

SECTION 3: PUBLIC FACILITIES AND SERVICES

Goal 3.A: To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities for the Sunset Industrial Area.

Policy 3.A.1: Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

Policy 3.A.2: The County shall ensure, through the development review process, that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- a. The applicant can demonstrate that all necessary public facilities will be installed concurrent with the construction of the project, or such facilities are adequately financed (through fees or other means); and
- b. The project's improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

Policy 3.A.3: The County shall require that new commercial, recreational, office, business park and industrial development are planned and developed according to urban facility standards.

Policy 3.A.4: The County shall require new development to meet Pacific Gas and Electric Company's standards for work within utility easements.

Implementation Program 3.1: The County shall ensure that capital improvement programs (CIPs) for area facilities plans are prepared in conjunction with new specific plans for areas zoned with a "– Development Reserve (-DR)" Combining Zone. CIPs should identify improvement needs for the plan, including consideration for phasing and final project build-out.

Implementation Program 3.2: The County shall require developers to obtain will-serve letters from all providers of public facilities and services to new development.

Goal 3.B: To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policy 3.B.1: The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development **to the extent legally feasible.** Exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.

Policy 3.B.2: The County shall require that new development pay the cost of upgrading existing public facilities or construct new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.

Policy 3.B.3: The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large

percentage of a project's workforce is paid at primary wage earner levels of income) and when alternative sources of funding have been identified to offset foregone revenues.

Policy 3.B.4: The County shall seek broad-based funding sources for public facilities and services that benefit current and future businesses in the Sunset Industrial Area.

Policy 3.B.5: The County shall consider the use of public tax-exempt bonds to finance fees and other initial costs associated with the approval of a project. Such bonds could be applied to traffic fees, fire impact fees, capital facilities impact fees, and other fees used to finance capital facility construction which is typically charged prior to, or at issuance of, building or other construction permits.

Policy 3.B.6: When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements.

Policy 3.B.7: The County shall require the preparation of a fiscal impact analysis for all major land development projects, including all commercial, professional office or industrial development on 10 or more acres of land. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. The County shall have the discretion to determine whether or not such an analysis can be performed by County staff using existing County methodologies and assumptions or whether such an analysis needs to be prepared by a project proponent.

Policy 3.B.8: The County shall consult with the Cities of Roseville, Rocklin and Lincoln to require development within city limits to mitigate impacts on facilities and services within the Sunset Industrial Area.

Policy 3.B.9: The County shall prepare a fair-share allocation funding program to pay for the costs associated with the implementation of a habitat conservation plan for the Sunset Industrial Area. Such costs include the purchase of habitat acreage for in situ preservation and for re-created habitat as mitigation for impacts within the Sunset Industrial Area.

*Implementation Program 3.3: The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, ~~and county service areas~~ **County Service Areas and Community Facilities Districts.***

*Implementation Program 3.4: The County shall consider the establishment of a Mello-Roos Community Facilities District for the Sunset Industrial Area for the purpose of financing capital facilities fees **and/or operations and maintenance of facilities**. The district's bonds would be used to finance the fees charged at, or prior to, issuance of building permits or other construction permits in order to reduce the up-front charges applied to new development.*

Implementation Program 3.5: At the County's discretion, the Fiscpac computer model, or similar methodologies, shall be utilized for evaluating the fiscal impacts of major projects in the Sunset Industrial Area when a separate analysis is not prepared by the project proponent.

Goal 3.H: To provide fire protection capabilities suitable to serve the demands of the industrial, commercial, professional, and agricultural land uses in the Sunset Industrial Area through the use of equitable funding methods.

Policy 3.H.1: The County shall seek to ~~improve~~ **maintain** the **existing urban-level** of fire protective services ~~level~~ **and emergency medical response capabilities** for the Sunset Industrial Area ~~by constructing facilities within the Plan Area boundaries~~ **by ensuring an adequate level of funding through the financial participation of new development.**

~~Policy 3.H.2: The County shall assist in the development of fire protection services which includes equipment and training capable of serving the unique needs of the Sunset Industrial Area, including, but not limited to, hazardous materials response, chemical fires and wildland fires.~~

~~Policy 3.H.3: The County shall evaluate a variety of funding sources to pay for operations, maintenance, training and personnel costs associated with a fire station located within the Sunset Industrial Area boundaries.~~

~~Policy 3.H.4: The County shall insure that fire protective services for the Sunset Industrial Area include emergency medical response capabilities suitable to an industrial park environment.~~

*Implementation Program 3.15: The County shall ~~implement a funding program,~~ **establish a Community Facilities District** to supplement existing revenue sources, ~~in order to develop and operate a new fire station within the Sunset Industrial Area Plan boundaries.~~ ~~The program shall fund the facilities, equipment,~~ **for operations, training, maintenance and personnel costs for Station 77 the fire station.** ~~The funding program~~ **Community Facilities District** shall include an analysis which determines the fair share cost of the provision of these facilities and services ~~for the land uses~~ **new and expanding development** within the Sunset Industrial Area.*

*Implementation Program 3.16: **Formation of, or annexation into the Community Facilities District, shall be a condition of approval placed on any discretionary land development application. If not already formed, a project shall create the Community Facilities District prior to occupancy of any new or expanded use within the Sunset Industrial Area.** ~~The County shall evaluate the potential to use redevelopment funds for the capital facility cost of constructing and equipping a new fire station within the Sunset Industrial Area. The evaluation shall consider the acquisition of land, the construction of the fire station facilities and the purchase of the necessary equipment.~~*

Implementation Program 3.17: After the Community Facilities District is formed, all subsequent new development projects or projects substantially expanding an existing development shall be required to annex into the Community Facilities District.

SECTION 7: SAFETY

Goal 7.A: To protect the lives and property of the employees, patrons, business owners and property owners who work or own property within the Sunset Industrial Area.

Policy 7.A.1: The County shall ensure that the siting of critical emergency response facilities such as fire stations, sheriff's offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geological effects, fire and explosions.

Policy 7.A.2: The County shall ensure that adequate facilities are constructed, and that an adequate level of services are provided, to protect the public's health and safety for those who work, reside, or conduct business within the Sunset Industrial Area.

Goal 7.D: To protect employees, employers, farm operators, and patrons of the Sunset Industrial Area from injury and loss of life and to protect property and watershed resources from fires.

Policy 7.D.1: The County shall seek to provide the highest practical level of fire protection and emergency services in the Sunset Industrial Area.

Policy 7.D.2: The County shall seek to ~~improve~~ **maintain** the local fire protection standard in the area (expressed as Insurance Service Organization (ISO) ratings) to an **minimum** ISO rating of 4 for urban uses and an **minimum** ISO rating of 8 for rural areas.

Policy 7.D.3: The County shall ~~implement a program to improve~~ **maintain** the local fire protection agency's **existing** average response time to emergency calls to four minutes for urban uses and a maximum of 10 minutes for the rural areas of the Sunset Industrial Area Plan.

Policy 7.D.4: The County shall require new development to ~~develop and~~ **contribute to the costs of operations and maintenance of** fire protection facilities, ~~personnel, and operations and maintenance~~ that, at a minimum, maintains the above service level standards.

Policy 7.D.5: The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.

Policy 7.D.6: The County shall seek to insure that the local fire protection agency **continues to** provide fire services which are prepared to address wildland fires, chemical fires, structural fires, and large-scale evacuations resulting from fire events.

~~Policy 7.D.7: The County shall insure that a new fire station is constructed and manned within the boundaries of the Sunset Industrial Area and that such a station be capable of responding to a wide range of urban and rural emergencies.~~

Policy 7.D.8: In coordination with the local fire protection agency, the County shall control current and future structural fire losses and fire protection costs through increased emphasis on automatic fire detection and suppression systems. ~~The County shall further provide incentives, such as fire impact fee reductions, which encourage the installation of fire protection systems, especially automatic detection and suppression systems.~~

Policy 7.D.9: The County shall seek the assistance of the local fire protection agency, and the cooperation of property owners, to control the risk of grass fires through vegetation hazard reduction programs, fire-resistive building construction, and grass fire safety education programs. ~~The County shall further provide incentives, such as fire impact fee reductions, which encourage risk reduction related to grass fires.~~

Policy 7.D.10: Maintain a disaster response capability for hazardous materials incidents, accidents at the fairgrounds/motor sports complex facilities, and a broad range of natural disasters.

Policy 7.D.11: The County shall require new development to develop weed abatement programs to reduce fire hazards in the Sunset Industrial Area, consistent with County and California Department of Forestry and Fire Protection standards.

Policy 7.D.12: The County shall require new development to meet all fire standards of the County and State. This includes requiring water distribution systems to meet fire flow and hydrant spacing requirements of the County and California Department of Forestry and Fire Protection.

*Implementation Program 7.6: The County ~~in coordination with the local fire protective service~~ shall **establish a Community Facilities District** ~~develop a reliable long-range funding program~~ to meet the needs of fire/EMS **and emergency medical service operations for** ~~both capital and operating~~ **operations** and maintenance. Such a program shall include procedures for equitably allocating the costs of providing fire and emergency services in the SIA, ~~with~~ **and shall apply to new and expanding development. C**~~onsideration~~ **shall be** given to:*

- ~~a. current levels of built-in protection;~~
- ~~b. current in-house brigades;~~
- ~~c. current in-house prevention and education programs;~~
- a. the additional demand for fire, EMS, and hazardous materials services that may be generated by new or expanding development;**
- b. existing facilities the impacts the additional costs may have on the ability to attract new businesses or retain existing businesses within the Sunset Industrial Area.**

Implementation Program 7.7: The County shall refer development proposals in the Sunset Industrial Area to the appropriate local fire agency for review for compliance with fire safety standards.