



**Siskiyou County**  
**Planning Commission Staff Report**  
**February 19, 2025**

**Agenda Item No. 1:**  
**Wilson Boundary Line Adjustment (BLA-24-25)**

**Applicant:** Terry Curry

**Property Owners:** Jeffrey & Sandra Wilson  
915 Twin View Boulevard  
Weed, CA 96094

**Representatives:** Terry Curry  
Terry Curry Land Surveying  
PO Box 151  
Montague, CA 96064

**Project Summary** The applicant requests approval of a boundary line adjustment to merge four existing legal parcels creating a single parcel with double frontage.

**Location:** The project site is located on 5103 Stag Mountain Road, in the community of Lake Shastina, on the APNs listed in Table 1; Township 42N, Range 5W, Section 2, MDB&M.

**General Plan:** High Erosion Hazard; Severe Pressure Limitations Soils; Wildfire Hazard

**Zoning:** Single-Family Residential (RES-1)

**Current Use:** Residential & Vacant

**Exhibits:**

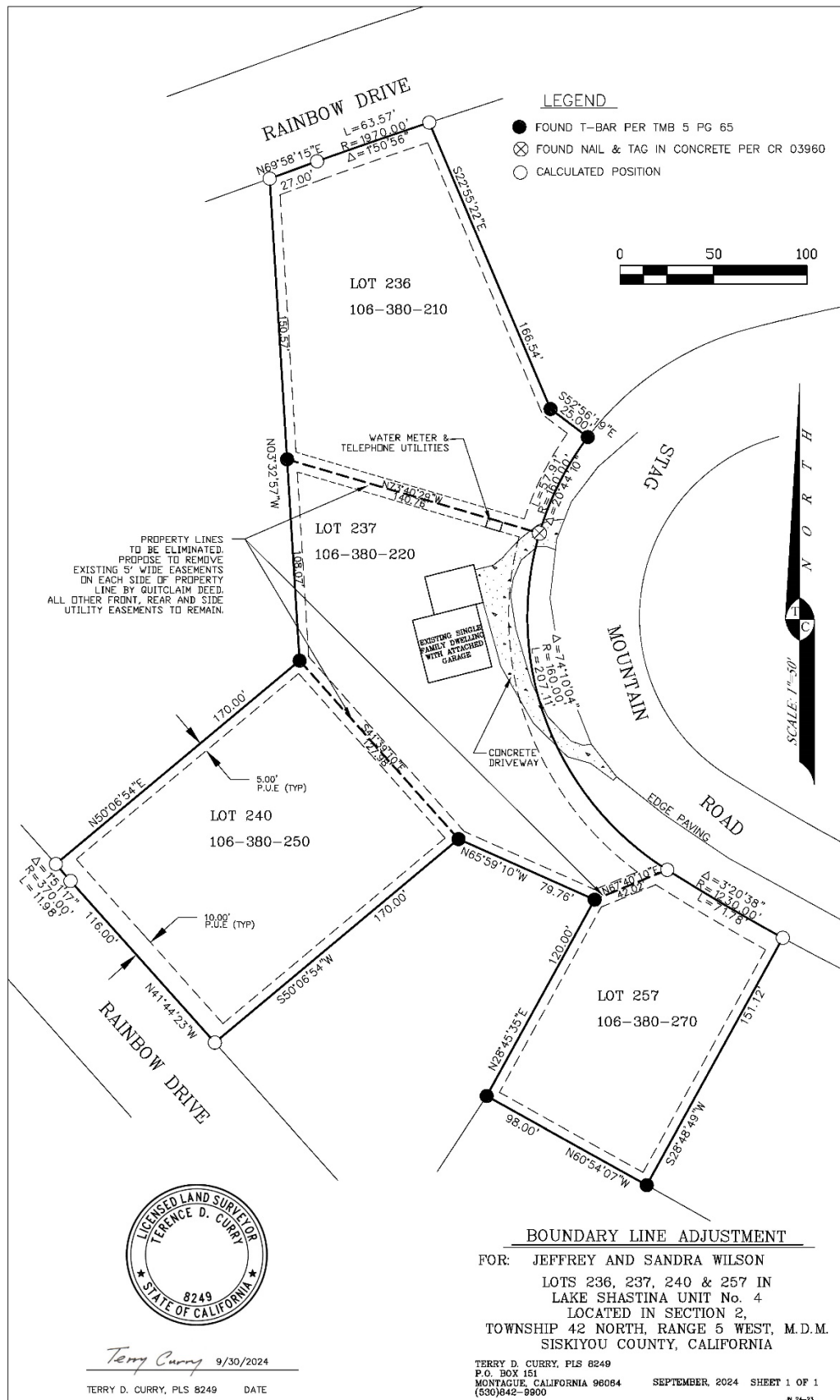
- A. Draft Resolution PC 2025-002  
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Wilson Boundary Line Adjustment (BLA-24-25)
  - A-1. Notations and Recommended Conditions of Approval
  - A-2. BLA Findings
- B. Comments

## Background

The applicant proposes a boundary line adjustment to merge four existing parcels in the community of Lake Shastina. Surrounding parcels are zoned Single-Family Residential (RES-1) and are similar in size, all being less than 1 acre. The adjacent property to the south is developed with a single-family dwelling.



Figure 1: Project Location



## Figure 2: Exhibit Map

## **Analysis**

Siskiyou County Code Section 10-4.105.3 states that no lot shall have double frontage unless otherwise approved by the Planning Commission.

Approval of the Wilson Boundary Line Adjustment (BLA-24-25) would merge four parcels and result in one 1.89-acre parcel with double frontage with access to Stag Mountain Road and Rainbow Drive. Staff does not anticipate any issues with the resulting double frontage should the Planning Commission approve the project.

<b>Owner</b>	<b>APN</b>	<b>Original Acreage</b>	<b>Adjustment</b>	<b>Final Acreage</b>
Jeffrey and Sandra Wilson	106-380-210	0.54	-0.54	0.00
Jeffrey and Sandra Wilson	106-380-220	0.52	+1.37	1.89
Jeffrey and Sandra Wilson	106-380-250	0.50	-0.50	0.00
Jeffrey and Sandra Wilson	106-380-270	0.33	-0.33	0.00

**Table 1: Parcels to be Merged**

### **Parcel Creation**

**APN 106-380-210, 106-380-220, 106-380-250, and 106-380-270** are all legal parcels originally created as Lots 236, 237, 240, 257, as shown on the map entitled “Lake Shastina Unit No. 4”, which map was filed for record in the Siskiyou County Recorder’s Office on September 15, 1969, in Town Map Book 5, at pages 18 to 28, inclusive. The legal parcels have not been subsequently modified.

### **Improvements**

**APN 106-380-220** is developed with a single-family residence with attached garage that is appropriate for the Res-1 zoning district.

**APN 106-380-210, 106-380-250, and 106-380-270** are undeveloped.

### **Zoning Consistency**

Approval of the Wilson Boundary Line Adjustment (BLA-24-25) would merge four legal parcels, resulting in one 1.89-acre parcel. Subsequent to the boundary line adjustment, the resultant parcel would be compliant with the minimum parcel size requirement of the RES-1 district.



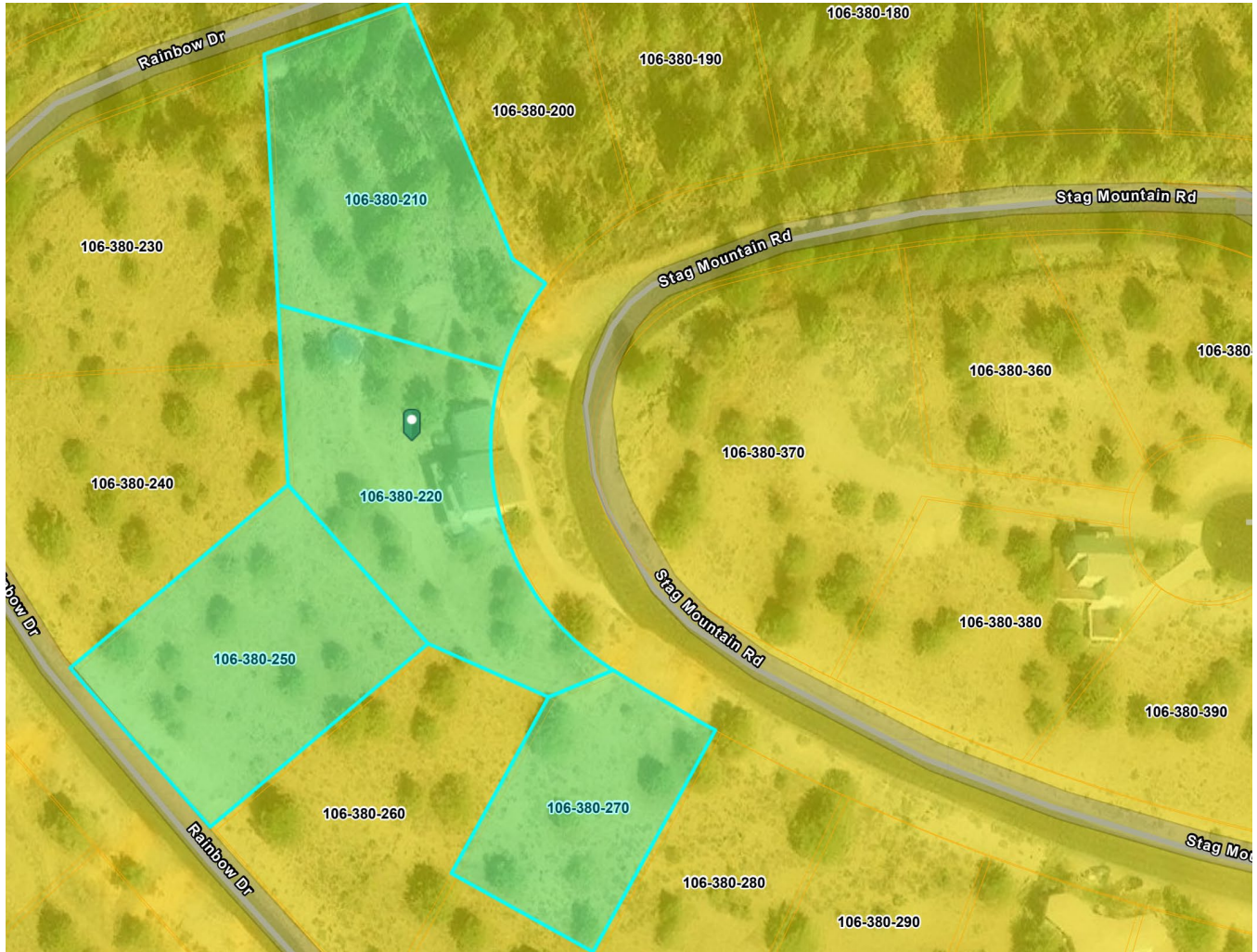


Figure 3: Zoning Map

## Environmental Review

Staff recommends that the proposed project be determined to be categorically exempt from the California Environmental Quality Act (CEQA) because the project is a minor lot line adjustment involving properties with an average slope of less than 20 percent and will not result in a change in land use or density, pursuant to CEQA Guidelines Section 15305(a), Minor Alterations in Land Use Limitations.

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Furthermore, the exemption can only be approved if the Commission finds, based on the whole record before it, that there is no substantial evidence that there are unusual circumstances, which might reasonably result in the project having a significant effect on the environment.

## **Comments**

A Notice of Public Hearing was published in the Siskiyou Daily News on February 5, 2025, and mailed to property owners within 300 feet of the subject property. No public comments were received at the time this staff report was written.

### **Siskiyou County Environmental Health Division – October 24, 2024**

Environmental Health has reviewed the proposed BLA as submitted and has no objections to the project. Water and sewer are provided by the Lake Shastina Community Service District.

*Planning Response:* No response necessary.

### **Department of Forestry and Fire Protection (CAL FIRE) – November 5, 2024**

CAL FIRE has reviewed the proposed BLA and would only object to the adjustment if the new boundary line encroaches on previously permitted structures or roadways approved under Public Resources Code 4290 requirements.

*Planning Response:* The proposed boundary line for the resultant parcel would not encroach on previously permitted structures or roadways.

## **Planning Staff Recommendations**

Adopt Resolution PC 2025-002 taking the following actions:

- Approve the Wilson Boundary Line Adjustment (BLA-24-25) request based on the recommended findings; and
- Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15305(a), *Minor Alterations in Land Use Limitations*.

## **Suggested Motion**

I move that we adopt Resolution PC 2025-002, a Resolution of the Planning Commission of the County of Siskiyou, State of California, determining the Wilson Boundary Line Adjustment (BLA-24-25) exempt from the California Environmental Quality Act and approving the Project.

## **Preparation**

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

James Phelps, Planner  
Siskiyou County Planning Division  
806 S. Main Street  
Yreka, California 96097

## **Resolution PC 2025-002**

### **A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Wilson Boundary Line Adjustment (BLA-24-25) Exempt from the California Environmental Quality Act and Approving the Project**

**Whereas**, the property owner has applied for a boundary line adjustment to merge four existing parcels (APN: 106-380-210, 106-380-220, 106-380-250, 106-380-270); and

**Whereas**, a Notice of Public Hearing was published in the Siskiyou Daily News on February 5, 2025; and

**Whereas**, public hearing notices were provided pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

**Whereas**, comments received on the project resulted in conditions of approval being recommended by staff; and

**Whereas**, the Planning Division presented its oral and written staff report on the Wilson Boundary Line Adjustment (BLA-24-25) at a regular meeting of the Planning Commission on February 19, 2025; and

**Whereas**, the Planning Division recommended that the project, which consists of minor lot line adjustments, be determined exempt from CEQA pursuant to *Minor Alterations in Land Use Limitations* (Section 15305(a)); and

**Whereas**, the Planning Division recommended approval of the boundary line adjustment subject to the conditions of approval set forth in Exhibit A-1 to this resolution; and

**Whereas**, the Planning Division recommended that the Planning Commission adopt the boundary line adjustment findings set forth in Exhibit A-2 to this resolution; and

**Whereas**, on February 19, 2025, the chair of the Planning Commission opened the duly noticed public hearing on the Wilson Boundary Line Adjustment (BLA-24-25) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project; and

**Whereas**, there is no substantial evidence, in light of the whole record before the County, that the proposed boundary line adjustment would have a significant effect on the environment; and

**Now, Therefore, Be It Resolved** that the Planning Commission adopts the recommended findings set forth in Exhibit A-2 to this resolution; and

**Be It Further Resolved** that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on the Wilson Boundary Line Adjustment (BLA-24-25):

1. Determines the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305(a); and
2. Approves the proposed Boundary Line Adjustment based on the recommended findings and subject to the recommended conditions of approval contained in Exhibit A-1 to this resolution.

**It is Hereby Certified** that the foregoing Resolution PC 2025-002 was duly Adopted on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ at a regular meeting of the Siskiyou County Planning Commission held on the 19<sup>th</sup> day of February 2025, by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

\_\_\_\_\_  
Jeff Fowle, Chair

Witness, my hand and seal this 19<sup>th</sup> day of February 2025

\_\_\_\_\_  
Hailey Lang, Secretary of the Commission



## **Exhibit A-1 to Resolution PC 2025-002 Notations and Conditions of Approval**

### **Notations**

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon adoption of the categorical exemption, a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.

### **Conditions of Approval – Boundary Line Adjustment**

1. The applicant shall provide a legal description of the parcel that is to exist. The legal description must be typed on plain white paper with one-inch borders. The legal description must be prepared and submitted by either a Registered Civil Engineer that is licensed to practice land surveying (registered in California prior to 1982) or a Licensed Land Surveyor and be accompanied by a map showing the parcel as depicted by the legal description. The legal description shall be made to the satisfaction of the Deputy Director of Planning, whereupon the legal description shall be recorded along with the other required boundary line adjustment documents.
2. The applicant shall provide the Planning Division with the name of the local title company that will complete all title documents and record the final approval. Upon recordation, the Planning Division shall be provided with copies of all documents including a "dated down" title report reflecting completion of all requirements.
3. A notation shall be included on the recorded boundary line adjustment stating as follows:  
  
*"This approved boundary line adjustment relates only to issues of compliance or non-compliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinances enacted pursuant thereto. Development of the parcels may require issuance of a permit or permits, or other grant or grants of approval."*
4. The boundary line adjustment shall become null and void if the boundary line adjustment documents and any required deed(s) have not been recorded within one (1) year of the date of approval. A twelve (12) month extension of the expiration date may be obtained upon the submittal of a written application and fee to the Planning Division, prior to the expiration of the approved boundary line adjustment.
5. The approval of the boundary line adjustment does not guarantee that said parcel: (1) can be built upon; (2) has legal access; (3) has water and sewer to support development; or (4) there is the ability to obtain the necessary permits or other grant or grants of approval to allow development.

## **Exhibit A-2 to Resolution PC 2025-002 Findings**

### **Boundary Line Adjustment Findings**

1. Because the proposed boundary line adjustment involves four or fewer existing parcels, where the land taken from one parcel would be added to an adjoining parcel, and because a greater number of parcels than originally existed would not be created, the proposed boundary line adjustment is exempt from the requirements of the Subdivision Map Act pursuant to Government Code Section 66412(d).
2. Pursuant to Government Code Section 66412(d), the Siskiyou County Planning Commission has limited its review and approval of the Wilson Boundary Line Adjustment (BLA-24-25) to a determination of whether or not the parcels resulting from the proposed boundary line adjustment will conform to the Siskiyou County General Plan, Zoning Ordinance, and California Building Code.
3. The proposed project is consistent with zoning designations and the applicable policies of the Siskiyou County General Plan.
4. Access to the parcels is via Stag Mountain Road and Rainbow Drive, public roads, and is consistent with the applicable access policies of the Siskiyou County General Plan.
5. The resulting lots of record, as designed, will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare.

### **California Environmental Quality Act (CEQA) Findings**

1. Pursuant to CEQA Guidelines, Section 15305, Class 5 projects consist of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Because subsection (a) allows for minor lot line adjustments not resulting in the creation of any new parcel, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15305(a).
2. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
3. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.

**From:** [Terry E. Smith](#)  
**To:** [Dianne Johnson](#)  
**Cc:** [Jeremy Lipke](#)  
**Subject:** RE: BLA-24-25 15 DAY REVIEW  
**Date:** Tuesday, November 5, 2024 9:59:26 AM

---

Dianne,

We have reviewed the attached BLA Exhibit and find it acceptable.

**Terry E. Smith P.E.**

Senior Engineer  
County of Siskiyou  
Department of Public Works  
1312 Fairlane Road, Suite 3  
Yreka, CA 96097  
Office: (530) 842-8278  
Fax: (530) 842-8288  
[tesmith@co.siskiyou.ca.us](mailto:tesmith@co.siskiyou.ca.us)

---

**From:** Dianne Johnson <[dmjohnson@co.siskiyou.ca.us](mailto:dmjohnson@co.siskiyou.ca.us)>  
**Sent:** Monday, November 4, 2024 4:18 PM  
**To:** Boyl, Heather@CALFIRE <[Heather.Boyl@fire.ca.gov](mailto:Heather.Boyl@fire.ca.gov)>; liliana.rivera@fire.ca.gov; LSPOA Compliance <[lspoacompl@lakeshastina.com](mailto:lspoacompl@lakeshastina.com)>; Tera Guillen <[tera@lakeshastina.com](mailto:tera@lakeshastina.com)>; Michael Kobseff <[mkobseff@co.siskiyou.ca.us](mailto:mkobseff@co.siskiyou.ca.us)>; Craig Kay <[ckay@co.siskiyou.ca.us](mailto:ckay@co.siskiyou.ca.us)>; Darin Weeks <[dweeks@co.siskiyou.ca.us](mailto:dweeks@co.siskiyou.ca.us)>; Eric Olson <[eolson@co.siskiyou.ca.us](mailto:eolson@co.siskiyou.ca.us)>; Jeff Clausen <[jclausen@co.siskiyou.ca.us](mailto:jclausen@co.siskiyou.ca.us)>; Jennifer Taylor <[jtaylor@co.siskiyou.ca.us](mailto:jtaylor@co.siskiyou.ca.us)>; Jeremy Lipke <[jlipke@co.siskiyou.ca.us](mailto:jlipke@co.siskiyou.ca.us)>; Monique George <[mgeorge@co.siskiyou.ca.us](mailto:mgeorge@co.siskiyou.ca.us)>; Terry E. Smith <[tesmith@co.siskiyou.ca.us](mailto:tesmith@co.siskiyou.ca.us)>; Thomas Deany <[tdeany@co.siskiyou.ca.us](mailto:tdeany@co.siskiyou.ca.us)>  
**Cc:** Terry Curry <[currylandsurveying@gmail.com](mailto:currylandsurveying@gmail.com)>; jefsan\_inc@yahoo.com  
**Subject:** BLA-24-25 15 DAY REVIEW

Good afternoon,

Attached is the 15 day review for application BLA-24-25. Please note, all responses to the application must be received by November 18, 2024.

Thank you,

*Dianne Johnson*  
Planning Permit Technician

Siskiyou County Community Development  
806 S. Main Street, Yreka, CA 96097  
530-841-2148

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
LAND DEVELOPMENT REVIEW

OWNER WILSON, JEFFREY & SANDRA FILE # 106-380-210,  
-220, -250, -270

LOCATION 5103 STAG MOUNTAIN RD T 42N , R 5W , SEC. 2 PD# BLA-24-25  
WEED

REQUIREMENTS:

Sewage Disposal Test/Information:

- ( ) None Required: Connection to Approved Sewage System  
( ) Engineered Percolation Tests –  
Parcels # \_\_\_\_\_  
( ) Wet Weather Testing  
( ) Engineered Sewage Disposal System  
( ) Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water Supply Tests/Information:


- ( ) None Required: Connection to Approved Water System  
( ) Well Logs (Existing Wells) ( ) Well Logs for Adjoining Property  
( ) Drilled Well – Parcels # \_\_\_\_\_ ( ) Spring Source-Verification  
( ) Pump Test (Static Level) \_\_\_\_\_ Hours  
( ) Bacteriological Analysis ( ) Chemical Analysis ( ) Physical Analysis  
( ) Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Information:

- ( ) Location Map ( ) Mark Project Area ( ) Contour Map  
( ) Food Establishment Plans ( ) Swim Pool/Spa Plans  
( ) Waste Information (Non-Sewage)  
( ) Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments/Conditions:

Environmental Health has no objections to this parcel merger.  
\_\_\_\_\_  
Water and sewer is provided by the Lake Shastina Community Service District.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REHS  DATE 10/29/24

**ENVIRONMENTAL HEALTH ACTION**

( x ) Application Accepted ( ) Application Rejected as Incomplete (see comments)  
\*\*\*\*\*

( x ) Approved ( ) Recommended for Denial  
( ) Approved with conditions (see comments)

REHS  DATE 10/24/24

Date sent to Planning:



**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

P.O. Box 128  
1809 Fairlane Road  
YREKA, CA 96097-0128  
(530) 842-3516  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



Date: 11/5/2024

Siskiyou County Department of Public  
Health and Community Development  
806 South Main Street  
Yreka, CA 96097-3321

Attention: Planning Permit Technician

Subject: Wilson (BLA-24-25)

The California Department of Forestry and Fire Protection has the following Public Resources Code 4290 requirements for the above referenced project (reference Calif. Code of Regulations Title 14, Division 1.5, Chapter 7, Article 5, Subchapter 2, SRA Fire Safe Regulations):

CAL FIRE has no requirements to the boundary line adjustment and would only object to the adjustment if the new boundary line encroaches on previously permitted structures or roadways approved under the following requirements.

**ROAD AND STREET NETWORKS**

1273.01, 1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.08, 1273.09

**ROAD SIGNING**

1274.01, 1274.02, 1274.03, 1274.04

**FUEL MODIFICATION**

1276.02, 1276.03

**SEE THE ATTACHED “4290 CHECKLIST” FOR SPECIFIC CODE REQUIREMENTS.**

**California Forest Practice Rules (Title 14, CCR Ch. 4, 4.5, 10) and Act (Z’Berg-Nejedly Forest Practice Act) that may apply to your project:**

“CAL FIRE enforces the Forest Practice Rules on Timberland (“Timberland” PRC § 4526) other than land owned by the federal government and land designated by the board as experimental forest land. If you plan to cut or remove commercial tree species (“Commercial Species” 14 CCR § 895.1) for the purpose of converting timberland to land uses other than the growing of timber, it is considered Timber Operations (“Timber

Operations; commercial purposes; criteria" PRC § 4527) and the property owner shall file an application for conversion with CAL FIRE per PRC § 4621 (a). A harvest document is required for conversion of timberland even if no sale, barter, exchange or trade of timber or other solid wood forest products occurs. Property owners may be eligible for a Conversion Exemption per Title 14, California Code of Regulations 14 CCR § 1104.1 if certain criteria are met. If you intend to convert timberland to land uses other than the growing of timber, contact a Registered Professional Forester for consultation."

Additional Public Resources Code 4290 requirements that must be met during subsequent building permit applications are as follows:

**DRIVEWAY DESIGN AND SURFACE REQUIREMENTS**

1273.01, 1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.08, 1273.09

**ADDRESSES FOR BUILDING**

1274.08, 1274.09, 1274.10

**BUILDING SITING, SETBACKS, AND FUEL MODIFICATION AND STANDARDS**

1276.01, 1276.02, 1276.03, 1276.04, 1276.05

**ATTENTION: Property Line Set Back is 30 Feet!**

SEE THE ATTACHED "4290 CHECKLIST" FOR SPECIFIC CODE REQUIREMENTS.

If you have any questions, please call

Heather Boyl  
530-598-2676

OR

Lilly Rivera  
530-598-2635

Forestry Technician  
CAL FIRE Siskiyou Unit

For: Greg Roath  
Siskiyou Unit Chief

Attachment

Cc: file

# State Minimum Fire Safe Regulations

## Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at  
[govt.westlaw.com/calregs](http://govt.westlaw.com/calregs)

As of April 1, 2023

California Code of Regulations

Title 14 Natural Resources

Division 1.5 Department of Forestry

Chapter 7 - Fire Protection

Subchapter 2 State Minimum Fire Safe Regulations

Articles 1-5

## Contents

Article 1 Administration.....	3
§ 1270.00. Title .....	3
§ 1270.01. Definitions.....	3
§ 1270.02. Purpose .....	5
§ 1270.03. Scope .....	5
§ 1270.04. Provisions for Application of these Regulations .....	6
§ 1270.05. Local Regulations .....	6
§ 1270.06. Inspections.....	6
§ 1270.07. Exceptions to Standards .....	7
§ 1270.08. Distance Measurements.....	7
Article 2 Ingress and Egress .....	8
§ 1273.00. Intent .....	8
§ 1273.01. Width. ....	8
§ 1273.02. Road Surface .....	8
§ 1273.03. Grades.....	8
§ 1273.04. Radius .....	8
§ 1273.05. Turnarounds .....	8
§ 1273.06. Turnouts.....	9
§ 1273.07. Road and Driveway Structures .....	9
§ 1273.08. Dead-end Roads.....	10
§ 1273.09. Gate Entrances .....	10
Article 3 Signing and Building Numbering .....	11
§ 1274.00. Intent .....	11
§ 1274.01. Road Signs.....	11
§ 1274.02. Road Sign Installation, Location, and Visibility. ....	11
§ 1274.03. Addresses for Buildings. ....	11
§ 1274.04. Address Installation, Location, and Visibility.....	11
Article 4 Emergency Water Standards.....	12
§ 1275.00. Intent .....	12
§ 1275.01. Application.....	12
§ 1275.02. Water Supply. ....	12
§ 1275.03. Hydrants and Fire Valves. ....	12
Article 5 Building Siting, Setbacks, and Fuel Modification.....	13
§ 1276.00 Intent .....	13
§ 1276.01. Building and Parcel Siting and Setbacks .....	13
§ 1276.02. Ridgelines.....	14
§ 1276.03. Fuel Breaks.....	14
§ 1276.04 Greenbelts, Greenways, Open Spaces and Parks .....	15
§ 1276.05 Disposal of Flammable Vegetation and Fuels.....	15

## Article 1 Administration

### § 1270.00. Title

Subchapter 2 shall be known as the “State Minimum Fire Safe Regulations,” and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

### § 1270.01. Definitions

The following definitions are applicable to Subchapter 2.

- (a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
- (b) Board: California Board of Forestry and Fire Protection.
- (c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.
- (d) CAL FIRE: California Department of Forestry and Fire Protection.
- (e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves
- (f) Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.
- (g) Development: As defined in section 66418.1 of the California Government Code.
- (h) Director: Director of the Department of Forestry and Fire Protection or their designee.
- (i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
- (j) Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.
- (k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.
- (l) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.
- (m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.
- (n) Fuel Break: 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.
- (o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.
- (p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.



UNOFFICIAL COPY

- (q) Hammerhead/T: A “T” shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.
- (r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.
- (s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.
- (t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.
- (u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.
- (v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.
- (w) Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.
- (x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.
- (y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.
- (z) Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.
- (aa) Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:
- (1) access for emergency wildland fire equipment,
  - (2) safe civilian evacuation,
  - (3) signing that avoids delays in emergency equipment response,
  - (4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
  - (5) fuel modification sufficient for civilian and fire fighter safety.
- (bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.
- (cc) State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.
- (dd) Strategic Ridgeline: a Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.
- (ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.
- (ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.
- (gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.
- (hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.

- (ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.
- (jj) Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.
- (kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
- (ll) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.
- (mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).
- (nn) Wildfire: Has the same meaning as “forest fire” in Public Resources Code Section 4103.

## § 1270.02. Purpose

- (a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).
- (b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
- (c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

## § 1270.03. Scope

- (a) Subchapter 2 shall apply to:
  - (1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).
  - (2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;
  - (3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
  - (4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.
- (b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
- (c) Affected activities include, but are not limited to:
  - (1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
  - (2) application for a Building permit for new construction not relating to an existing Structure;

- (3) application for a use permit;
- (4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.
- (d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

#### § 1270.04. Provisions for Application of these Regulations

This Subchapter shall be applied as follows:

- (a) the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July, 1 2021, the VHFHSZ.
- (b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.
- (c) the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.

#### § 1270.05. Local Regulations

- (a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.
- (b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.
- (c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.
- (d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

#### § 1270.06. Inspections

Inspections shall conform to the following requirements:

- (a) Inspections in the SRA shall be made by:
  - (1) the Director, or
  - (2) Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or
  - (3) Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).
- (b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:
  - (1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.
  - (2) The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.
  - (3) The Local Jurisdiction consents to the delegation of inspection authority.
  - (4) The Director may revoke the delegation at any time.
  - (5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.
- (c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.

(d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.

(e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.

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

### § 1270.07. Exceptions to Standards

(a) Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.

(b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative.

At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.

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

(d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.

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

### § 1270.08. Distance Measurements

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

## Article 2 Ingress and Egress

### § 1273.00. Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), 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 14 CCR §§ 1273.00 through 1273.09.

### § 1273.01. Width.

(a) 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 or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.

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

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

### § 1273.02. Road Surface

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

(b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

### § 1273.03. Grades

(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.

(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

### § 1273.04. Radius

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

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

### § 1273.05. Turnarounds

(a) Turnarounds are required on Driveways and Dead-end Roads.



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

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

(d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.

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

(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.

Figure A/Image 1 on the left is a visual representation of paragraph (b).

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

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

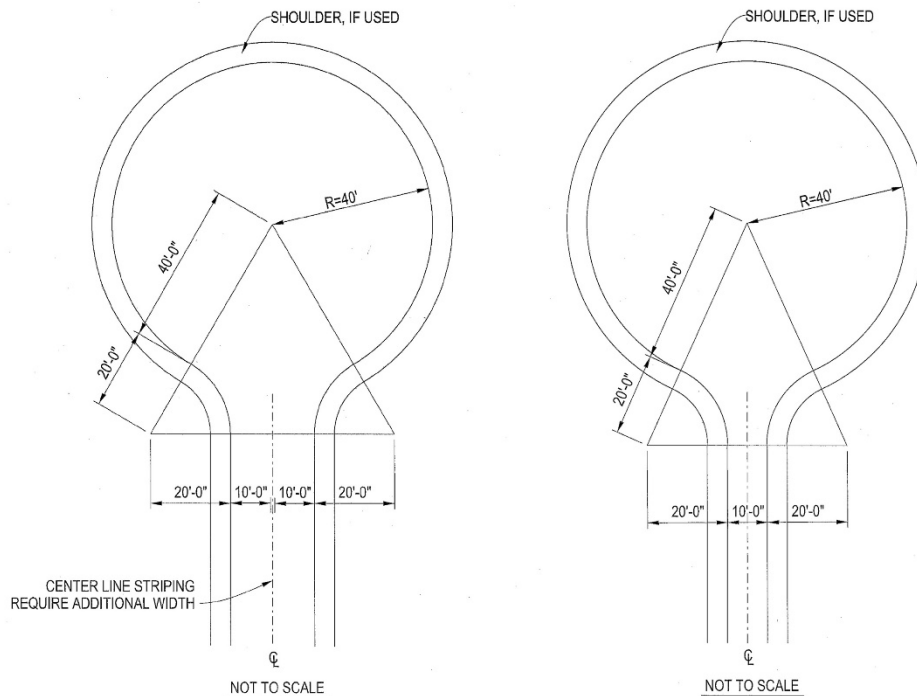


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

## § 1273.06. Turnouts

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

## § 1273.07. Road and Driveway Structures

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

(b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and

## UNOFFICIAL COPY

Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.

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

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

### § 1273.08. Dead-end Roads

(a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

parcels zoned for less than one acre - 800 feet

parcels zoned for 1 acre to 4.99 acres - 1,320 feet

parcels zoned for 5 acres to 19.99 acres - 2,640 feet

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

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

(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

### § 1273.09. Gate Entrances

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

(b) All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

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

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

## **Article 3 Signing and Building Numbering**

### **§ 1274.00. Intent**

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

### **§ 1274.01. Road Signs.**

(a) Newly constructed or approved Roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each Local Jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a Road providing access only to a single commercial or industrial Occupancy require naming or numbering.

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

### **§ 1274.02. Road Sign Installation, Location, and Visibility.**

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

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

(c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:

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

(2) no more than one hundred (100) feet before such traffic access limitation.

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

### **§ 1274.03. Addresses for Buildings.**

(a) All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.

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

(c) Addresses for residential Buildings shall be reflectorized.

### **§ 1274.04. Address Installation, Location, and Visibility.**

(a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.

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

(c) Address signs along one-way Roads shall be visible from both directions.

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

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

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

## **Article 4 Emergency Water Standards**

### **§ 1275.00. Intent**

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

### **§ 1275.01. Application**

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the Local Jurisdiction.

### **§ 1275.02. Water Supply.**

(a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the Local Jurisdiction.

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

(c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.

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

(e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

### **§ 1275.03. Hydrants and Fire Valves.**

(a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.

(b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.

(c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.

### **§ 1275.04. Signing of Water Sources.**

(a) Each hydrant, fire valve, or access to water shall be identified as follows:

- (1) if located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or
- (2) if located along a road,

UNOFFICIAL COPY

- (i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or
- (ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

§ 1275.04. Signing of Water Sources.

- (a) Each Fire Hydrant or access to water shall be identified as follows:
  - (1) if located along a Driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the Driveway address sign and mounted on a fire retardant post, or
  - (2) if located along a Road,
    - (i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said Fire Hydrant with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the Driveway, or
    - (ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

**Article 5 Building Siting, Setbacks, and Fuel Modification**

§ 1276.00 Intent

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.

§ 1276.01. Building and Parcel Siting and Setbacks

- (a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).
- (b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:
  - (1) non-combustible block walls or fences; or
  - (2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
  - (3) hardscape landscaping; or
  - (4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
  - (5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

## § 1276.02. Ridgelines

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

- (1) Topography;
- (2) Vegetation;
- (3) Proximity to any existing or proposed residential, commercial, or industrial land uses;
- (4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;
- (5) Ability to support effective fire suppression; and
- (6) Other factors, if any, deemed relevant by the Local Jurisdiction.

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

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

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

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

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

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

## § 1276.03. Fuel Breaks

(a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

- (1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or
- (2) an application for a change of zoning increasing zoning intensity or density; or
- (3) an application for a change in use permit increasing use intensity or density.

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

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

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

- (1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;
- (2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;
- (3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;

UNOFFICIAL COPY

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

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

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

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

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

#### § 1276.04 Greenbelts, Greenways, Open Spaces and Parks

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

#### § 1276.05 Disposal of Flammable Vegetation and Fuels

The disposal, including burning or removal to a site approved by the Local Jurisdiction, in consultation with the Fire Authority, of flammable vegetation and fuels caused by site construction, Road, and Driveway construction shall be in accordance with all applicable laws and regulations.

\*\*\*

FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at  
[govt.westlaw.com/calregs](http://govt.westlaw.com/calregs)

**WILDFIRE IS COMING.  
ARE YOU...**

**READY?**

**DEFENSIBLE SPACE AND  
HARDENING YOUR HOME.**



**THOUSANDS OF WILDFIRES STRIKE CALIFORNIA  
EVERY YEAR. IT'S NOT A MATTER OF IF YOUR  
HOME IS AT RISK, BUT WHEN.**

**[ReadyForWildfire.org](http://ReadyForWildfire.org)**

**EXHIBIT B - COMMENTS**



# PLANT AND TREE SPACING

The spacing between grass, shrubs, and trees is crucial to reduce the spread of wildfire. The spacing needed is determined by the type and size of the shrubs and trees, as well as the slope of the land. For example, a property on a steep slope with larger plant life will require greater spacing between trees and shrubs than a level property that has small, sparse vegetation.

## VERTICAL SPACING

**Remove all tree branches at least 6 feet from the ground.**

If shrubs are under trees, additional vertical space is needed. Lack of vertical space can allow a fire to move from the ground to the shrubs to the treetops like a ladder.



## FIRE-SAFE LANDSCAPING

Fire-safe landscaping isn't necessarily the same thing as a well-maintained yard. Fire-safe landscaping uses fire-resistant plants that are strategically planted to resist the spread of fire to your home.

The good news is that you don't need to spend a lot of money to make your landscape fire-safe. And fire-safe landscaping can increase your property value and conserve water while beautifying your home. For more information on fire-safe landscaping, visit: [ReadyForWildfire.org/landscaping](https://ReadyForWildfire.org/landscaping).

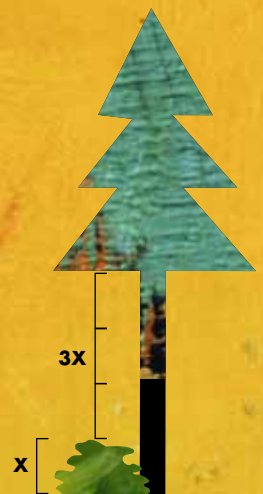
## MINIMUM VERTICAL SPACING BETWEEN TREES AND SHRUBS

To determine the proper vertical space between shrubs and the lowest branches of trees, use the formula below.

### Example:

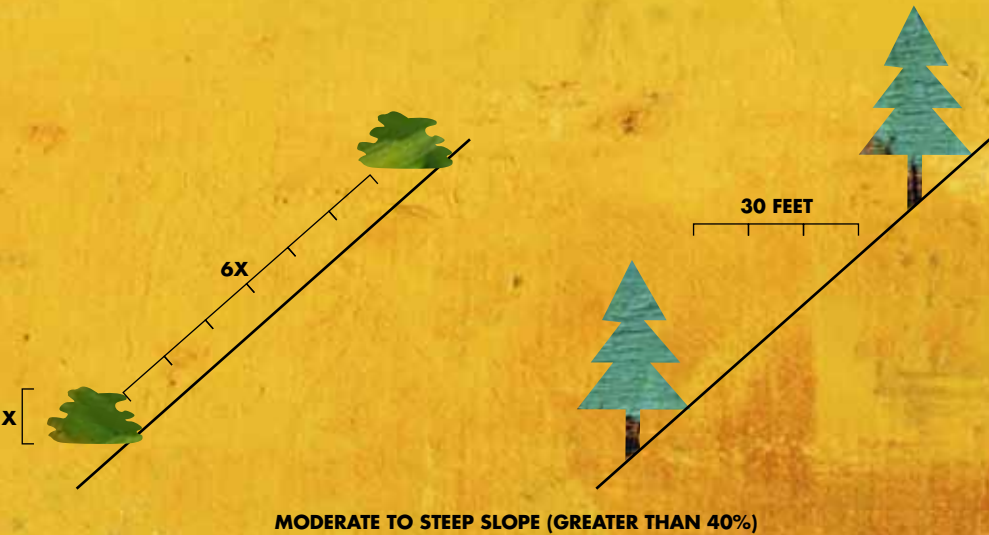
A five-foot shrub is growing near a tree.

$3 \times 5 = 15$  feet of clearance needed between the top of the shrub and the lowest tree branches.



# MINIMUM HORIZONTAL SPACING FOR TREES AND SHRUBS

Horizontal spacing depends on the slope of the land and the height of the shrubs or trees. Check the diagrams below to determine spacing distance.



# DEFENSIBLE SPACE

Creating and maintaining defensible space is essential for increasing your home's chance of surviving a wildfire. It's the buffer that homeowners are required to create on their property between a structure and the plants, brush and trees or other items surrounding the structure that could catch fire. This space is needed to slow the spread of wildfire and improves the safety of firefighters defending your home.

**Two zones make up the required 100 feet of defensible space:**

## **ZONE 1—Extends 30 feet out from buildings, decks, and other structures**

- 1 Remove all dead plants, grass and weeds.
- 2 Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- 3 Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- 4 Remove dead branches that hang over your roof. And keep branches 10 feet away from your chimney.
- 5 Relocate exposed woodpiles outside of Zone 1 unless they are completely covered in a fire resistant material.
- 6 Remove or prune flammable plants and shrubs near windows.
- 7 Remove vegetation and items that could catch fire from around and under decks.
- 8 Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, swing sets, etc.

## **ZONE 2—Extends 30 to 100 feet from buildings and other structures**

- 9 Cut or mow annual grass down to a maximum height of 4 inches.
- 10 Create horizontal spacing between shrubs and trees. (See diagram)
- 11 Create vertical spacing between grass, shrubs and trees. (See diagram)
- 12 Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 4 inches if erosion control is an issue.

## **BOTH ZONES—0 to 100 feet from buildings and other structures**

- 13 Mow before 10 a.m., but never when it's windy or excessively dry.
- 14 Protect water quality. Do not clear vegetation near waterways to bare soil. Vegetation removal can cause soil erosion—especially on steep slopes.

## **ARE YOU DOING THE RIGHT THING—THE WRONG WAY?**

Each year, CAL FIRE responds to hundreds of fires started by Californians using equipment the wrong way. If you live in a wildland area, all equipment must be used with extreme caution.

Lawn mowers, metal-bladed trimmers, chain saws, grinders, welders, and tractors can all start a wildland fire if not used properly. Do your part to keep your community fire-safe.

### **HERE'S HOW TO DO IT THE RIGHT WAY:**

#### **Mowing**

Metal blades striking rocks can create sparks and start fires in dry grass. Use caution.

#### **Spark Arresters**

In wildland areas, spark arresters are required on all

portable, gasoline-powered equipment. This includes tractors, harvesters, chainsaws, weed-trimmers and mowers.

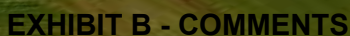
- Keep the exhaust system, spark arresters and mower in proper working order and free of carbon buildup.
- Use the recommended grade of fuel, and don't top it off.





**ROAD**

**100 FEET OF DEFENSIBLE SPACE IS REQUIRED UNDER THE PUBLIC RESOURCES CODE (PRC) 4291. CALIFORNIA BUILDING CODE CHAPTER 7A REQUIRES CERTAIN CONSTRUCTION MATERIALS AND METHODS FOR HOMES IN WILDLAND AREAS. BE SURE TO CONTACT YOUR LOCAL FIRE DEPARTMENT FOR ADDITIONAL REQUIREMENTS TO ENSURE YOUR HOME IS COMPLIANT WITH THE LAW. [READYFORWILDFIRE.ORG/THELAW](https://www.readyforwildfire.org/thelaw)**



# HARDENING YOUR HOME

**FLYING EMBERS CAN DESTROY HOMES UP TO A MILE AHEAD OF A WILDFIRE. PREPARE (HARDEN) YOUR HOME NOW BEFORE FIRE STARTS.**

## **SOME THINGS YOU CAN DO TO HARDEN YOUR HOME:**

**Roof:** Your roof is the most vulnerable part of your home. Homes with wood or shingle roofs are at high risk of being destroyed during a wildfire.

Build your roof or re-roof with materials such as composition, metal or tile. Block any spaces to prevent embers from entering and starting a fire.

**Vents:** Vents on homes create openings for flying embers.

- Cover all vent openings with 1/8-inch to 1/4-inch metal mesh. Do not use fiberglass or plastic mesh because they can melt and burn.
- Protect vents in eaves or cornices with baffles to block embers. (Mesh is not enough.)

### **Eaves and Soffits:**

Eaves and soffits should be protected with ignition-resistant or non-combustible materials.

**Windows:** Heat from a wildfire can cause windows to break even before the home ignites. This allows burning embers to enter and start fires inside. Single-paned and large windows are particularly at risk.

- Install dual-paned windows with one pane of tempered glass.
- Consider limiting the size and number of windows that face large areas of vegetation.

**Decks:** Surfaces within 10 feet of the building should be built with ignition-resistant, non-combustible, or other approved materials.

- Remove all combustible items from underneath your deck.

**Exterior Walls:** Wood products such as boards, panels or shingles are common siding materials. However, they are combustible and not good choices for fire-prone areas.

- Build or remodel your walls with ignition-resistant building materials, such as stucco, fiber or cement siding, fire-retardant-treated wood, or other approved materials.
- Be sure to extend materials from the foundation to the roof.

**Rain Gutters:** Screen or enclose rain gutters to prevent accumulation of plant debris.

**Patio Cover:** Use the same ignition-resistant materials for patio covers as a roof.

**Fences:** Consider using ignition-resistant or non-combustible fence materials to protect your home during a wildfire.

## **Additional Home Fire Safety Steps:**

Go to [ReadyForWildfire.org/hardening](https://www.readyforwildfire.org/hardening) for more important information on the following:

- Driveways and Access Road Information
- Address Visibility
- Equipment Use Safety
- Garage Safety
- Water Supply Access
- Ignition-Resistant Materials



# READY, SET, GO!

## PREPARATION GUIDES

Preparing for a wildfire starts with three simple steps: **Ready, Set, Go!** Keep all three wildfire preparation guides on hand as a quick reference for helping your family and property be safe in the event of a wildfire.

### WILDFIRE IS COMING PREPARATION GUIDES:



#### Step 1: **Is Your Home Ready?**

Creating defensible space and hardening your home against wildfire.



#### Step 2: **Are You Set?**

Developing a Wildfire Action Plan.



#### Step 3: **Are You Ready to Go?**

A quick-reference evacuation guide.



Go to **ReadyForWildfire.org** for more detailed information on all three guides to prepare for and survive a wildfire.