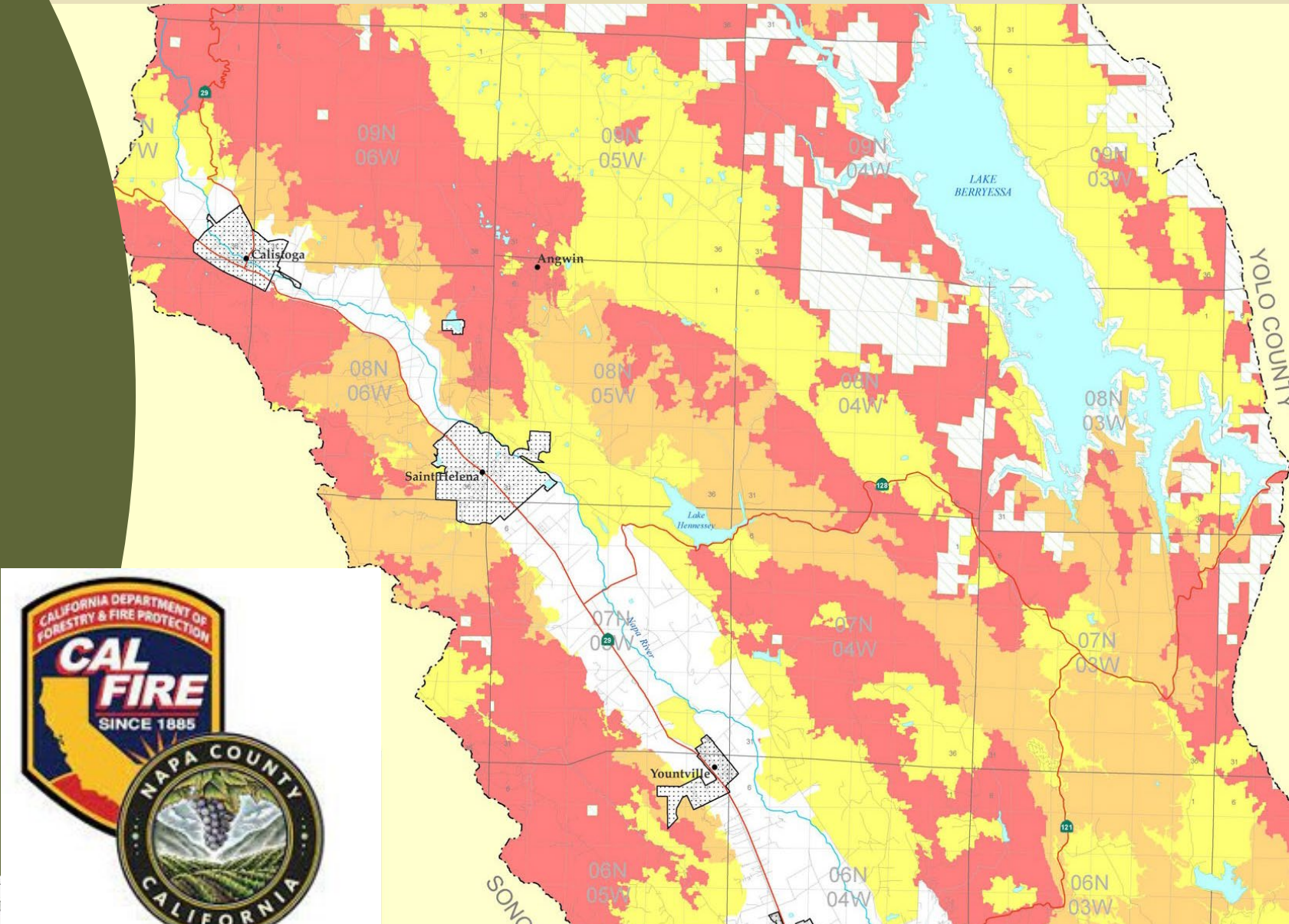


# STATE MINIMUM FIRE SAFE REGULATIONS

## BOARD OF SUPERVISORS - PRESENTATION

SEPTEMBER 13, 2022



# AGENDA

- Application of the Regulations
- Adopted Rules Changes
- Possible Local Regulatory Changes
- Processing of Development & Land Use Applications
- Questions



# STATE MINIMUM FIRE SAFE REGULATIONS, 2021

- California Code of Regulations  
14 CCR, Division 1.5, Chapter 7  
Subchapter 2, Articles 1-5
- Minimum Wildfire Protection Standards  
applied in SRA and VHFHSZ
- Local Regulations must equal or exceed  
the minimum standard



# STATE MINIMUM FIRE SAFE REGULATIONS, 2021



**SRA = 371,279.7 ac  
(73.17%)**

**LRA VHFHSZ = 702.4 ac  
(0.14%)**

**Total Area = 371,982.1 ac  
(73.31%)**





# APPLICATION

***LIKELY EFFECTIVE JANUARY 1, 2023***

- Apply to lands designated as in the SRA and since July 1, 2021, LRA VHFHSZ.
- Affected Activities include, but not limited to:
  1. Permitting or Approval of new parcels;
  2. Application for a Building permit for new construction not relating to an existing Structure;
  3. Application for a use permit;
  4. Road construction.



# EXEMPT

Application for a Building Permit on a Parcel formed from a Parcel Map or Tentative Map approved prior to January 1, 1991, where conditions relating to the perimeters and access to the Building were imposed.



# RULE CHANGES & UPDATES

## Article I - Administration

- 1270.01 – Definitions
  - Access
  - Driveway
  - Roads
  - Dead-end Roads
  - Ridgeline (Strategic)



# RULE CHANGES & UPDATES

## Article I - Scope

- 1270.03(b) – Exemption for building construction on a parcel formed via a parcel or tentative map approved prior to January 1, 1991.
- Repeal of 1270.03(d) – Exemptions - ADUs
- Repeal of 1270.08 – Reconstruction & Repair After Wildfire.

## Article I – Local Regulations

- Amendment 1270.04(c)
  - BOF no longer will certify local regulations.





# RULE CHANGES & UPDATES

## Article 2 – Emergency Access

- No Changes

## Article 3 - Signing and Building Numbering

- No Changes

## Article 4 - Emergency Water Standards

- Delete the term “fire valve” as it is no longer a defined term.



# RULE CHANGES & UPDATES

## Article 5 – Building Siting & Setbacks

- 1276.01(a) - Minimum 30-foot setback for all buildings from property lines and/or center of road.
- 1276.01(b) – Reduced setback may be allowed based on-site constraints and shall provide alternative methods to reduce structure-to-structure ignition.



# RULE CHANGES & UPDATES

## Article 5 – Ridgelines

- 1276.02(a) – Local Jurisdictions shall identify Strategic Ridgelines
  
- 1276.01(c) – New buildings on undeveloped ridgelines identified as strategically important are prohibited.
  - Building Construction allowed:
    1. Wireless Telecom. Facilities
    2. Storage Group S
    3. Utility & Misc. Group U



# RULE CHANGES & UPDATES

## Article 5 – Fuel Breaks

- 1276.03(a) –When building construction meets the following criteria, the local jurisdiction shall determine the need and location for Fuel Breaks:
  1. The permitting or approval of 3 or more new parcels; or
  2. Application for a change in zoning; or
  3. Application for a change in use.



# LOCAL REGULATIONS

- Napa County Road & Street Standards
  - Section 2 – Wildfire Rebuild
  - Section 12 & 13 – Applicability of Access
- Zoning District Regulations
  - Napa County Code 18.104.010
- Viewshed Protection Program
  - Napa County Code 18.106
- Fire Code
  - Napa County Code 15.32



# PROCESSING

Applicable at the time of approval after January 1, 2023.

- Ministerial Permits
  - Building Permits
- Discretionary Permits
  - Conservation Regulations Exception
  - Use Permits
  - Variance
  - Viewshed





# QUESTIONS?

