - Strategy 1) Wildfire Protection and Disaster Preparedness.

Background: The State updates the Fire Code every three years. The 2025 California Fire Code replaces the 2022 California Fire Code becoming effective on January 1, 2026. Local agencies are permitted to make amendments to the Fire Code that are determined to be reasonably necessary in response to local climatic, geologic and/or topographical conditions. The Fire District is making specific changes to the 2025 California Fire Code based on findings of facts related to local climatic, geological, and/or topographical conditions (Attachment C - El Dorado County Fire Protection District Resolution 2025-10). On August 21, 2025, the Fire District adopted findings supporting amendments to the California Fire Code and conducted a first reading for Ordinance 25-01 for the 2025 Fire Code adoption. On September 18, 2025, the Fire District anticipates a second reading to adopt Ordinance 2025-01 adopting the 2025 Edition of the California Fire Code which included amendments contained in Section 3 of the said Ordinance (Attachments C&D). The Fire District has requested that the City ratify the amended Fire Code which will allow uniform implementation of the Code by the Fire District throughout the Fire District's service boundary which includes the City of Placerville.

Attachment D is a copy of Local Conditions Findings and matrix prepared by the Fire District that identifies and explains each section of the Fire Code Adoption Ordinance as adopted locally, what the specific change was, how it was adopted, and why it was adopted.

The California Code of Regulations, Health and Safety Code, Division 12, Part 2, Chapter 1, Article 2, Section 13146, assigns responsibility or enforcement of fire safety regulations to the local level and grants authority to the City to delegate enforcement to the chief building official, or his or her authorized representative, or the chief of the fire protection district, or his or her representative. The Fire District is requesting that the City assign enforcement responsibility to the Fire District. City staff concurs with this request.

The Development Services Department staff and the City Building Official has reviewed the Fire Code as amended by the Fire District and recommends that the City Council ratify the adoption of the 2025, Title 24, Part 9 California Fire Code. The code amendments have also been accepted by El Dorado County, El Dorado Hills Fire Department, Rescue, Pioneer, Diamond Springs, and Cameron Park.

General Plan Consistency:

The ratification of the 2025 California Fire Code amendments, as adopted by the El Dorado County Fire Protection District, aligns with and implements several goals, policies, and strategies outlined in the City of Placerville General Plan, particularly those related to public safety, environmental protection, and community resilience. The General Plan emphasizes the importance of safeguarding the community from natural hazards, such as wildfires, given Placerville's location in a rural foothill area prone to fire risks due to its climatic, geological, and topographical conditions. Below is a summary of how this project supports the General Plan:

1. Health and Public Safety (Goal HPS-1: Wildfire Protection and Disaster Preparedness) - The General Plan prioritizes protecting residents, businesses, and infrastructure from wildfire risks. The 2025 Fire Code amendments enhance fire safety standards by addressing local conditions, such as vegetation management, fire-resistant construction, and emergency access, which directly support the General Plan's strategy to reduce wildfire hazards. By ratifying these amendments, the City ensures consistent and robust fire prevention measures across its jurisdiction, aligning with the goal of maintaining a safe community.
2. Environmental Protection (Goal NR-1: Protect Natural Resources) - The General Plan seeks to preserve Placerville's natural resources, including forests and watersheds, which are vulnerable to wildfires. The Fire Code amendments promote environmental protection by reducing the risk of catastrophic fires that could damage ecosystems, degrade air quality,

and impact water resources. This aligns with policies aimed at safeguarding the City's natural environment through proactive hazard mitigation.

3. Community Resilience and Infrastructure (Goal LU-3: Safe and Resilient Development) - The General Plan encourages development practices that enhance community resilience to natural hazards. The Fire Code amendments establish updated standards for building construction, fire suppression systems, and defensible space, ensuring that new and existing developments are better equipped to withstand fire risks. This supports the General Plan's emphasis on fostering safe, sustainable growth in a fire-prone region.
4. Interagency Coordination (Goal IG-1: Effective Regional Collaboration) - The General Plan underscores the importance of collaboration with regional agencies, such as the El Dorado County Fire Protection District, to achieve shared public safety objectives. By ratifying the Fire District's amendments and delegating enforcement authority, the City promotes uniform fire safety standards across the region, enhancing coordination and consistency in fire prevention efforts as outlined in the General Plan.

In summary, the ratification of the 2025 California Fire Code amendments implements the City of Placerville General Plan by advancing wildfire protection, supporting environmental preservation, promoting resilient development, and fostering regional collaboration. These actions reinforce the City's commitment to a safe, sustainable, and prepared community, as envisioned in the General Plan.

Public Communications:

A public notice was published in the Mountain Democrat on September 3, 2025 (see Attachment F). As of the preparation of this report, the Planning Department has not received any public comments. Any comments submitted before the scheduled City Council meeting will be presented to the Council during the public hearing.

Options:

1. Ratify the amended 2025 California Fire Code as adopted by the El Dorado County Fire Protection District as recommended by staff.
2. Do not ratify the amended 2025 California Fire Code and provide further direction to staff.

Environmental: The ratification of the 2025 California Fire Code amendments, as adopted by the El Dorado County Fire Protection District, is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for

Protection of the Environment) and Section 15061(b)(3) (Common Sense Exemption). The proposed action is a regulatory update to enhance fire safety standards in response to local climatic, geological, and topographical conditions, such as wildfire risks in Placerville's rural foothill environment. It involves no direct physical changes to the environment and has no potential to cause significant adverse environmental impacts. The amendments are designed to protect public safety and natural resources by reducing fire hazards, consistent with CEQA's purpose of environmental protection.

Cost: The cost to prepare this staff report is approximately \$200.00. The cost of preparing this staff report can be absorbed in the current year budget.

Budget Impact: None at this time with the exception of staff report preparation and meeting attendance.



M. Cleve Morris, City Manager



Carole Kendrick, Director of Development Services

Attachments:

- Attachment A: City Council Resolution
- Attachment B: El Dorado County Fire District Ordinance No. 2025-01
- Attachment C: El Dorado County Fire District Resolution No. 2025-10
- Attachment D: El Dorado County Fire District Findings of Facts
- Attachment E: El Dorado County Fire District Explanation Sheet
- Attachment F: Proof of Publication