



City of Sierra Madre

Office of the City Clerk

232 W. Sierra Madre Blvd.,

Sierra Madre, CA

(626) 355-7135

THE BROWN ACT PROVIDES THE PUBLIC WITH AN OPPORTUNITY TO MAKE PUBLIC COMMENTS AT ANY PUBLIC MEETING.

THE FOLLOWING WRITTEN COMMENTS WERE RECEIVED IN ADVANCE OF THIS MEETING AND WILL BE POSTED ONTO THE CITY'S WEBSITE FOR PUBLIC ACCESS AND TRANSPARENCY.

THE COMMENTS ATTACHED ARE SUBMITTED BY MEMBERS OF THE PUBLIC. THE CITY DOES NOT CONFIRM THE VERACITY OF THE STATEMENTS PROVIDED BY MEMBERS OF THE PUBLIC.

Amber Tardif

From: Barbara Vellturo [REDACTED]
Sent: Monday, February 12, 2024 9:39 PM
To: Public Comments; Kelly Kriebs; Robert Parkhurst; Edward Garcia; klow@cityofsierramadre.com; Gene Goss
Subject: Serious failures
Attachments: image001.png; 240201 Letter Re Item 6 700 N. Sunnyside Avenue, Tentative Tract Map 22-10-exhibits.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

On Feb 1 2024 the Planning Commission agenda included consideration of a Tentative Tract Map for the Meadows Project.

We were very concerned to learn that the map did not include many of the important requirements of our City Ordinance (which lists all elements that should be included in a Tentative Tract map). We can only assume that the Planning Director, with the approval of the City Attorney exempted New Urban West from submitting all the required information.

However, we learned from our Attorney that the lapses in the TTM were much more significant. Our City Ordinances and the Meadows Specific Plan require that all new developments conform to State Fire Regulations for the safety of the Citizens. The TTM did not.

A Calfire regulation, in place since July 1, 2021 REQUIRES that all new development in a VHFSZ after that date must conform to the State's "minimum fire safety regulations" The City must send all housing approvals in that Zone to Calfire for review, comment and approval and shall ensure that they include all required elements.

Not only the Meadows TTM but approvals of all the many housing projects in the VHFSZ since July 2021 have been approved without following the required minimum guidelines. Our attorneys letter explaining those ignored guidelines, is below.

At the Planning Commission meeting on Feb 1, we were surprised and appalled to hear from the City attorney that he had no knowledge of those minimum requirements, in place for more than 2 years! He said that, after receiving our Attorney's letter he asked the Fire Marshal, hired by the City, who said that he knew of the regulations but that there was a typo and it didn't apply to our City. The Fire Marshal did not explain why, in their meetings to review the TTM, he never mentioned to the Attorney and Planning Department the published Calfire requirements!

Our attorney has checked and there is no typo - the regulations were discussed and debated for several years before publication. In fact, they were updated in 2023 with the same requirements.

The failure to have ANY knowledge at all of critical State Safety Regulations has impacted all current and pending projects within the VHFSZ, as well as many projects that have been approved in that Zone in the past 2 1/2 years. Those many development projects have been allowed, possibly contrary to State minimum safety requirements and could possibly expose the City to liability in case of a wildfire.

Barbara Vellturo
For Protect Sierra Madre

----- Forwarded message -----

From: **Beverly Palmer** <bpalmer@strumwooch.com>

Date: Thu, Feb 1, 2024, 10:43 AM

Subject: Feb 1 Planning Commission meeting Item 6, Public Comment

To: planningcommission@cityofsierramadre.com <planningcommission@cityofsierramadre.com>, PublicComment@CityofSierraMadre.com <PublicComment@cityofsierramadre.com>

Cc: agiragosian@chwlaw.us <agiragosian@chwlaw.us>, jreynoso@cityofsierramadre.com <jreynoso@cityofsierramadre.com>, clin@cityofsierramadre.com <clin@cityofsierramadre.com>



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in Washington

February 1, 2024

Sierra Madre Planning Commission
City Hall Council Chambers
232 W. Sierra Madre Boulevard,
Sierra Madre, CA 91024

VIA EMAIL to PublicComment@CityofSierraMadre.com;
planningcommission@cityofsierramadre.com

Re: February 1, Item 6: 700 N. Sunnyside Avenue, Tentative Tract Map 22-10

Dear Members of the Sierra Madre Planning Commission:

This firm writes on behalf of Protect Sierra Madre, an unincorporated association of citizens who are concerned about the impacts of the proposed tract of housing development at 700 Sunnyside Avenue. There are several reasons that the Tentative Tract Map cannot be approved by the Planning Commission.

State Minimum Fire Safe Regulations: Failure to Consult CAL FIRE and Incorporate Conditions in Applicable Regulations to Tentative Tract Map

Since July 1, 2021, California law requires that all development in areas designated as Very High Fire Hazard Severity Zones (VHFHSZ) are subject to the state minimum wildfire protection standards. Those regulations require that “future design and construction of structures, subdivisions and developments in . . . the VHFHSZ shall provide for basic emergency access . . . as specified” in the regulations. (Cal. Code Regs., tit. 14, §1270.02(b).) For reference, a copy of the approval Statement Minimum Fire Safe Regulations is attached as Exhibit 1. The regulations expressly apply to “all tentative and parcel maps” (id. § 1270.03 (a)(3)) as well as “permitting or approval of new parcels” (id., 1270.03(c)(1)). Under the regulations, local government must provide the Director of CAL FIRE with “notice of applications for [inter alia] tentative parcel maps, tentative maps . . . within . . . the VHFHSZ.” (Id., § 1270.04(a).) The Director or designee may make recommendations on the maps and the local government “shall ensure that the applicable sections of [the regulations] become a condition of approval of any applicable construction or development permit or map.” (Id., § 1270.04(b)-(c).)

It is beyond dispute that the project location is in the VHFHSZ. Yet there is no evidence that the City has met its preliminary obligations under the State Minimum Fire Safe Regulations in its review of the tentative tract map, which is indisputably covered under the regulatory requirements. The proposed conditions for the Tentative Tract Map reflect no compliance with the State Minimum Fire Safe Regulation. There is no discussion in the staff report that the City has presented the proposed tentative tract map to CAL FIRE, nor do the proposed conditions discuss any of the “applicable sections” of the regulations and make compliance a condition of approval. In addition to the ingress and egress requirements discussed below, the regulations address water supply for wildfire emergency, build and parcel siting and setbacks, fuel breaks, and greenbelts and parks, all of which bear on the tentative tract map.

As one example, the regulations require that local governments determine the “need and location for Fuel Breaks” in consultation with CAL FIRE, whenever the local government engages in

“the permitting or approval of three (3) or more new parcels.” (Cal Code. Regs., tit. 14, § 1276.03(a)(1).) The regulations define “Fuel Break” as “[a] strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.” (Id., § 1270.01(n).) Fuel breaks may be required at certain locations, including directly adjacent to defensible space, directly adjacent to roads, and in greenbelts or similar locations. (Id., § 1276.03(d).) Fuel breaks must be “completed prior to the commencement of any permitted construction.” (Id., § 1276.03(e).) The phrase “fuel break” appears nowhere in the agenda packet for the current Planning Commission hearing.

Similarly, the conditions for the tract map do not address the provision of emergency water, either prior to construction (Cal. Code Regs., tit. 14, § 1275.02(a)) or whether emergency water is adequately provided by the required hydrants (Id., § 1275.02(b)). Nor do the conditions incorporate the detailed requirements for fire hydrants in the regulations. (Id., § 1275.03.) Specific building setback requirements are imposed by the regulations, which the project does not satisfy, but there is no discussion of which mechanisms are being imposed to “reduce structure-to-structure ignition,” as necessary for reduced setbacks. (Id., § 1276.01(b).) There is no discussion whatsoever in the tract map report regarding wildfire prevention, as if the project were not in the VHFHSZ. But of course it is, and the state now requires that such issues be addressed at the time of the tentative tract map. Now is the time, yet the City has failed to address any.

The tentative tract map cannot be approved until the City has complied with the State Minimum Fire Safe Regulation. The regulations are clear that consultation and compliance with the regulatory conditions must be included in the tract map itself, not undertaken at a later date.

State Minimum Fire Safe Regulation: Non-Compliance with Ingress and Egress Requirements

A major concern of the State Minimum Fire Safe Regulations is ensuring adequate ingress and egress from new developments in the VHFHSZ. “Roads . . . whether public or private . . . shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with [the requirements of the regulations].” (Cal. Code Regs., tit. 14, § 1273.00.) As presented in the tentative tract map, it appears that the map does not satisfy the Ingress and Egress requirements of the regulations.

The Sunnyside Avenue entrance to the project is, as a result of Carter’s narrow width adjacent to the project, functionally a dead end road: “A road that has only one point of vehicular ingress/egress, including cul-de-sac and roads that loop back on themselves.” (Cal. Code Regs., tit. 14, § 1270.01(e).) Although the project’s internal roads connect to Carter, ultimately, Carter immediately adjacent to the project does not appear to meet the State Minimum Fire Safe Regulation requirements for access. “All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions.” (Id., § 1273.01(a).) Traffic lane is defined as “[t]he portion of a road or driveway that provides a single line of vehicle travel.” (Id., § 1270.01(ff).) Moreover, road surfaces “shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds.” (Id., § 1273.02(a).) There is no information in the record whether Carter is currently adequate for such loads, but it is an old narrow roadway not designed for regular use in the portion nearest the project site.

As the January 30, 2024 photos included in Exhibit 2 demonstrate, this portion of Carter is in poor condition and is quite narrow. The pavement is significantly degraded in portions, particularly near the

Monastery.¹ A large truck using the street had challenges passing a dumpster placed for collection by Bailey Canyon Park. It is difficult to imagine that street being safely utilized to evacuate 50 to 60 vehicles while being utilized for in-bound emergency vehicle traffic.

Indeed, the conditions on Carter, given the location in the VHFHSZ, are “likely to cause serious public health problems,” a basis for denial of the tentative tract map. There is no evidence that the project design complies with the State Minimum Fire Safe Regulations attached as Exhibit 1. The physical conditions of Carter and its narrow width would support a finding that safe ingress and egress during a fire emergency would be impossible and thus likely to be “detrimental to public health, safety, and welfare.” Without including the widening of Carter, and without compliance with the State Minimum Fire Safe Regulations, the tract map should not be approved.

Carter Avenue Widening Additionally Required Because Carter Between the Project and Lima Is Not a Official City Street and Thus the Creation of the New Public Street Must Satisfy the Municipal Code

Carter Avenue between Lima and the gate is not officially a public street. The Assessor shows this property as a parcel of land owned by the City of Sierra Madre, unlike other streets. The Assessor’s Map (Exhibit 3) shows Carter Avenue ending at Lima, and simply shows the area where Carter extends to the west as slim parcel.

For this reason, Sierra Madre Municipal Code section 16.32.035 apply to the construction of Carter west of Lima as a public road. “[T]he city’s public streets standards shall require at least thirty feet of road easement to accommodate two travel lanes, one parking lane, and a pedestrian walkway.” This provision also makes clear that street improvements are considered as part of the approval process for a tentative tract map. By failing to include any information on the Carter improvement, the tentative tract map application fails to apprise decision makers of the scope of the map, to provide information on whether the residents of this development will be able to escape their homes in the event of a fast-moving wildfire, a mudslide due to torrential rains on burned slopes above, or other hazards that exist on the urban/wildland boundary. This is not a concern to be taken lightly, brushed off, or ignored as if it is unnecessary.

Carter Avenue Offsite Improvements are Required as a Condition of Approval for the Tentative Tract Map, and Proposed Conditions Are Inadequate

The staff report notes that Section 4(i) of the Development Agreement “mandates the offsite improvement of Carter Avenue.” The Development Agreement defines “Carter Avenue Right of Way” as “the public right of way necessary for the proposed offsite improvements, as defined in Section 4(i).” However, section 4(i) does not provide any further detail on the scope of the proposed offsite improvement. Attachment F to the development agreement at least provide some detail. The conditions for the tentative tract map must be more specific than simply referring to the Development Agreement. For one, the Development Agreement could be altered. But the improvement of Carter Avenue is a necessary safety feature. The TTM must be specific enough for an evaluation to be made whether the applicant has satisfied the requirement to construct the offsite improvements, including widening Carter Avenue to permit simultaneous ingress and

¹ It appears that the applicant proposes to retain the gates at Carter, though they shall be “permanently open.” This requirement is not a condition of the tract map, and there is no analysis whether the gate entrance on Carter is adequate in width and functionality under the regulations. (Cal. Code Regs., tit 14, § 1273.09.) Such information must be also be considered and addressed in the tract map in compliance with the state regulations.

egress in two complete traffic lanes. The condition proposed simply states the applicant shall acquire the right of way and enter an improvement agreement – but that omits even the basic components of the Development Agreement to “obtain all required approvals form the County . . . for the construction of the Carter Avenue offsite improvements.” This must be required before the final map can be recorded, at a minimum.

Moreover, the Development Agreement requires that the Applicant “post security for the completion of the improvements as provided in the California Subdivision Map Act.” The Tentative Tract Map Conditions must require the posting of this security, and it does not.

Finally, the widening of Carter Avenue is a component of the off site improvements, but the off site improvements of Carter include other components for pedestrians that do not have the same life and safety impacts that the narrow width of Carter poses. The TTM should contain a separate condition requiring Carter to satisfy the State Minimum Fire Safe Regulations from the property border to the intersection with Lima, and not permit recordation of the final map until such condition is satisfied.

Tentative Tract Map Application Missing Critical Sierra Madre Municipal Code Requirements

This application should be deemed incomplete because it does not contain of all the required information in Sierra Madre Municipal Code section 16.12.040, most notably as to Carter Avenue. The tentative map lacks:

“The width and approximate locations of all existing or proposed easements or rights-of-way whether for public or private roads, drainage, sewer, public utility, or flood control purposes, shown by dashed lines.” (SMMC 16.12.040 A. 5.)

The width of the existing and proposed right of way at Carter Avenue east of the project is not shown. The right of way is a part of the project and must be included in the tract map.

“The locations, widths and approximate grades of all existing and proposed highways, streets, alleys and ways, or ways within and adjacent to such tentative map.” (SMMC 16.12.040 A. 7.)

The map does not contain information about the width of Carter Avenue east of the project.

“The locations of all areas subject to inundation or flood hazard and the locations, width, and directions of flow of all watercourses and flood control areas within and adjacent to the property involved.” (SMMC 16.12.040 A.9.)

Adjacent watercourses in Bailey Canyon Wilderness Park are not depicted on maps.

Moreover, there is no information included about the Carter Avenue off-site improvements. The Applicant has planned to conduct these improvements since it began the environmental review process. Without any detail on what the Applicant will do in this regard, and with no indicia that the Applicant can accomplish it, the City must require as much information as possible and impose all limitations to ensure that no work and irreversible degradation of the project site takes place unless Carter will be improved for safe ingress/egress.

Yours truly,



Beverly Grossman Palmer

Exhibit 1

**State of California
Office of Administrative Law**

In re:
Board of Forestry and Fire Protection

Regulatory Action:

Title 14, California Code of Regulations

Adopt sections: 1270.08, 1276.03
Amend sections: 1270.00, 1270.01
(Renumbered to 1270.02
and Amended), 1270.02
(Renumbered to 1270.03
and Amended), 1270.03
(Renumbered to 1270.04
and Amended), 1270.04
(Renumbered to 1270.05
and Amended), 1270.05
(Renumbered to 1270.06
and Amended), 1270.06
(Renumbered to 1270.07
and Amended), 1271.00
(Renumbered to 1270.01
and Amended), 1273.00,
1273.01, 1273.02, 1273.03,
1273.04, 1273.05, 1273.06,
1273.07, 1273.08, 1273.09,
1274.00, 1274.01, 1274.02,
1274.03, 1274.04, 1275.00,
1275.01, 1275.02, 1275.03,
1275.04, 1276.00, 1276.01,
1276.02, 1276.03
(Renumbered to 1276.05
and Amended), 1276.04

Repeal sections:

**NOTICE OF APPROVAL OF REGULATORY
ACTION**

Government Code Section 11349.3

OAL Matter Number: 2022-0819-02

OAL Matter Type: Regular (S)

This action adopts, amends, and repeals regulations to implement minimum fire safety standards related to defensible space applicable to the perimeters and access to all residential, commercial, and industrial building construction and to land in a State Responsibility Area (SRA) and Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone (VHFHSZ), particularly with respect to fuel breaks, greenbelts near communities, and preservation of undeveloped ridgelines.

OAL approves this regulatory action pursuant to section 11349.3 of the Government Code. This regulatory action becomes effective on 4/1/2023.

Date: January 31, 2023



Digitally signed by Mark Storm
Date: 2023.01.31 14:08:55 -08'00'

Mark Storm
Senior Attorney

For: Kenneth J. Pogue
Director

Original: Edith Hannigan, Executive Officer

NOTICE PUBLICATION/REGULATIONS SUBMISSION

STD. 400 (REV. 10/2019)

REGULAR

For use by Secretary of State only

OAL FILE NUMBERS	NOTICE FILE NUMBER Z-2021-0413-05	REGULATORY ACTION NUMBER 2022-0819-02S	EMERGENCY NUMBER
For use by Office of Administrative Law (OAL) only			
NOTICE		REGULATIONS	

ENDORSED - FILED
In the office of the Secretary of State
of the State of California

JAN 31 2023

2:STPA

OFFICE OF ADMIN. LAW
2022 AUG 19 PM 1:26

AGENCY WITH RULEMAKING AUTHORITY
Board of Forestry and Fire Protection

AGENCY FILE NUMBER (if any)

A. PUBLICATION OF NOTICE (Complete for publication in Notice Register)

1. SUBJECT OF NOTICE		TITLE(S)	FIRST SECTION AFFECTED	2. REQUESTED PUBLICATION DATE	
3. NOTICE TYPE <input type="checkbox"/> Notice re Proposed Regulatory Action <input type="checkbox"/> Other		4. AGENCY CONTACT PERSON		TELEPHONE NUMBER	FAX NUMBER (Optional)
OAL USE ONLY	ACTION ON PROPOSED NOTICE <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved as Modified <input type="checkbox"/> Disapproved/Withdrawn		NOTICE REGISTER NUMBER 2021, 17-Z	PUBLICATION DATE 4/23/2021	

B. SUBMISSION OF REGULATIONS (Complete when submitting regulations)

1a. SUBJECT OF REGULATION(S) State Minimum Fire Safe Regulations, 2021	1b. ALL PREVIOUS RELATED OAL REGULATORY ACTION NUMBER(S)
---	--

2. SPECIFY CALIFORNIA CODE OF REGULATIONS TITLE(S) AND SECTION(S) (Including title 26, if toxics related)

SECTION(S) AFFECTED (List all section number(s) individually. Attach additional sheet if needed.)	ADOPT SS 1270.08, 1276.05 SEE ATTACHMENT
	AMEND see attachment
	REPEAL SS 1271.00

per agency request

3. TYPE OF FILING		
<input checked="" type="checkbox"/> Regular Rulemaking (Gov. Code §11346)	<input type="checkbox"/> Certificate of Compliance: The agency officer named below certifies that this agency complied with the provisions of Gov. Code §§11346.2-11347.3 either before the emergency regulation was adopted or within the time period required by statute.	<input type="checkbox"/> Emergency Readopt (Gov. Code, §11346.1(h))
<input type="checkbox"/> Resubmittal of disapproved or withdrawn nonemergency filing (Gov. Code §§11349.3, 11349.4)	<input type="checkbox"/> Resubmittal of disapproved or withdrawn emergency filing (Gov. Code, §11346.1)	<input type="checkbox"/> File & Print
<input type="checkbox"/> Emergency (Gov. Code, §11346.1(b))		<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Changes Without Regulatory Effect (Cal. Code Regs., title 1, §100)		<input type="checkbox"/> Print Only

4. ALL BEGINNING AND ENDING DATES OF AVAILABILITY OF MODIFIED REGULATIONS AND/OR MATERIAL ADDED TO THE RULEMAKING FILE (Cal. Code Regs title 1, §44 and Gov. Code §11347.1)
January 3-19, 2022 and May 10-27, 2022

5. EFFECTIVE DATE OF CHANGES (Gov. Code, §§ 11343.4, 11346.1(d); Cal. Code Regs., title 1, §100)			
<input checked="" type="checkbox"/> Effective January 1, April 1, July 1, or October 1 (Gov. Code §11343.4(a))	<input type="checkbox"/> Effective on filing with Secretary of State	<input type="checkbox"/> §100 Changes Without Regulatory Effect	<input type="checkbox"/> Effective other (Specify) _____

6. CHECK IF THESE REGULATIONS REQUIRE NOTICE TO, OR REVIEW, CONSULTATION, APPROVAL OR CONCURRENCE BY, ANOTHER AGENCY OR ENTITY		
<input checked="" type="checkbox"/> Department of Finance (Form STD. 399) (SAM §6660)	<input type="checkbox"/> Fair Political Practices Commission	<input checked="" type="checkbox"/> State Fire Marshal
<input type="checkbox"/> Other (Specify) _____		

7. CONTACT PERSON Edith Hannigan	TELEPHONE NUMBER (916) 862-0120	FAX NUMBER (Optional)	E-MAIL ADDRESS (Optional) edith.hannigan@bof.ca.gov
-------------------------------------	------------------------------------	-----------------------	--

8. I certify that the attached copy of the regulation(s) is a true and correct copy of the regulation(s) identified on this form, that the information specified on this form is true and correct, and that I am the head of the agency taking this action, or a designee of the head of the agency, and am authorized to make this certification.

SIGNATURE OF AGENCY DESIGNEE 	DATE 8/19/2022
TYPED NAME AND TITLE OF SIGNATORY Edith Hannigan, Executive Officer	

For use by Office of Administrative Law (OAL) only

ENDORSED APPROVED

JAN 31 2023

Office of Administrative Law

2022-0819-02S BOFFP
Form 400 Attachment B.2.

ADOPT

1270.08, 1276.03

AMEND

1270.00, 1270.01 (Renumbered to 1270.02 and Amended), 1270.02 (Renumbered to 1270.03 and Amended), 1270.03 (Renumbered to 1270.04 and Amended), 1270.04 (Renumbered to 1270.05 and Amended), 1270.05 (Renumbered to 1270.06 and Amended), 1270.06 (Renumbered to 1270.07 and Amended), 1271.00 (Renumbered to 1270.01 and Amended), 1273.00, 1273.01, 1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.08, 1273.09, 1274.00, 1274.01, 1274.02, 1274.03, 1274.04, 1275.00, 1275.01, 1275.02, 1275.03, 1275.04, 1276.00, 1276.01, 1276.02, 1276.03 (Renumbered to 1276.05 and Amended), 1276.04

REPEAL

1 Title 14 of the California Code of Regulations (14 CCR),
2 Division 1.5, Chapter 7
3 Subchapter 2, Articles 1-5
4 "DRAFT State Minimum Fire Safe Regulations, 2021"
5

6
7 Subchapter 2. ~~SRA/VHFHSZ~~ State Minimum Fire Safe Regulations

8 Article 1. Administration

9 § 1270.00. Title.

10 ~~These regulations~~ Subchapter 2 shall be known as the "~~SRA/VHFHSZ~~
11 State Minimum Fire Safe Regulations," and shall constitute the
12 ~~basic minimum~~ wildfire protection standards of the California
13 Board of Forestry and Fire Protection.

14 Note: Authority cited: Section 4290, Public Resources Code.

15 Reference: Sections 4102, 4126, 4127 and 4290, Public Resources
16 Code.

17
18 § 1270.01. Definitions ~~Purpose~~

19 The following definitions are applicable to Subchapter 2.

20 (a) Agriculture: Land used for agricultural purposes as defined
21 in a Local Jurisdiction's zoning ordinances.

22 (b) Board: California Board of Forestry and Fire Protection.

23 (c) Building: Any Structure used or intended for supporting or
24 sheltering any use or Occupancy, except those classified as
25 Utility and Miscellaneous Group U.

26 (d) CAL FIRE: California Department of Forestry and Fire

1 Protection.

2 (e) Dead-end Road: A Road that has only one point of vehicular
3 ingress/egress, including cul-de-sacs and Roads that loop back
4 on themselves

5 (f) Defensible Space: The area within the perimeter of a
6 parcel, Development, neighborhood or community where basic
7 wildland fire protection practices and measures are implemented,
8 providing the key point of defense from an approaching Wildfire
9 or defense against encroaching Wildfires or escaping Structure
10 fires. The perimeter as used in this regulation is the area
11 encompassing the parcel or parcels proposed for construction
12 and/or Development, excluding the physical Structure itself. The
13 area is characterized by the establishment and maintenance of
14 emergency vehicle access, emergency water reserves, Road names
15 and Building identification, and fuel modification measures.

16 (g) Development: As defined in section 66418.1 of the California
17 Government Code.

18 (h) Director: Director of the Department of Forestry and Fire
19 Protection or their designee.

20 (i) Driveway: A vehicular pathway that serves no more than four
21 (4) Residential Units and any number of non-commercial or non-
22 industrial Utility or Miscellaneous Group U Buildings on each
23 parcel. A Driveway shall not serve commercial or industrial uses
24 at any size or scale.

25 (j) Exception: An alternative to the specified standard
26 requested by the applicant that may be necessary due to health,

1 safety, environmental conditions, physical site limitations or
2 other limiting conditions, such as recorded historical sites,
3 that provides mitigation of the problem.

4 (k) Fire Apparatus: A vehicle designed to be used under
5 emergency conditions to transport personnel and equipment or to
6 support emergency response, including but not limited to the
7 suppression of fires.

8 (l) Fire Authority: A fire department, agency, division,
9 district, or other governmental body responsible for regulating
10 and/or enforcing minimum fire safety standards in the Local
11 Jurisdiction.

12 (m) Fire Hydrant: A valved connection on a water supply or
13 storage system for the purpose of providing water for fire
14 protection and suppression operations.

15 (n) Fuel Break: A strategically located area where the volume
16 and arrangement of vegetation has been managed to limit fire
17 intensity, fire severity, rate of spread, crown fire potential,
18 and/or ember production.

19 (o) Greenbelts: open space, parks, wildlands, other areas, or a
20 combination thereof, as designated by Local Jurisdictions, which
21 are in, surround, or are adjacent to a city or urbanized area,
22 that may function as Fuel Breaks and where Building construction
23 is restricted or prohibited.

24 (p) Greenways: Linear open spaces or corridors that link parks
25 and neighborhoods within a community through natural or manmade
26 trails and paths.

1 (q) Hammerhead/T: A "T" shaped, three-point Turnaround space
2 for Fire Apparatus on a Road or Driveway, being no narrower than
3 the Road or Driveway that serves it.

4 (r) Hazardous Land Use: A land use that presents a significantly
5 elevated potential for the ignition, prolonged duration, or
6 increased intensity of a Wildfire due to the presence of
7 flammable materials, liquids, or gasses, or other features that
8 initiate or sustain combustion. Such uses are determined by the
9 Local Jurisdiction and may include, but are not limited to,
10 power-generation and distribution facilities; wood processing or
11 storage sites; flammable gas or liquids processing or storage
12 sites; or shooting ranges.

13 (s) Local Jurisdiction: Any county, city/county agency or
14 department, or any locally authorized district that approves or
15 has the authority to regulate Development.

16 (t) Municipal-Type Water System: A system having water pipes
17 servicing Fire Hydrants and designed to furnish, over and above
18 domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi
19 (138 kPa) residual pressure for a two (2) hour duration.

20 (u) Occupancy: The purpose for which a Building, or part
21 thereof, is used or intended to be used.

22 (v) One-way Road: A Road that provides a minimum of one Traffic
23 Lane width designed for traffic flow in one direction only.

24 (w) Residential Unit: Any Building or portion thereof which
25 contains living facilities including provisions for sleeping,
26 eating, cooking and/or sanitation, for one or more persons.

1 Manufactured homes, mobile homes, and factory-built housing are
2 considered Residential Units.

3 (x) Ridgeline: The line of intersection of two opposing slope
4 aspects running parallel to the long axis of the highest
5 elevation of land; or an area of higher ground separating two
6 adjacent streams or watersheds.

7 (y) Road: A public or private vehicular pathway to more than
8 four (4) Residential Units, or to any industrial or commercial
9 Occupancy.

10 (z) Road or Driveway Structures: Bridges, culverts, and other
11 appurtenant Structures which supplement the Traffic Lane or
12 Shoulders.

13 (aa) Same Practical Effect: As used in this subchapter, means an
14 Exception or alternative with the capability of applying
15 accepted wildland fire suppression strategies and tactics, and
16 provisions for fire fighter safety, including:

17 (1) access for emergency wildland fire equipment,

18 (2) safe civilian evacuation,

19 (3) signing that avoids delays in emergency equipment
20 response,

21 (4) available and accessible water to effectively attack
22 Wildfire or defend a Structure from Wildfire, and

23 (5) fuel modification sufficient for civilian and fire
24 fighter safety.

25 (bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.

26 (cc) State Responsibility Area (SRA): As defined in Public

1 Resources Code sections 4126-4127; and the California Code of
2 Regulations, title 14, division 1.5, chapter 7, article 1,
3 sections 1220-1220.5.

4 (dd) Strategic Ridgeline: a Ridgeline identified pursuant to §
5 1276.02(a) that may support fire suppression activities or where
6 the preservation of the Ridgeline as an Undeveloped Ridgeline
7 would reduce fire risk and improve fire protection.

8 (ee) Structure: That which is built or constructed or any piece
9 of work artificially built up or composed of parts joined
10 together in some definite manner.

11 (ff) Traffic Lane: The portion of a Road or Driveway that
12 provides a single line of vehicle travel.

13 (gg) Turnaround: An area which allows for a safe opposite
14 change of direction for Fire Apparatus at the end of a Road or
15 Driveway.

16 (hh) Turnout: A widening in a Road or Driveway to allow vehicles
17 to pass.

18 (ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.

19 (jj) Utility and Miscellaneous Group U: A Structure of an
20 accessory character or a miscellaneous Structure not classified
21 in any specific Occupancy permitted, constructed, equipped, and
22 maintained to conform to the requirements of Title 24,
23 California Building Standards Code.

24 (kk) Vertical Clearance: The minimum specified height of a
25 bridge, overhead projection, or vegetation clearance above the
26 Road or Driveway.

1 (ll) Vertical Curve: A curve at a high or low point of a Road
2 that provides a gradual transition between two Road grades or
3 slopes.

4 (mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in
5 Government Code section 51177(i).

6 (nn) Wildfire: Has the same meaning as "forest fire" in Public
7 Resources Code Section 4103.

8 ~~(a) These regulations have been prepared and adopted for the~~
9 ~~purpose of establishing minimum Wildfire protection standards in~~
10 ~~conjunction with building, construction and development in the~~
11 ~~State Responsibility Area (SRA) and, after July 1, 2021, the Very~~
12 ~~High Fire Hazard Severity Zones as defined in Government Code S~~
13 ~~51177(i) (VHFHSZ).~~

14 ~~(b) The future design and construction of structures,~~
15 ~~subdivisions and developments in the SRA and, after July 1,~~
16 ~~2021, the VHFHSZ shall provide for basic emergency access and~~
17 ~~perimeter wildfire protection measures as specified in the~~
18 ~~following articles.~~

19 ~~(c) These measures shall provide for emergency access; signing~~
20 ~~and building numbering; private water supply reserves for~~
21 ~~emergency fire use; and vegetation modification. The fire~~
22 ~~protection standards which follow shall specify the minimums for~~
23 ~~such measures.~~

24 Note: Authority cited: Section 4290, Public Resources Code.
25 Reference: Sections 4290 and 4291, Public Resources Code.

1 § 1270.02. Purpose.—Scope

2 (a) Subchapter 2 has been prepared and adopted for the purpose
3 of establishing state minimum Wildfire protection standards in
4 conjunction with Building, construction, and Development in the
5 State Responsibility Area (SRA) and, after July 1, 2021, the Very
6 High Fire Hazard Severity Zones, as defined in Government Code §
7 51177(i) (VHFHSZ).

8 (b) The future design and construction of Structures,
9 subdivisions and Developments in the SRA and, after July 1,
10 2021, the VHFHSZ shall provide for basic emergency access and
11 perimeter Wildfire protection measures as specified in the
12 following articles.

13 (c) These standards shall provide for emergency access; signing
14 and Building numbering; private water supply reserves for
15 emergency fire use; vegetation modification, Fuel Breaks,
16 Greenbelts, and measures to preserve Undeveloped Ridgelines.

17 Subchapter 2 specifies the minimums for such measures.

18
19 ~~(a) These regulations shall apply to:~~

20 ~~(1) the perimeters and access to all residential, commercial,~~
21 ~~and industrial building construction within the SRA approved~~
22 ~~after January 1, 1991 , and those approved after July 1, 2021~~
23 ~~within the VHFHSZ, except as set forth below in subsection (b.);~~

24 ~~(2) the siting of newly installed commercial modulars,~~
25 ~~manufactured homes, mobilehomes, and factory built housing, as~~
26 ~~defined in Health and Safety Code sections 18001.8, 18007,~~

1 ~~18008, and 19971;~~

2 ~~(3) all tentative and parcel maps or other Developments approved~~
3 ~~after January 1, 1991; and~~

4 ~~(4) applications for building permits on a parcel approved in a~~
5 ~~pre 1991 parcel or tentative map to the extent that conditions~~
6 ~~relating to the perimeters and access to the buildings were not~~
7 ~~imposed as part of the approval of the parcel or tentative map.~~

8 ~~(b) These regulations do not apply where an application for a~~
9 ~~building permit is filed after January 1, 1991 for building~~
10 ~~construction on a parcel that was formed from a parcel map or~~
11 ~~tentative map (if the final map for the tentative map is~~
12 ~~approved within the time prescribed by the local ordinance)~~
13 ~~approved prior to January 1, 1991, to the extent that conditions~~
14 ~~relating to the perimeters and access to the buildings were~~
15 ~~imposed by the parcel map or final tentative map approved prior~~
16 ~~to January 1, 1991.~~

17
18 ~~(c) Affected activities include, but are not limited to:~~

19 ~~(1) permitting or approval of new parcels, excluding lot line~~
20 ~~adjustments as specified in Government Code (GC) section~~
21 ~~66412(d);~~

22 ~~(2) application for a building permit for new construction not~~
23 ~~relating to an existing structure;~~

24 ~~(3) application for a use permit;~~

25 ~~(4) Road construction, including construction of a road that~~
26 ~~does not currently exist, or extension of an existing road.~~

1 ~~(f) EXEMPTION: Roads used solely for agricultural, mining, or~~
2 ~~the management and harvesting of wood products.~~

3 Note: Authority cited: Section 4290, Public Resources Code.

4 Reference: Sections 4290 and 4291, Public Resources Code.

5
6 § 1270.03. Scope. Provisions for Application of The Regulations

7 (a) Subchapter 2 shall apply to:

8 (1) the perimeters and access to all residential,
9 commercial, and industrial Building construction within the SRA
10 approved after January 1, 1991, and those approved after July 1,
11 2021 within the VHFHSZ, except as set forth below in subsection

12 (b).

13 (2) the siting of newly installed commercial modulars,
14 manufactured homes, mobilehomes, and factory-built housing, as
15 defined in Health and Safety Code sections 18001.8, 18007,
16 18008, and 19971;

17 (3) all tentative and parcel maps or other Developments
18 approved after January 1, 1991; and

19 (4) applications for Building permits on a parcel approved
20 in a pre-1991 parcel or tentative map to the extent that
21 conditions relating to the perimeters and access to the
22 Buildings were not imposed as part of the approval of the parcel
23 or tentative map.

24 (b) Subchapter 2 does not apply where an application for a
25 Building permit is filed after January 1, 1991 for Building
26 construction on a parcel that was formed from a parcel map or

1 tentative map (if the final map for the tentative map is
2 approved within the time prescribed by the local ordinance)
3 approved prior to January 1, 1991, to the extent that conditions
4 relating to the perimeters and access to the Buildings were
5 imposed by the parcel map or final tentative map approved prior
6 to January 1, 1991.

7 (c) Affected activities include, but are not limited to:

8 (1) permitting or approval of new parcels, excluding lot
9 line adjustments as specified in Government Code (GC) section
10 66412(d);

11 (2) application for a Building permit for new construction
12 not relating to an existing Structure;

13 (3) application for a use permit;

14 (4) Road construction including construction of a Road that
15 does not currently exist, or extension of an existing Road.

16 (d) The standards in Subchapter 2 applicable to Roads shall not
17 apply to Roads used solely for Agriculture; mining; or the
18 management of timberland or harvesting of forest products.

19 ~~This Subchapter shall be applied as follows:~~

20 ~~(a) the local jurisdictions shall provide the Director of~~
21 ~~the California Department of Forestry and Fire Protection (CAL~~
22 ~~FIRE) or their designee with notice of applications for building~~
23 ~~permits, tentative parcel maps, tentative maps, and installation~~
24 ~~or use permits for construction or development within the SRA.~~

25 ~~(b) the Director or their designee may review and make fire~~
26 ~~protection recommendations on applicable construction or~~

1 ~~development permits or maps provided by the Local Jurisdiction.~~

2 ~~(c) the local jurisdiction shall ensure that the applicable~~
3 ~~sections of this subchapter become a condition of approval of~~
4 ~~any applicable construction or development permit or map.~~

5 Note: Authority cited: Section 4290, Public Resources Code.

6 Reference: Sections 4290 and 4291, Public Resources Code.

7
8 § 1270.0304 Provisions for Application of these Regulations

9 This Subchapter shall be applied as follows:

10 (a) the Local Jurisdictions shall provide the Director of
11 the California Department of Forestry and Fire Protection (CAL
12 FIRE) or their designee with notice of applications for
13 Building permits, tentative parcel maps, tentative maps, and
14 installation or use permits for construction or Development
15 within the SRA, or if after July, 1 2021, the VHFHSZ.

16 (b) the Director or their designee may review and make fire
17 protection recommendations on applicable construction or
18 development permits or maps provided by the Local Jurisdiction.

19 (c) the Local Jurisdiction shall ensure that the
20 applicable sections of this Subchapter become a condition of
21 approval of any applicable construction or Development permit
22 or map.

23 Note: Authority cited: Section 4290, Public Resources Code.

24 Reference: Sections 4290 and 4291, Public Resources Code.

1 § 1270.0405. Local Regulations Ordinances.

2 (a) Subchapter 2 shall serve as the minimum Wildfire protection
3 standards applied in SRA and VHFHSZ. However, Subchapter 2 does
4 not supersede local regulations which equal or exceed the
5 standards of this Subchapter. ~~Nothing contained in these~~
6 ~~regulations shall be considered as abrogating the provisions of~~
7 ~~any ordinance, rule, or regulation of any state or local~~
8 ~~jurisdiction provided that such ordinance, rule, regulation or~~
9 ~~general plan element is equal to or more stringent than these~~
10 ~~minimum standards.~~

11 (b) A local regulation equals or exceeds a minimum standard of
12 this Subchapter only if, at a minimum, the local regulation also
13 fully complies with the corresponding minimum standard in this
14 Subchapter. ~~The Board may certify local ordinances as equaling~~
15 ~~or exceeding these regulations when they provide the same~~
16 ~~practical effect.~~

17 (c) A Local Jurisdiction shall not apply exemptions to
18 Subchapter 2 that are not enumerated in Subchapter 2. Exceptions
19 requested and approved in conformance with § 1270.07 (Exceptions
20 to Standards) may be granted on a case-by-case basis. ~~Counties~~
21 ~~may submit their local ordinances for certification via email to~~
22 ~~the Board.~~

23 ~~(d) The Board's certification of local ordinances pursuant to~~
24 ~~this section is rendered invalid when previously certified~~
25 ~~ordinances are subsequently amended by local jurisdictions~~
26 ~~without Board re-certification of the amended ordinances. The~~

1 ~~Board's regulations supersede the amended local ordinance(s)~~
2 ~~when the amended local ordinance(s) are not re-certified by the~~
3 ~~Board. Amendments made by local jurisdictions to previously~~
4 ~~certified ordinances shall be submitted for re-certification.~~

5 (d) Notwithstanding a local regulation that equals or exceeds
6 the State Minimum Fire Safe Regulations, Building construction
7 shall comply with the State Minimum Fire Safe Regulations.

8 Note: Authority cited: Section 4290, Public Resources Code.

9 Reference: Sections 4290 and 4291, Public Resources Code.

10
11 § 1270.056. Inspections.

12 Inspections shall conform to the following requirements:

13 (a) Inspections in the SRA shall be made by:

14 (1) the Director, or

15 (2) Llocal Jjurisdictions that have assumed state fire
16 protection responsibility on SRA lands, or

17 (3) Llocal Jjurisdictions where the inspection duties have
18 been formally delegated by ~~CAL FIRE~~ the Director to the - Llocal
19 Jjurisdictions, pursuant to subsection (b).

20 (b) The Director may delegate inspection authority to a Local
21 Jurisdiction subject to all of the following criteria:

22 (1) The Local Jurisdiction represents that they have
23 appropriate resources to perform the delegated inspection
24 authority.

25 (2) The Local Jurisdiction acknowledges that CAL FIRE's
26 authority under subsection (d) shall not be waived or

1 restricted.

2 (3) The Local Jurisdiction consents to the delegation of
3 inspection authority.

4 (4) The Director may revoke the delegation at any time.

5 (5) The delegation of inspection authority, and any
6 subsequent revocation of the delegation, shall be documented in
7 writing, and retained on file at the CAL FIRE Unit headquarters
8 that administers SRA fire protection in the area.

9 ~~Inspections made under 14 CCR § 1270.05(a)(2) or 14 CCR §~~
10 ~~1270.05(a)(3) shall occur only when these regulations are~~
11 ~~incorporated into local ordinance in one of the following~~
12 ~~manners:~~

13 ~~(1) these regulations have been incorporated verbatim or by~~
14 ~~reference into that jurisdiction's permitting or approval~~
15 ~~process for the activities described in 14 CCR § 1270.02; or~~

16 ~~(2) the local ordinances have been certified pursuant to 14 CCR~~
17 ~~§ 1270.04;~~

18 (c) Inspections in the VHFHSZ shall be made by the Local
19 Jurisdiction. Nothing in this section abrogates CAL FIRE's
20 authority to inspect and enforce state forest and fire laws even
21 when the inspection duties have been delegated pursuant to this
22 section.

23 (d) Nothing in this section abrogates CAL FIRE's authority to
24 inspect and enforce state forest and fire laws in the SRA even
25 when the inspection duties have been delegated pursuant to this
26 section. Reports of violations shall be provided to the CAL FIRE

1 ~~Unit headquarters that administers SRA fire protection in the~~
2 ~~Local Jurisdiction.~~

3 (e) Reports of violations within the SRA shall be provided to
4 the CAL FIRE Unit headquarters that administers SRA fire
5 protection in the Local Jurisdiction. When inspections are
6 conducted, they shall occur prior to: the issuance of the use
7 permit or certificate of occupancy; the recordation of the
8 parcel map or final map; the filing of a notice of completion;
9 or the final inspection of any project or building permit.

10 (f) When inspections are conducted, they shall occur prior to:
11 the issuance of the use permit or certificate of Occupancy; the
12 recordation of the parcel map or final map; the filing of a
13 notice of completion; or the final inspection of any project or
14 Building permit.

15
16 Note: Authority cited: Section 4111, 4119 and 4290, Public
17 Resources Code. Reference: Sections 4102, 4119, 4125, 4290 and
18 4291, Public Resources Code.

19
20 § 1270.067. Exceptions to Standards.

21 (a) Upon request by the applicant, an eExceptions to standards
22 within this sSubchapter ~~or to Local Jurisdiction certified~~
23 ~~ordinances~~ may be allowed by the ~~inspection~~ Inspection entity in
24 accordance with listed in 14 CCR § 1270.056 (Inspections) where
25 the Exceptions provide the ~~same practical effect~~ Same Practical
26 Effect as these regulations towards providing Defensible Space.

1 Exceptions granted by the ~~inspection entity~~ Local Jurisdiction
2 listed in 14 CCR § 1270.05~~6~~, shall be made on a case-by-case
3 basis only. ~~Exceptions granted~~ Exceptions granted by the
4 ~~inspection entity~~ Local Jurisdiction listed in 14 CCR § 1270.05
5 listed in 14 CCR § 1270.06 shall be forwarded to the
6 appropriate CAL FIRE unit headquarters ~~Unit~~ Office that
7 administers SRA fire protection in that Local Jurisdiction, or
8 the county in which the Local Jurisdiction is located and shall
9 be retained on file at the Unit Office.

10 (b) Requests for an eException shall be made in writing to the
11 ~~inspection entity~~ Local Jurisdiction listed in 14 CCR §
12 1270.05~~06~~—by the applicant or the applicant's authorized
13 representative.

14 At a minimum, the request shall state the specific
15 section(s) for which an eException is requested; material facts
16 supporting the contention of the applicant; the details of the
17 Exception proposed; and a map showing the proposed location and
18 siting of the eException. Local Jurisdictions listed in §
19 1270.05~~06~~ (Inspections) may establish additional procedures or
20 requirements for eException requests.

21 (c) Where an Exception is not granted by the inspection entity,
22 the applicant may appeal such denial to the Local Jurisdiction.
23 The Local Jurisdiction may establish or utilize an appeal
24 process consistent with existing local building or planning
25 department appeal processes.

26 (d) Before the Local Jurisdiction makes a determination on an

1 appeal, the inspector shall be consulted and shall provide to
2 that Local Jurisdiction ~~local jurisdiction~~ documentation
3 outlining the effects of the requested Exception on ~~w~~Wildfire
4 protection.

5 (e) If an appeal is granted, the Local ~~+~~Jurisdiction shall make
6 findings that the decision meets the intent of providing
7 Defensible Space consistent with these regulations. Such
8 findings shall include a statement of reasons for the decision.
9 A written copy of these findings shall be provided to the CAL
10 FIRE Unit headquarters that administers SRA fire protection in
11 that ~~local~~ Local ~~+~~Jurisdiction.

12 Note: Authority cited: Section 4290, Public Resources Code.
13 Reference: Sections 4290 and 4291, Public Resources Code.

14
15 § 1270.08. Distance Measurements Requests for Exceptions.

16 All specified or referenced distances are measured along the
17 ground, unless otherwise stated.

18 Note: Authority cited: Section 4290, Public Resources Code.
19 Reference: Sections 4290 and 4291, Public Resources Code.

20
21 § 1271.00. Definitions.

22 ~~Agriculture: Land used for agricultural purposes as defined in a~~
23 ~~Local Jurisdiction's zoning ordinances.~~

24 ~~Building: Any Structure used or intended for supporting or~~
25 ~~sheltering any use or Occupancy, except Utility and~~

26 ~~Miscellaneous Group U Buildings.~~

1 ~~CAL FIRE: California Department of Forestry and Fire Protection.~~
2 ~~Dead end Road: A Road that has only one point of vehicular~~
3 ~~ingress/egress, including cul-de-sacs and looped Roads.~~
4 ~~Defensible space: The area within the perimeter of a parcel,~~
5 ~~Development, neighborhood or community where basic wildland fire~~
6 ~~protection practices and measures are implemented, providing the~~
7 ~~key point of defense from an approaching Wildfire or defense~~
8 ~~against encroaching Wildfires or escaping structure fires. The~~
9 ~~perimeter as used in this regulation is the area encompassing~~
10 ~~the parcel or parcels proposed for construction and/or~~
11 ~~Development, excluding the physical structure itself. The area~~
12 ~~is characterized by the establishment and maintenance of~~
13 ~~emergency vehicle access, emergency water reserves, road names~~
14 ~~and building identification, and fuel modification measures.~~
15 ~~Development: As defined in section 66418.1 of the California~~
16 ~~Government Code.~~
17 ~~Director: Director of the Department of Forestry and Fire~~
18 ~~Protection or their designee.~~
19 ~~Driveway: A vehicular access that serves up to two (2) parcels~~
20 ~~with no more than two (2) Residential Units and any number of~~
21 ~~non-commercial or industrial Buildings on each parcel.~~
22 ~~Distance Measurements: All specified or referenced distances are~~
23 ~~measured along the ground, unless otherwise stated.~~
24 ~~EXCEPTION: An alternative to the specified standard requested by~~
25 ~~the applicant that may be necessary due to health, safety,~~
26 ~~environmental conditions, physical site limitations or other~~

1 ~~limiting conditions, such as recorded historical sites, that~~
2 ~~provides mitigation of the problem.~~

3 ~~Fire valve: see hydrant.~~

4 ~~Fuel modification area: An area where the volume of flammable~~
5 ~~vegetation has been reduced, providing reduced fire intensity~~
6 ~~and duration.~~

7 ~~Greenbelts: A facility or land use, designed for a use other~~
8 ~~than fire protection, which will slow or resist the spread of a~~
9 ~~Wildfire. Includes parking lots, irrigated or landscaped areas,~~
10 ~~golf courses, parks, playgrounds, maintained vineyards, orchards~~
11 ~~or annual crops that do not cure in the field.~~

12 ~~Hammerhead/T: A road or driveway that provides a "T" shaped,~~
13 ~~three-point turnaround space for emergency equipment, being no~~
14 ~~narrower than the Road that serves it.~~

15 ~~Hydrant: A valved connection on a water supply or storage~~
16 ~~system, having either one two and a half (2 1/2) inch or one~~
17 ~~four and a half (4 1/2) inch outlet, with male American National~~
18 ~~Fire Hose Screw Threads (NH), used to supply Fire Apparatus and~~
19 ~~hoses with water.~~

20 ~~Local Jurisdiction: Any county, city/county agency or~~
21 ~~department, or any locally authorized district that issues or~~
22 ~~approves building permits, use permits, tentative maps or~~
23 ~~tentative parcel maps, or has authority to regulate development~~
24 ~~and construction activity.~~

25 ~~Occupancy: The purpose for which a building, or part thereof, is~~
26 ~~used or intended to be used.~~

1 ~~One way road: A minimum of one traffic lane width designed for~~
2 ~~traffic flow in one direction only.~~

3 ~~Residential unit: Any Building or portion thereof which contains~~
4 ~~living facilities, including provisions for sleeping, eating,~~
5 ~~cooking and/or sanitation for one or more persons. Manufactured~~
6 ~~homes, mobilehomes, and factory-built housing are considered~~
7 ~~residential units for the purposes of mandatory measures~~
8 ~~required in 14 CCR § 1270.01(c).~~

9 ~~Road: Vehicular access to more than two (2) parcels; more than~~
10 ~~four (4) Residential Units; or access to any industrial or~~
11 ~~commercial occupancy. Includes public and private streets and~~
12 ~~lanes.~~

13 ~~Road or Driveway Structures: Bridges, culverts, and other~~
14 ~~appurtenant Structures which supplement the traffic lane or~~
15 ~~Shoulders.~~

16 ~~Same Practical Effect: As used in this subchapter, means an~~
17 ~~exception or alternative with the capability of applying~~
18 ~~accepted wildland fire suppression strategies and tactics, and~~
19 ~~provisions for fire fighter safety, including:~~

- 20 ~~(a) access for emergency wildland fire equipment,~~
21 ~~(b) safe civilian evacuation,~~
22 ~~(c) signing that avoids delays in emergency equipment response,~~
23 ~~(d) available and accessible water to effectively attack~~
24 ~~wildfire or defend a structure from wildfire, and~~
25 ~~(e) fuel modification sufficient for civilian and fire fighter~~
26 ~~safety.~~

1 ~~Shoulder: Vehicular access adjacent to the traffic lane.~~

2 ~~State Board of Forestry and Fire Protection (Board): As defined~~
3 ~~in Public Resources Code section 730.~~

4 ~~State Responsibility Area (SRA): As defined in Public Resources~~
5 ~~Code sections 4126-4127; and the California Code of Regulations,~~
6 ~~title 14, division 1.5, chapter 7, article 1, sections 1220-~~
7 ~~1220.5.~~

8 ~~Structure: That which is built or constructed, an edifice or~~
9 ~~building of any kind, or any piece of work artificially built up~~
10 ~~or composed of parts joined together in some definite manner.~~

11 ~~Subdivision: As defined in section 66424 of the Government Code.~~

12 ~~Traffic lane: The portion of a road or driveway that provides a~~
13 ~~single line of vehicle travel.~~

14 ~~Turnaround: A road or driveway, unobstructed by parking, which~~
15 ~~allows for a safe opposite change of direction for emergency~~
16 ~~equipment. Design of such area may be a hammerhead/T or terminus~~
17 ~~bulb.~~

18 ~~Turnouts: A widening in a Road or Driveway to allow vehicles to~~
19 ~~pass.~~

20 ~~Utility and Miscellaneous Group U Building: A structure of an~~
21 ~~accessory character or a miscellaneous Structure not classified~~
22 ~~in any specific Occupancy permitted, constructed, equipped, and~~
23 ~~maintained to conform to the requirements of Title 24,~~
24 ~~California Building Standards Code.~~

25 ~~Vertical clearance: The minimum specified height of a bridge or~~
26 ~~overhead projection above the road or driveway.~~

1 ~~Wildfire: As defined in Public Resources Code Section 4103 and~~
2 ~~4104.~~

3 ~~Note: Authority cited: Section 4290, Public Resources Code.~~

4 ~~Reference: Sections 4290 and 4291, Public Resources Code.~~

5
6 Article 2. ~~Emergency Access~~ Ingress and Egress

7 § 1273.00. Intent.

8 Roads, and ~~d~~Driveways, whether public or private, unless
9 exempted under 14 CCR § 1270.0203(d), shall provide for safe
10 access for emergency ~~w~~Wildfire equipment and civilian evacuation
11 concurrently, and shall provide unobstructed traffic circulation
12 during a ~~w~~Wildfire emergency consistent with 14 CCR §§ 1273.00
13 through 1273.09.

14
15 Note: Authority cited: Section 4290, Public Resources Code.

16 Reference: Sections 4290 and 4291, Public Resources Code.

17
18 § 1273.01. Width

19 (a) All Roads shall be constructed to provide a minimum of two
20 ten (10) foot traffic lanes, not including Shoulder and
21 striping. These traffic lanes shall provide for two-way traffic
22 flow to support emergency vehicle and civilian egress, unless
23 other standards are provided in this article or additional
24 requirements are mandated by ~~local jurisdictions~~ Local
25 Jurisdictions or local subdivision requirements. Vertical

1 clearances shall conform to the requirements in California
2 Vehicle Code section 35250.

3 (b) All ~~one-way roads~~ One-way Roads shall be constructed to
4 provide a minimum of one twelve (12) foot traffic lane, not
5 including ~~shoulders~~ Shoulders. The ~~local jurisdiction~~ Local
6 Jurisdiction may approve ~~one-way roads~~ One-way Roads.

7 (1) All One-way Roads shall, at both ends, connect to a Road
8 with two traffic lanes providing for travel in different
9 directions, and shall provide access to an area currently zoned
10 for no more than ten (10) ~~residential units~~ Residential Units.

11 (2) In no case shall a ~~one-way road~~ One-way Road exceed 2,640
12 feet in length. A turnout shall be placed and constructed at
13 approximately the midpoint of each ~~one-way road~~ One-way Road.

14 (c) All Driveways shall be constructed to provide a minimum of
15 one (1) ten (10) foot traffic lane, fourteen (14) feet
16 unobstructed horizontal clearance, and unobstructed vertical
17 clearance of thirteen feet, six inches (13' 6").

18 Note: Authority cited: Section 4290, Public Resources Code.

19 Reference: Sections 4290 and 4291, Public Resources Code.

20
21 § 1273.02. Road Surfaces.

22 (a) Roads shall be designed and maintained to support the
23 imposed load of ~~f~~Fire ~~a~~Apparatus weighing at least 75,000
24 pounds, and provide an aggregate base.

25 (b) ~~Driveways and road and driveway structures~~ Road and Driveway
26 Structures shall be designed and maintained to support at least

1 40,000 pounds.

2 (c) Project proponent shall provide engineering specifications
3 to support design, if requested by the Local Jurisdiction ~~local~~
4 ~~authority having jurisdiction.~~

5 Note: Authority cited: Section 4290, Public Resources Code.

6 Reference: Sections 4290 and 4291, Public Resources Code.

7
8 § 1273.03. Grades.

9 (a) At no point shall the grade for all ~~r~~Roads and ~~d~~Driveways
10 exceed 16 percent.

11 (b) The grade may exceed 16%, not to exceed 20%, with approval
12 from the ~~local authority having jurisdiction~~ Local Jurisdiction
13 and with mitigations to provide for ~~s~~Same ~~p~~Practical ~~e~~Effect.

14 Note: Authority cited: Section 4290, Public Resources Code.

15 Reference: Sections 4290 and 4291, Public Resources Code.

16
17 § 1273.04. Radius.

18 (a) No ~~r~~Road or ~~r~~Road ~~s~~Structure shall have a horizontal inside
19 radius of curvature of less than fifty (50) feet. An additional
20 surface width of four (4) feet shall be added to curves of 50-
21 100 feet radius; two (2) feet to those from 100-200 feet.

22 (b) The length of vertical curves in ~~r~~Roadways, exclusive of
23 gutters, ditches, and drainage structures designed to hold or
24 divert water, shall be not less than one hundred (100) feet.

25 Note: Authority cited: Section 4290, Public Resources Code.

26 Reference: Sections 4290 and 4291, Public Resources Code.

1
2 § 1273.05. Turnarounds.

3 (a) Turnarounds are required on ~~driveways and dead-end roads~~
4 Driveways and Dead-end Roads.

5 (b) The minimum turning radius for a turnaround shall be forty
6 (40) feet, not including parking, in accordance with the figures
7 in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is
8 used instead, the top of the "T" shall be a minimum of sixty
9 (60) feet in length.

10 (c) Driveways exceeding 150 feet in length, but less than 800
11 feet in length, shall provide a turnout near the midpoint of the
12 ~~driveway~~ Driveway. Where the Driveway exceeds 800 feet, turnouts
13 shall be provided no more than 400 feet apart.

14 (d) A turnaround shall be provided on ~~driveways~~ Driveways over
15 300 feet in length and shall be within fifty (50) feet of the
16 Building.

17 (d) Each ~~dead-end road~~ Dead-end Road shall have a turnaround
18 constructed at its terminus. Where parcels are zoned five (5)
19 acres or larger, turnarounds shall be provided at a maximum of
20 1,320 foot intervals.

21 (e) Figure A. Turnarounds on Roads with two ten-foot traffic
22 lanes.

23 Figure A/Image 1 is a visual representation of paragraph (b).

24 *[editorial note: no change to the images in this section]*

25 (f) Figure B. Turnarounds on driveways with one ten-foot traffic

1 lane.

2 Figure B/Image 2 is a visual representation of paragraph (b).

3 *[editorial note: no change to the images in this section]*

4
5 Note: Authority cited: Section 4290, Public Resources Code.

6 Reference: Sections 4290 and 4291, Public Resources Code.

7
8 § 1273.06 ~~Roadway~~ Turnouts

9 Turnouts shall be a minimum of twelve (12) feet wide and thirty
10 (30) feet long with a minimum twenty-five (25) foot taper on
11 each end.

12 Note: Authority cited: Section 4290, Public Resources Code.

13 Reference: Sections 4290 and 4291, Public Resources Code.

14
15 § 1273.07 Road and Driveway Structures.

16 (a) Appropriate signing, including but not limited to weight or
17 vertical clearance limitations, ~~one-way road~~ One-way Road or
18 single traffic lane conditions, shall reflect the capability of
19 each bridge.

20 (b) Where a bridge or an elevated surface is part of a ~~fire~~
21 ~~apparatus~~ Fire Apparatus access road, the bridge shall be
22 constructed and maintained in accordance with the American
23 Association of State and Highway Transportation Officials
24 Standard Specifications for Highway Bridges, 17th Edition,
25 published 2002 (known as AASHTO HB-17), hereby incorporated by

1 reference. Bridges and elevated surfaces shall be designed for a
2 live load sufficient to carry the imposed loads of Fire
3 Apparatus. Vehicle load limits shall be posted at both entrances
4 to bridges when required by the local authority having
5 jurisdiction.

6 (c) Where elevated surfaces designed for emergency vehicle use
7 are adjacent to surfaces which are not designed for such use,
8 barriers, or signs, or both, as approved by the local authority
9 having jurisdiction, shall be installed and maintained.

10 (d) A bridge with only one traffic lane may be authorized by the
11 ~~local jurisdiction~~ Local Jurisdiction; however, it shall provide
12 for unobstructed visibility from one end to the other and
13 turnouts at both ends.

14
15 Note: Authority cited: Section 4290, Public Resources Code.
16 Reference: Sections 4290 and 4291, Public Resources Code.

17
18 § 1273.08 Dead-end Roads

19 (a) The maximum length of a ~~Dead-end Road~~ Dead-end Road, including all
20 ~~dead-end roads~~ Dead-end Roads accessed from that ~~dead-end road~~
21 Dead-end Road, shall not exceed the following cumulative
22 lengths, regardless of the number of parcels served:
23 parcels zoned for less than one acre - 800 feet
24 parcels zoned for 1 acre to 4.99 acres - 1,320 feet
25 parcels zoned for 5 acres to 19.99 acres - 2,640 feet

1 parcels zoned for 20 acres or larger - 5,280 feet

2 All lengths shall be measured from the edge of the ~~road~~ Road
3 surface at the intersection that begins the ~~road~~ Road to the end
4 of the ~~road~~ Road surface at its farthest point. Where a Dead-end
5 Road crosses areas of differing zoned parcel sizes requiring
6 different length limits, the shortest allowable length shall
7 apply.

8 (b) See 14 CCR § 1273.05 for Dead-end Road turnaround
9 requirements.

10 Note: Authority cited: Section 4290, Public Resources Code.

11 Reference: Sections 4290 and 4291, Public Resources Code.

12
13 § 1273.09 Gate Entrances.

14 (a) Gate entrances shall be at least two (2) feet wider than the
15 width of the traffic lane(s) serving that gate and a minimum
16 width of fourteen (14) feet unobstructed horizontal clearance
17 and unobstructed vertical clearance of thirteen feet, six inches
18 (13' 6").

19 (b) All gates providing access from a ~~road~~ Road to a ~~driveway~~
20 Driveway shall be located at least thirty (30) feet from the
21 Roadway and shall open to allow a vehicle to stop without
22 obstructing traffic on that ~~road~~ Road.

23 (c) Where a ~~one-way road~~ One-way Road with a single traffic lane
24 provides access to a gated entrance, a forty (40) foot turning
25 radius shall be used.

1 (d) Security gates shall not be installed without approval.
2 Where security gates are installed, they shall have an approved
3 means of emergency operation. Approval shall be by the local
4 authority having jurisdiction. The security gates and the
5 emergency operation shall be maintained operational at all
6 times.

7 Note: Authority cited: Section 4290, Public Resources Code.
8 Reference: Sections 4290 and 4291, Public Resources Code.

9

10 Article 3. Signing and Building Numbering

11 § 1274.00. Intent

12 To facilitate locating a fire and to avoid delays in response,
13 all newly constructed or approved ~~roads~~ Roads and ~~buildings~~
14 Buildings shall be designated by names or numbers posted on
15 signs clearly visible and legible from the ~~road~~ Road. This
16 section shall not restrict the size of letters or numbers
17 appearing on Road signs for other purposes.

18 Note: Authority cited: Section 4290, Public Resources Code.
19 Reference: Sections 4290 and 4291, Public Resources Code.

20

21 § 1274.01. Road Signs.

22 (a) Newly constructed or approved ~~roads~~ Roads must be identified
23 by a name or number through a consistent system that provides
24 for sequenced or patterned numbering and/or non-duplicative
25 naming within each ~~local jurisdiction~~ Local Jurisdiction. This

1 section does not require any entity to rename or renumber
2 existing Roads, nor shall a ~~read~~ Road providing access only to a
3 single commercial or industrial ~~occupancy~~ Occupancy require
4 naming or numbering.

5 (b) The size of letters, numbers, and symbols for ~~read~~ Road
6 signs shall be a minimum four (4) inch letter height, half inch
7 (.5) inch stroke, reflectorized, contrasting with the background
8 color of the sign.

9 Note: Authority cited: Section 4290, Public Resources Code.
10 Reference: Sections 4290 and 4291, Public Resources Code.

11
12 § 1274.02. Road Sign Installation, Location, and Visibility.

13 (a) Road signs shall be visible and legible from both directions
14 of vehicle travel for a distance of at least one hundred (100)
15 feet.

16 (b) Signs required by this article identifying intersecting
17 ~~roads~~ Roads shall be placed at the intersection of those ~~roads~~
18 Roads.

19 (c) A sign identifying traffic access or flow limitations,
20 including but not limited to weight or vertical clearance
21 limitations, Dead-end Roads, One-way Roads, or single lane
22 conditions, shall be placed:

23 (±1) at the intersection preceding the traffic access
24 limitation, and

25 (±2) no more than one hundred (100) feet before such traffic

1 access limitation.

2 (d) Road signs required by this article shall be posted at the
3 beginning of construction and shall be maintained thereafter.

4 Note: Authority cited: Section 4290, Public Resources Code.

5 Reference: Sections 4290 and 4291, Public Resources Code.

6

7 § 1274.03. Addresses for Buildings.

8 (a) All ~~buildings~~ Buildings shall be issued an address by the
9 ~~local jurisdiction~~ Local Jurisdiction which conforms to that
10 jurisdiction's overall address system. Utility and miscellaneous
11 Group U ~~buildings~~ Buildings are not required to have a separate
12 address; however, each ~~residential unit within a building~~
13 Residential Unit within a Building shall be separately
14 identified.

15 (b) The size of letters, numbers, and symbols for addresses
16 shall conform to the standards in the California Fire Code,
17 California Code of Regulations title 24, part 9.

18 (c) Addresses for residential ~~buildings~~ Buildings shall be
19 reflectorized.

20 Note: Authority cited: Section 4290, Public Resources Code.

21 Reference: Sections 4290 and 4291, Public Resources Code.

22

23 § 1274.04. Address Installation, Location, and Visibility.

24 (a) All Buildings shall have a permanently posted address which
25 shall be plainly legible and visible from the ~~read~~ Road fronting

1 the property.

2 (b) Where access is by means of a private ~~read~~ Road and the
3 address identification cannot be viewed from the public way, an
4 unobstructed sign or other means shall be used so that the
5 address is visible from the public way.

6 (c) Address signs along One-way ~~roads~~ Roads shall be visible
7 from both directions.

8 (d) Where multiple addresses are required at a single Driveway,
9 they shall be mounted on a single sign or post.

10 (e) Where a ~~read~~ Road provides access solely to a single
11 commercial or industrial business, the address sign shall be
12 placed at the nearest ~~read~~ Road intersection providing access to
13 that site, or otherwise posted to provide for unobstructed
14 visibility from that intersection.

15 (f) In all cases, the address shall be posted at the beginning
16 of construction and shall be maintained thereafter.

17 Note: Authority cited: Section 4290, Public Resources Code.

18 Reference: Sections 4290 and 4291, Public Resources Code.

19

20 Article 4 Emergency Water Standards.

21 § 1275.00. Intent.

22 Emergency water for ~~w~~Wildfire protection shall be available,
23 accessible, and maintained in quantities and locations specified
24 in the statute and these regulations in order to attack a
25 ~~w~~Wildfire or defend property from a ~~w~~Wildfire.

1 Note: Authority cited: Section 4290, Public Resources Code.
2 Reference: Sections 4290 and 4291, Public Resources Code.

3
4 § 1275.01. Application.

5 The provisions of this article shall apply in the tentative and
6 parcel map process when new parcels are approved by the ~~local~~
7 Local Jurisdiction ~~having authority~~.

8
9 Note: Authority cited: Section 4290, Public Resources Code.
10 Reference: Sections 4290 and 4291, Public Resources Code.

11
12 § 1275.02. Water Supply.

13 (a) When a water supply for ~~structure~~ defense is required to be
14 installed, such protection shall be installed and made
15 serviceable prior to and during the time of construction except
16 when alternative methods of protection are provided and approved
17 by the Local Jurisdiction ~~local authority having jurisdiction~~.

18 (b) Water systems equaling or exceeding the California Fire
19 Code, California Code of Regulations title 24, part 9, or, where
20 a municipal-type water supply is unavailable, National Fire
21 Protection Association (NFPA) 1142, "Standard on Water Supplies
22 for Suburban and Rural Fire Fighting," 2017 Edition, hereby
23 incorporated by reference, shall be accepted as meeting the
24 requirements of this article.

25 (c) Such emergency water may be provided in a fire agency mobile

1 water tender, or naturally occurring or man made containment
2 Structure, as long as the specified quantity is immediately
3 available.

4 (d) Nothing in this article prohibits the combined storage of
5 emergency ~~w~~Wildfire and structural firefighting water supplies
6 unless so prohibited by local ordinance or specified by the
7 local fire agency.

8 (e) Where freeze or crash protection is required by ~~±~~Local
9 ~~±~~Jurisdictions ~~having authority~~, such protection measures shall
10 be provided.

11

12 Note: Authority cited: Section 4290, Public Resources Code.

13 Reference: Sections 4290 and 4291, Public Resources Code.

14

15 § 1275.03. Hydrants ~~and Fire Valves~~

16 (a) The Fire ~~±~~Hydrant ~~or fire valve~~ shall be eighteen (18)
17 inches above the finished surface. Its location in relation to
18 the ~~±~~Road or ~~d~~Riveway and to the ~~±~~Building(s) or ~~±~~Structure(s)
19 it serves shall comply with California Fire Code, California
20 Code of Regulations title 24, part 9, Chapter 5, and Appendix C.

21 (b) The Fire ~~±~~Hydrant head shall be a two and half (2 1/2) inch
22 National Hose male thread with cap for pressure and gravity flow
23 systems and four and a half (4 1/2) inch for draft systems.

24 (c) Fire Hydrants shall be wet or dry barrel and have suitable
25 freeze or crash protection as required by the ~~±~~Local

1 ~~h~~Jurisdiction.

2
3 Note: Authority cited: Section 4290, Public Resources Code.

4 Reference: Sections 4290 and 4291, Public Resources Code.

5
6 § 1275.04. Signing of Water Sources.

7 (a) Each Fire ~~h~~Hydrant, ~~fire valve,~~ or access to water shall be
8 identified as follows:

9 (1) if located along a ~~d~~Driveway, a reflectorized blue marker,
10 with a minimum dimension of three (3) inches shall be located on
11 the ~~d~~Driveway address sign and mounted on a fire retardant post,
12 or

13 (2) if located along a ~~road~~ Road,

14 (1) a reflectorized blue marker, with a minimum dimension of
15 three (3) inches, shall be mounted on a fire retardant post. The
16 sign post shall be within three (3) feet of said Fire ~~h~~Hydrant
17 ~~or fire valve,~~ with the sign no less than three (3) feet nor
18 greater than five (5) feet above ground, in a horizontal
19 position and visible from the ~~d~~Driveway, or

20 (2) as specified in the State Fire Marshal's Guidelines for
21 Fire Hydrant Markings Along State Highways and Freeways, May
22 1988.

23
24 Note: Authority cited: Section 4290, Public Resources Code.

25 Reference: Sections 4290 and 4291, Public Resources Code.

1 Article 5. Building Siting, Setbacks, and Fuel Modification Fuel
2 Modification Standards

3 § 1276.00. Intent

4 ~~To reduce the intensity of a wildfire by reducing the volume~~
5 ~~and density of flammable vegetation, the strategic siting of~~
6 ~~fuel modification and greenbelts shall provide for increased~~
7 ~~safety for emergency fire equipment and evacuating civilians by~~
8 ~~its utilization around structures and roads, including~~
9 ~~driveways, and a point of attack or defense from a wildfire. To~~
10 reduce the intensity of a Wildfire, reducing the volume and
11 density of flammable vegetation around Development through
12 strategic fuel modification, parcel siting and Building
13 setbacks, and the protection of Undeveloped Ridgelines shall
14 provide for increased safety for emergency fire equipment,
15 including evacuating civilians, and a point of attack or defense
16 from a Wildfire.

17 Note: Authority cited: Section 4290, Public Resources Code.

18 Reference: Sections 4290 and 4291, Public Resources Code.

19
20 § 1276.01. Building and Parcel Siting and Setbacks. Setback for
21 Structure Defensible Space

22 (a) All parcels shall provide a minimum thirty (30) foot setback
23 for all Buildings from all property lines and/or the center of
24 a Road, except as provided for in subsection (b).

25 (b) A reduction in the minimum setback shall be based upon When

1 ~~a thirty (30) foot setback is not possible for practical~~
2 ~~reasons, which may include but are not limited to, parcel~~
3 ~~dimensions or size; topographic limitations; Development density~~
4 ~~requirements or other Development patterns that promote low-~~
5 ~~carbon emission outcomes; sensitive habitat; or other site~~
6 ~~constraints or other easements, and shall provide for an~~
7 ~~alternative method to reduce Structure-to-Structure ignition by~~
8 ~~incorporating features such as, but not limited to:~~

9 ~~(i) Same practical effect requirements shall reduce the~~
10 ~~likelihood of home to home ignition.~~

11 ~~(ii) Same practical effect options may include, but are not~~
12 ~~limited to:~~ (1) non-combustible block walls or fences; or

13 (2) five (5) feet of non-combustible material extending
14 five (5) feet horizontally around the structure from the
15 furthest extent of the Building; or

16 (3) installing hardscape landscaping; or

17 (4) ~~reducing~~ a reduction of exposed windows on the side of
18 the ~~s~~Structure with a less than thirty (30) foot setback;
19 or

20 (5) the most protective additional Structure hardening such
21 as these required requirements in the California Building Code,
22 California Code of Regulations ~~title~~ Title 24, ~~part~~ Part 2,
23 Chapter 7A, as required by the Local Jurisdiction.

24 Note: Authority cited: Section 4290, Public Resources Code.
25 Reference: Sections 4290 and 4291, Public Resources Code.

1
2 § 1276.02. Ridgelines. Maintenance of Defensible Space Measures.

3 (a) The Local Jurisdiction shall identify Strategic Ridgelines,
4 if any, to reduce fire risk and improve fire protection
5 through an assessment of the following factors:

6 (1) Topography;

7 (2) Vegetation;

8 (3) Proximity to any existing or proposed residential,
9 commercial, or industrial land uses;

10 (4) Construction where mass grading may significantly alter
11 the topography resulting in the elimination of Ridgeline fire
12 risks;

13 (5) Ability to support effective fire suppression; and

14 (6) Other factors, if any, deemed relevant by the Local
15 Jurisdiction.

16 (b) Preservation of Undeveloped Ridgelines identified as
17 strategically important shall be required pursuant to this
18 section.

19 (c) New Buildings on Undeveloped Ridgelines identified as
20 strategically important are prohibited, as described in
21 subsections (c)(1), (c)(2), and (c)(3).

22 (1) New Residential Units are prohibited within or at the
23 top of drainages or other topographic features common to
24 Ridgelines that act as chimneys to funnel convective heat from
25 Wildfires.

1 (2) Nothing in this subsection shall be construed to alter
2 the extent to which utility infrastructure, including but not
3 limited to wireless telecommunications facilities, as defined
4 in Government Code section 65850.6, subdivision (d)(2), or
5 Storage Group S or Utility and Miscellaneous Group U Structures,
6 may be constructed on Undeveloped Ridgelines.

7 (3) Local Jurisdictions may approve Buildings on Strategic
8 Ridgelines where Development activities such as mass grading
9 will significantly alter the topography that results in the
10 elimination of Ridgeline fire risks.

11 (d) The Local Jurisdiction may implement further specific
12 requirements to preserve Undeveloped Ridgelines.

13 ~~To ensure continued maintenance of commonly owned properties in~~
14 ~~conformance with these standards and to assure continued~~
15 ~~availability, access, and utilization of the Defensible Space~~
16 ~~provided by these standards during a wildfire, provisions for~~
17 ~~annual maintenance shall be provided in emergency access~~
18 ~~covenants or similar binding agreements.~~

19 Note: Authority cited: Section 4290, Public Resources Code.

20 Reference: Sections 4290 and 4291, Public Resources Code.

21
22 ~~§ 1276.03. Fuel Breaks Disposal of Flammable Vegetation and~~
23 ~~Fuels.~~

24 (a) When Building construction meets the following criteria, the
25 Local Jurisdiction shall determine the need and location for

1 Fuel Breaks in consultation with the Fire Authority:

2 (1) the permitting or approval of three (3) or more new
3 parcels, excluding lot line adjustments as specified in
4 Government Code (GC) section 66412(d); or

5 (2) an application for a change of zoning increasing zoning
6 intensity or density; or

7 (3) an application for a change in use permit increasing
8 use intensity or density.

9 (b) Fuel Breaks required by the Local Jurisdiction, in
10 consultation with the Fire Authority, shall be located,
11 designed, and maintained in a condition that reduces the
12 potential of damaging radiant and convective heat or ember
13 exposure to Access routes, Buildings, or infrastructure within
14 the Development.

15 (c) Fuel Breaks shall have, at a minimum, one point of entry for
16 fire fighters and any Fire Apparatus. The specific number of
17 entry points and entry requirements shall be determined by the
18 Local Jurisdiction, in consultation with the Fire Authority.

19 (d) Fuel Breaks may be required at locations such as, but not
20 limited to:

21 (1) Directly adjacent to defensible space as defined by 14
22 CCR § 1299.02 to reduce radiant and convective heat exposure,
23 ember impacts, or support fire suppression tactics;

24 (2) Directly adjacent to Roads to manage radiant and
25 convective heat exposure or ember impacts, increase evacuation

1 safety, or support fire suppression tactics;

2 (3) Directly adjacent to a Hazardous Land Use to limit the
3 spread of fire from such uses, reduce radiant and convective
4 heat exposure, or support fire suppression tactics;

5 (4) Strategically located along Ridgelines, in Greenbelts,
6 or other locations to reduce radiant and convective heat
7 exposure, ember impacts, or support community level fire
8 suppression tactics.

9 (e) Fuel Breaks shall be completed prior to the commencement of
10 any permitted construction.

11 (f) Fuel Breaks shall be constructed using the most ecologically
12 and site appropriate treatment option, such as, but not limited
13 to, prescribed burning, manual treatment, mechanical treatment,
14 prescribed herbivory, and targeted ground application of
15 herbicides.

16 (g) Where a Local Jurisdiction requires Fuel Breaks, maintenance
17 mechanisms shall be established to ensure the fire behavior
18 objectives and thresholds are maintained over time.

19 (h) The mechanisms required shall be binding upon the property
20 for which the Fuel Break is established, shall ensure adequate
21 maintenance levels, and may include written legal agreements;
22 permanent fees, taxes, or assessments; assessments through a
23 homeowners' association; or other funding mechanisms.

24 ~~Disposal, including chipping, burying, burning or removal to a~~
25 ~~site approved by the local jurisdiction, of flammable vegetation~~

1 ~~and fuels caused by site development and construction, road and~~
2 ~~driveway construction, and fuel modification shall be completed~~
3 ~~prior to completion of Road construction or final inspection of~~
4 ~~a building permit.~~

5 Note: Authority cited: Section 4290, Public Resources Code.
6 Reference: Sections 4290 and 4291, Public Resources Code.

7
8 § 1276.04. Greenbelts, Greenways, Open Spaces and Parks

9 Greenbelts

10 (a) Where a Greenbelt, Greenway, open space, park, landscaped or
11 natural area, or portions thereof, is intended to serve as a
12 Fuel Break, the space or relevant portion thereof shall conform
13 with the requirements in § 1276.03 (Fuel Breaks).

14
15 ~~Subdivision and other Developments, which propose greenbelts as~~
16 ~~a part of the development plan, shall locate said greenbelts~~
17 ~~strategically as a separation between wildland fuels and~~
18 ~~structures. The locations shall be approved by the local~~
19 ~~authority having jurisdiction and may be consistent with the CAL~~
20 ~~FIRE Unit Fire Management Plan or Contract County Fire Plan.~~

21 Note: Authority cited: Section 4290, Public Resources Code.
22 Reference: Sections 4290 and 4291, Public Resources Code.

1 § 1276.05 Disposal of Flammable Vegetation and Fuels
2 The disposal, including burning or removal to site approved by
3 the Local Jurisdiction, in consultation with the Fire
4 Authority, of flammable vegetation and fuel caused by site
5 construction, Road, and Driveway construction shall be in
6 accordance with all applicable laws and regulations.

7
8 Note: Authority cited: Section 4290, Public Resources Code.

9 Reference: Sections 4290 and 4291, Public Resources Code.

Exhibit 2



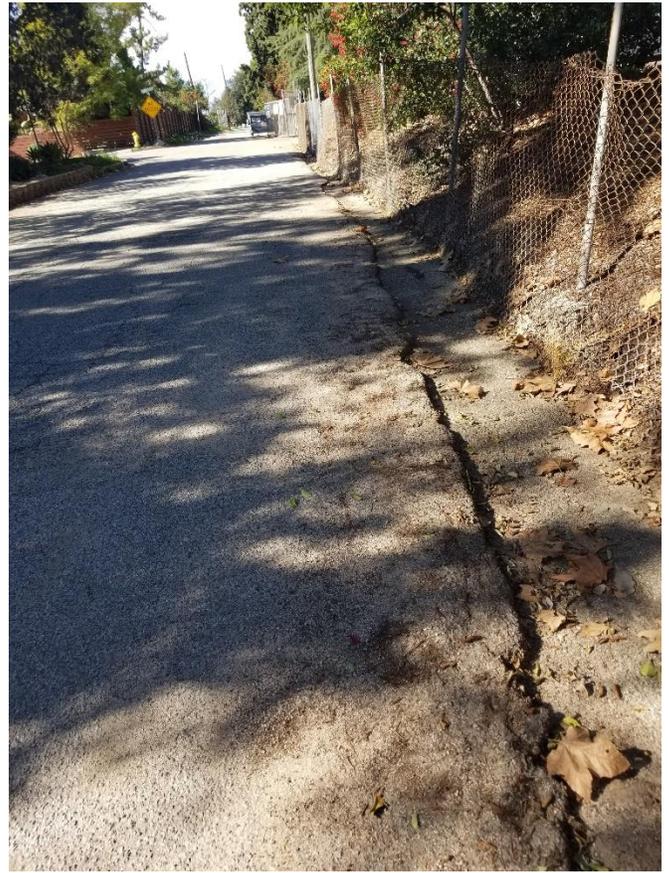
Entrance to Meadows at Carter



Additional Views of Meadows Entrance



Large Truck Navigating Dumpster on Carter



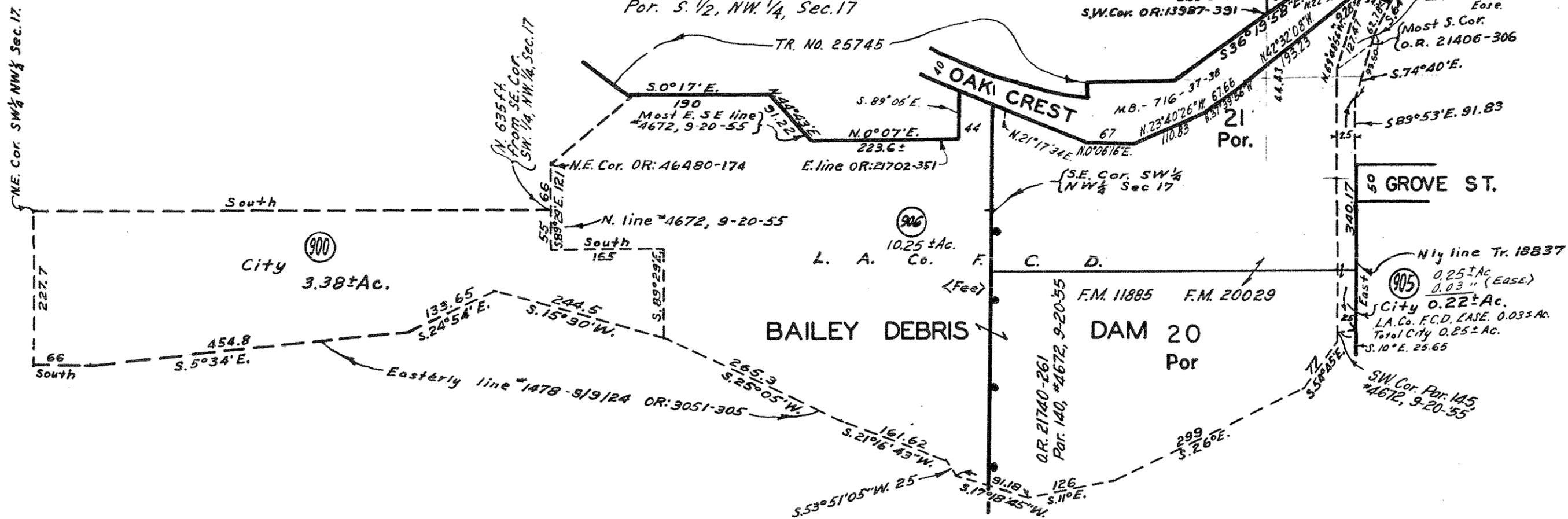
Carter Approaching Grove



Degraded Pavement on Carter

Exhibit 3

DETAIL
NO SCALE



T. 1 N., R. 11 W.,

SIERRA MADRE TRACT

M. R. 4 - 502 - 503

CODE
7516