

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 shall be known as the “~~SRA/VHFHSZ—State~~
11 Minimum Fire Safe Regulations,” and shall constitute the ~~base~~
12 minimum ~~w~~Wildfire protection standards of the California Board
13 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 this Subchapter.

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 dany 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 (g) 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 S
5 1276.02(a) that may support fire suppression activities or where
6 the preservation of the Ridgeline as Undeveloped would reduce
7 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 Roadway
2 that provides a gradual transition between two Roadway 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) These regulations have been prepared and adopted for the
3 purpose of establishing state minimum Wildfire protection
4 standards in conjunction with Building, construction, and
5 Development in the State Responsibility Area (SRA) and, after
6 July 1, 2021, the Very High Fire Hazard Severity Zones, as
7 defined in Government Code § 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. The
17 regulations which follow shall specify the minimums for such
18 measures.

19 (d) Prescribing these minimum Wildfire protection standards
20 reduces the risk of Wildfires, which among other things protects
21 the health, safety and welfare of residents, and protects
22 natural resources and the environment.

23 ~~(a) These regulations shall apply to:~~

24 ~~(1) the perimeters and access to all residential, commercial,~~
25 ~~and industrial Building construction within the SRA approved~~
26 ~~after January 1, 1991 , and those approved after July 1, 2021~~

1 ~~within the VHFHSZ, except as set forth below in subsections (b)~~
2 ~~through (d), inclusive, and (f);~~

3 ~~(2) the siting of newly installed commercial modulars,~~
4 ~~manufactured homes, mobilehomes, and factory-built housing, as~~
5 ~~defined in Health and Safety Code sections 18001.8, 18007,~~
6 ~~18008, and 19971, except where being sited or installed as an~~
7 ~~accessory or junior accessory dwelling unit as set forth in~~
8 ~~subsection (d) below;~~

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

11 ~~(4) applications for Building permits on a parcel approved in a~~
12 ~~pre-1991 parcel or tentative map to the extent that conditions~~
13 ~~relating to the perimeters and access to the Buildings were not~~
14 ~~imposed as part of the approval of the parcel or tentative map.~~

15 ~~(b) These regulations do not apply where an application for a~~
16 ~~Building permit is filed after January 1, 1991 for Building~~
17 ~~construction on a parcel that was formed from a parcel map or~~
18 ~~tentative map (if the final map for the tentative map is~~
19 ~~approved within the time prescribed by the local ordinance)~~
20 ~~approved prior to January 1, 1991, to the extent that conditions~~
21 ~~relating to the perimeters and access to the Buildings were~~
22 ~~imposed by the parcel map or final tentative map approved prior~~
23 ~~to January 1, 1991.~~

24 ~~(c) (1) At the discretion of the Local Jurisdiction, and subject~~
25 ~~to any requirements imposed by the Local Jurisdiction to ensure~~
26 ~~reasonable ingress, egress, and capacity for evacuation and~~

1 ~~emergency response during a Wildfire, these regulations shall~~
2 ~~not apply to the reconstruction or repair of legally constructed~~
3 ~~residential, commercial, or industrial Buildings due to a~~
4 ~~Wildfire, to the extent that the reconstruction or repair does~~
5 ~~not:~~

6 ~~(A) increase the square footage of the residential, commercial,~~
7 ~~or industrial Building or Buildings that previously existed; or~~

8 ~~(B) change the use of the Building or Buildings that had existed~~
9 ~~previously; or~~

10 ~~(C) construct a new Building or Buildings that did not~~
11 ~~previously exist on the site.~~

12 ~~(2) Nothing in this subsection shall be construed to alter the~~
13 ~~extent to which these regulations apply to the reconstruction or~~
14 ~~repair of a legally constructed residential, commercial, or~~
15 ~~industrial Building for reasons unrelated to a Wildfire.~~

16 ~~(d) These regulations do not apply to the creation of accessory~~
17 ~~or junior accessory dwelling units that comply with Government~~
18 ~~Code sections 65852.2 or 65852.22, or any local ordinances~~
19 ~~enacted thereunder, as applicable, including any local~~
20 ~~ordinances requiring provisions for fire and life safety.~~

21 ~~(e) Unless otherwise exempt pursuant to this Subchapter,~~
22 ~~affected activities include, but are not limited to:~~

23 ~~(1) permitting or approval of new parcels, excluding lot line~~
24 ~~adjustments as specified in Government Code (GC) section~~
25 ~~66412(d);~~

26 ~~(2) application for a Building permit for new Building~~

1 ~~construction;~~

2 ~~(3) application for a use permit; and~~

3 ~~(4) Road construction.~~

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

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

7 Reference: Sections 4290 and 4291, Public Resources Code,

8 ~~Section 65852.2 Government Code.~~

9
10 § 1270.03. Scope. ~~Provisions for Application of The Regulations~~

11 (a) These regulations shall apply to:

12 (1) the perimeters and access to all residential,
13 commercial, and industrial Building construction within the SRA
14 approved after January 1, 1991, and those approved after July 1,
15 2021 within the VHFHSZ, except as set forth below in subsection

16 (b).

17 (2) the siting of newly installed commercial modulars,
18 manufactured homes, mobilehomes, and factory-built housing, as
19 defined in Health and Safety Code sections 18001.8, 18007,
20 18008, and 19971;

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

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

1 or tentative map.

2 (b) These regulations do not apply where an application for a
3 Building permit is filed after January 1, 1991 for Building
4 construction on a parcel that was formed from a parcel map or
5 tentative map (if the final map for the tentative map is
6 approved within the time prescribed by the local ordinance)
7 approved prior to January 1, 1991, to the extent that conditions
8 relating to the perimeters and access to the Buildings were
9 imposed by the parcel map or final tentative map approved prior
10 to January 1, 1991.

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

12 (1) permitting or approval of new parcels, excluding lot
13 line adjustments as specified in Government Code (GC) section
14 66412(d);

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

17 (3) application for a use permit;

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

20 (d) The standards in these regulations applicable to Roads
21 shall not apply to Roads used solely for Agriculture; mining;
22 or the management of timberland and harvesting of forest
23 products.

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

25 ~~(a) the Local Jurisdictions shall provide the Director of~~
26 ~~the California Department of Forestry and Fire Protection (CAL~~

1 ~~FIRE) or their designee with notice of applications for Building~~
2 ~~permits, tentative parcel maps, tentative maps, and installation~~
3 ~~or use permits for construction or Development within the SRA.~~

4 ~~(b) the Director or their designee may review and make fire~~
5 ~~protection recommendations on applicable construction or~~
6 ~~Development permits or maps provided by the Local Jurisdiction.~~

7 ~~(c) the Local Jurisdiction shall ensure that the applicable~~
8 ~~sections of this Subchapter become a condition of approval of~~
9 ~~any applicable construction or Development permit or map.~~

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

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

12
13 § 1270.0304 Provisions for Application of these Regulations

14 This Subchapter shall be applied as follows:

15 (a) the Local Jurisdictions shall provide the Director of
16 the California Department of Forestry and Fire Protection (CAL
17 FIRE) or their designee with notice of applications for
18 Building permits, tentative parcel maps, tentative maps, and
19 installation or use permits for construction or Development
20 within the SRA.

21 (b) the Director or their designee may review and make fire
22 protection recommendations on applicable construction or
23 Development permits or maps provided by the Local Jurisdiction.

24 (c) the Local Jurisdiction shall ensure that the
25 applicable sections of this Subchapter become a condition of
26 approval of any applicable construction or Development permit

1 or map.

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

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

4
5 § 1270.0405. Local Regulations ~~Ordinances~~.

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

15 ~~(b) A local regulation equals or exceeds a minimum standard of~~
16 ~~this Subchapter only if, at a minimum, the local regulation also~~
17 ~~fully complies with the corresponding minimum standard in this~~
18 ~~Subchapter. The Board may certify local ordinances as equaling~~
19 ~~or exceeding these regulations when they provide the Same~~
20 ~~Practical Effect.~~

21 ~~(c) A Local Jurisdiction shall not apply exemptions to these~~
22 ~~regulations that are not enumerated in this Subchapter.~~
23 ~~Exceptions requested and approved in conformance with § 1270.06~~
24 ~~(Exceptions to Standards) may be granted on a case-by-case~~
25 ~~basis. Counties may submit their local ordinances for~~
26 ~~certification via email to the Board.~~

1 ~~The Board's certification of local ordinances pursuant to this~~
2 ~~section is rendered invalid when previously certified ordinances~~
3 ~~are subsequently amended by Local Jurisdictions without Board~~
4 ~~re-certification of the amended ordinances. The Board's~~
5 ~~regulations supersede the amended local ordinance(s) when the~~
6 ~~amended local ordinance(s) are not re-certified by the Board.~~
7 ~~Amendments made by Local Jurisdictions to previously certified~~
8 ~~ordinances shall be submitted for re-certification.~~

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

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

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

14
15 § 1270.056. Inspections.

16 Inspections shall conform to the following requirements:

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

18 (1) the Director, or

19 (2) Local Jurisdictions that have assumed state fire
20 protection responsibility on SRA lands, or

21 (3) Local Jurisdictions where the inspection duties
22 have been formally delegated by ~~CAL FIRE~~ the Director to the
23 Local Jurisdictions, pursuant to subsection (b).

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

26 (1) The Local Jurisdiction represents that they have

1 appropriate resources to perform the delegated inspection
2 authority.

3 (2) The Local Jurisdiction acknowledges that CAL FIRE's
4 authority under subsection (d) shall not be waived or
5 restricted.

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

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

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

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

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

20 ~~(2) the local ordinances have been certified pursuant to 14 CCR~~
21 ~~§ 1270.04;~~

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

1 (d) Nothing in this section abrogates CAL FIRE's authority to
2 inspect and enforce state forest and fire laws in the SRA even
3 when the inspection duties have been delegated pursuant to this
4 section. Reports of violations shall be provided to the CAL FIRE
5 Unit headquarters that administers SRA fire protection in the
6 Local Jurisdiction.

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

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

19
20 Note: Authority cited: Section 4290, Public Resources Code.
21 Reference: Sections 4102, 4119, 4125, 4290 and 4291, Public
22 Resources Code.

23
24 § 1270.067. Exceptions to Standards.

25 (a) Upon request by the applicant, an eExceptions to standards
26 within this sSubchapter or to Local Jurisdiction certified

1 ~~ordinances~~ may be allowed by the inspection entity in accordance
2 with listed in 14 CCR § 1270.05 (Inspections) where the
3 Exceptions provide the Same Practical Effect as these
4 regulations towards providing Defensible Space. Exceptions
5 ~~granted~~ granted by the ~~inspection entity~~ Local Jurisdiction
6 listed in 14 CCR § 1270.05, shall be made on a case-by-case
7 basis only. ~~Exceptions granted~~ Exceptions granted by the
8 ~~inspection entity~~ Local Jurisdiction listed in 14 CCR § 1270.05
9 listed in 14 CCR § 1270.06 shall be forwarded to the
10 appropriate CAL FIRE unit headquarters ~~Unit Office~~ that
11 administers SRA fire protection in that Local Jurisdiction, or
12 the county in which the Local Jurisdiction is located and shall
13 be retained on file at the Unit Office.

14 (b) Requests for an ~~e~~EException shall be made in writing to the
15 ~~inspection entity~~ Local Jurisdiction listed in 14 CCR § 1270.05
16 by the applicant or the applicant's authorized representative.

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

24 (c) Where an Exception is not granted by the inspection entity,
25 the applicant may appeal such denial to the Local Jurisdiction.
26 The Local Jurisdiction may establish or utilize an appeal

1 process consistent with existing local Building or planning
2 department appeal processes.

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

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

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

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

16
17 § 1270.08. Distance Measurements.

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

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

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

22
23 ~~§ 1271.00. Definitions.~~

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

26 ~~Building: Any Structure used or intended for supporting or~~

1 ~~sheltering any use or Occupancy, except Utility and~~
2 ~~Miscellaneous Group U Buildings.~~

3 ~~CAL FIRE: California Department of Forestry and Fire Protection.~~

4 ~~Dead end Road: A Road that has only one point of vehicular~~
5 ~~ingress/egress, including cul-de-sacs and looped Roads.~~

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

17 ~~Development: As defined in section 66418.1 of the California~~
18 ~~Government Code.~~

19 ~~Director: Director of the Department of Forestry and Fire~~
20 ~~Protection or their designee.~~

21 ~~Driveway: A vehicular access that serves up to two (2) parcels~~
22 ~~with no more than two (2) Residential Units and any number of~~
23 ~~non-commercial or industrial Buildings on each parcel.~~

24 ~~Distance Measurements: All specified or referenced distances are~~
25 ~~measured along the ground, unless otherwise stated.~~

26 ~~EXCEPTION: An alternative to the specified standard requested by~~

1 the applicant that may be necessary due to health, safety,
2 environmental conditions, physical site limitations or other
3 limiting conditions, such as recorded historical sites, that
4 provides mitigation of the problem.

5 Fire valve: see hydrant.

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

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

14 Hammerhead/T: A Road or Driveway that provides a "T" shaped,
15 three-point turnaround space for emergency equipment, being no
16 narrower than the Road that serves it.

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

22 Local Jurisdiction: Any county, city/county agency or
23 department, or any locally authorized district that issues or
24 approves Building permits, use permits, tentative maps or
25 tentative parcel maps, or has authority to regulate Development
26 and construction activity.

1 ~~Occupancy: The purpose for which a Building, or part thereof, is~~
2 ~~used or intended to be used.~~

3 ~~One-way Road: A minimum of one traffic lane width designed for~~
4 ~~traffic flow in one direction only.~~

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

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

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

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

22 ~~(a) access for emergency wildland fire equipment,~~

23 ~~(b) safe civilian evacuation,~~

24 ~~(c) signing that avoids delays in emergency equipment response,~~

25 ~~(d) available and accessible water to effectively attack~~

26 ~~Wildfire or defend a Structure from Wildfire, and~~

1 ~~(c) fuel modification sufficient for civilian and fire fighter~~
2 ~~safety.~~

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

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

6 ~~State Responsibility Area (SRA): As defined in Public Resources~~
7 ~~Code sections 4126-4127; and the California Code of Regulations,~~
8 ~~title 14, division 1.5, chapter 7, article 1, sections 1220-~~
9 ~~1220.5.~~

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

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

14 ~~Traffic lane: The portion of a Road or Driveway that provides a~~
15 ~~single line of vehicle travel.~~

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

20 ~~Turnouts: A widening in a Road or Driveway to allow vehicles to~~
21 ~~pass.~~

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

1 ~~Vertical clearance: The minimum specified height of a bridge or~~
2 ~~overhead projection above the Road or Driveway.~~

3 ~~Wildfire: As defined in Public Resources Code Section 4103 and~~
4 ~~4104.~~

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

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

7
8 Article 2. ~~Emergency Access~~ Ingress and Egress

9 § 1273.00. Intent.

10 Roads, and ~~and~~ Driveways, whether public or private, unless
11 exempted under 14 CCR § 1270.02(d), shall provide for safe
12 access for emergency ~~w~~Wildfire equipment and civilian evacuation
13 concurrently, and shall provide unobstructed traffic circulation
14 during a ~~w~~Wildfire emergency consistent with 14 CCR §§ 1273.00
15 through 1273.09.

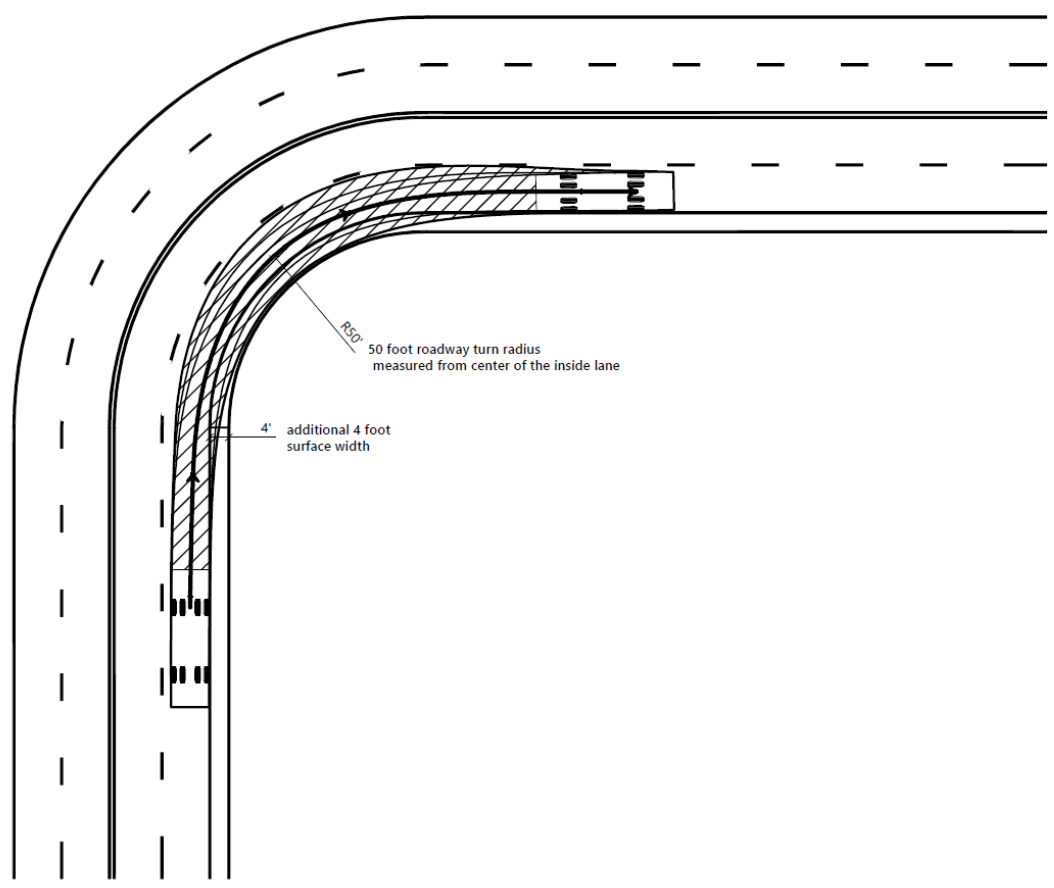
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17 Note: Authority cited: Section 4290, Public Resources Code.

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

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20 § 1273.01. ~~Width.~~ Width

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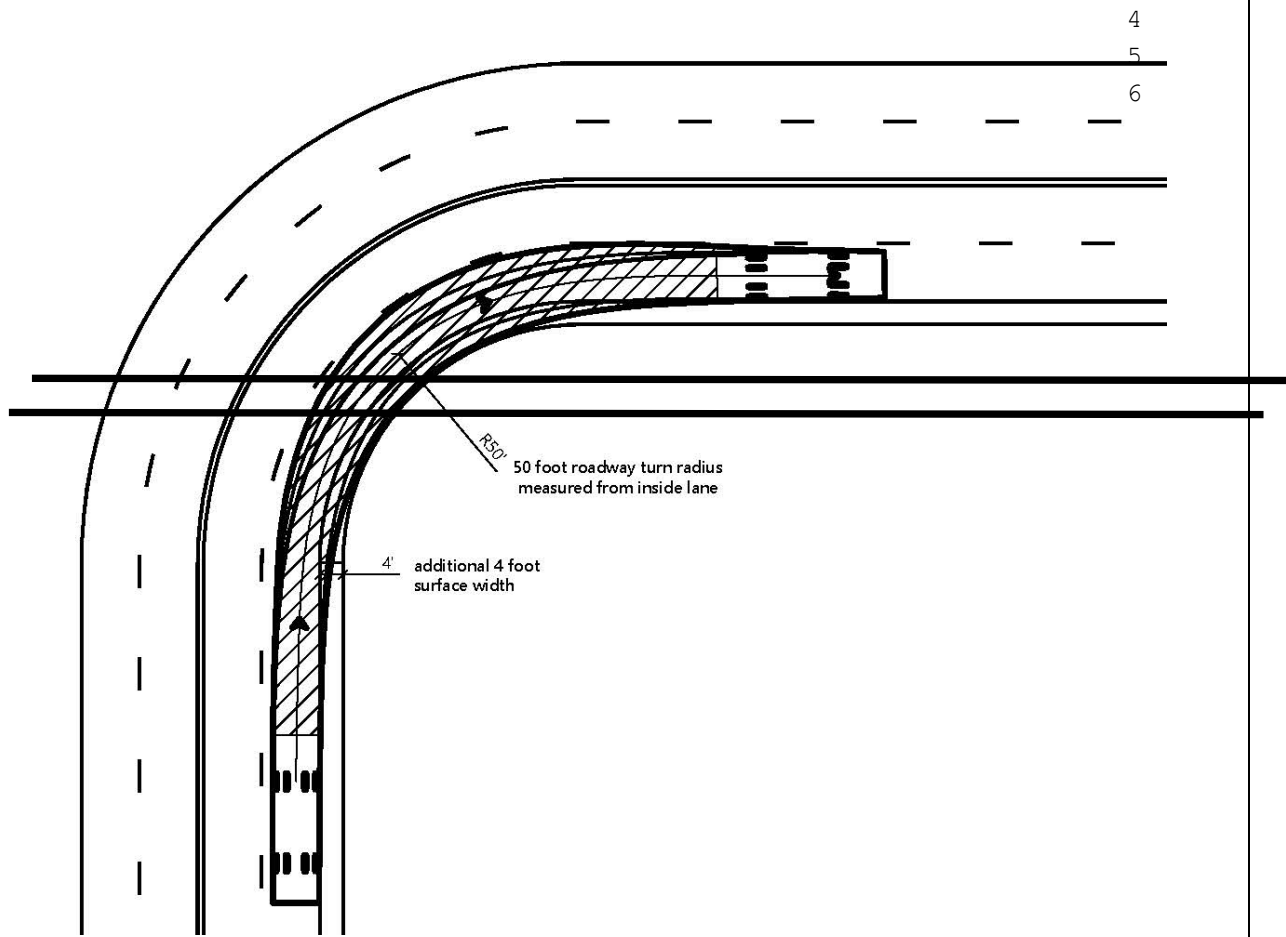
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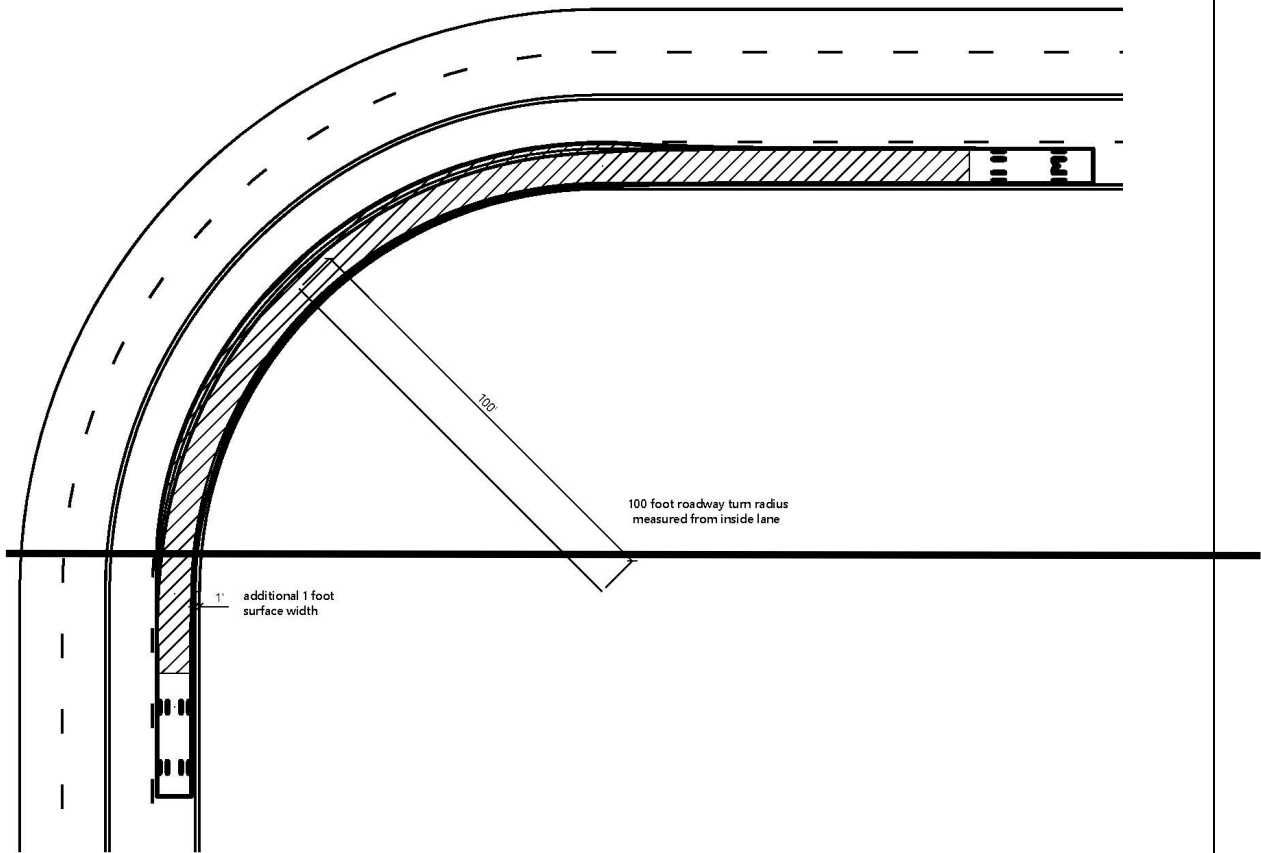
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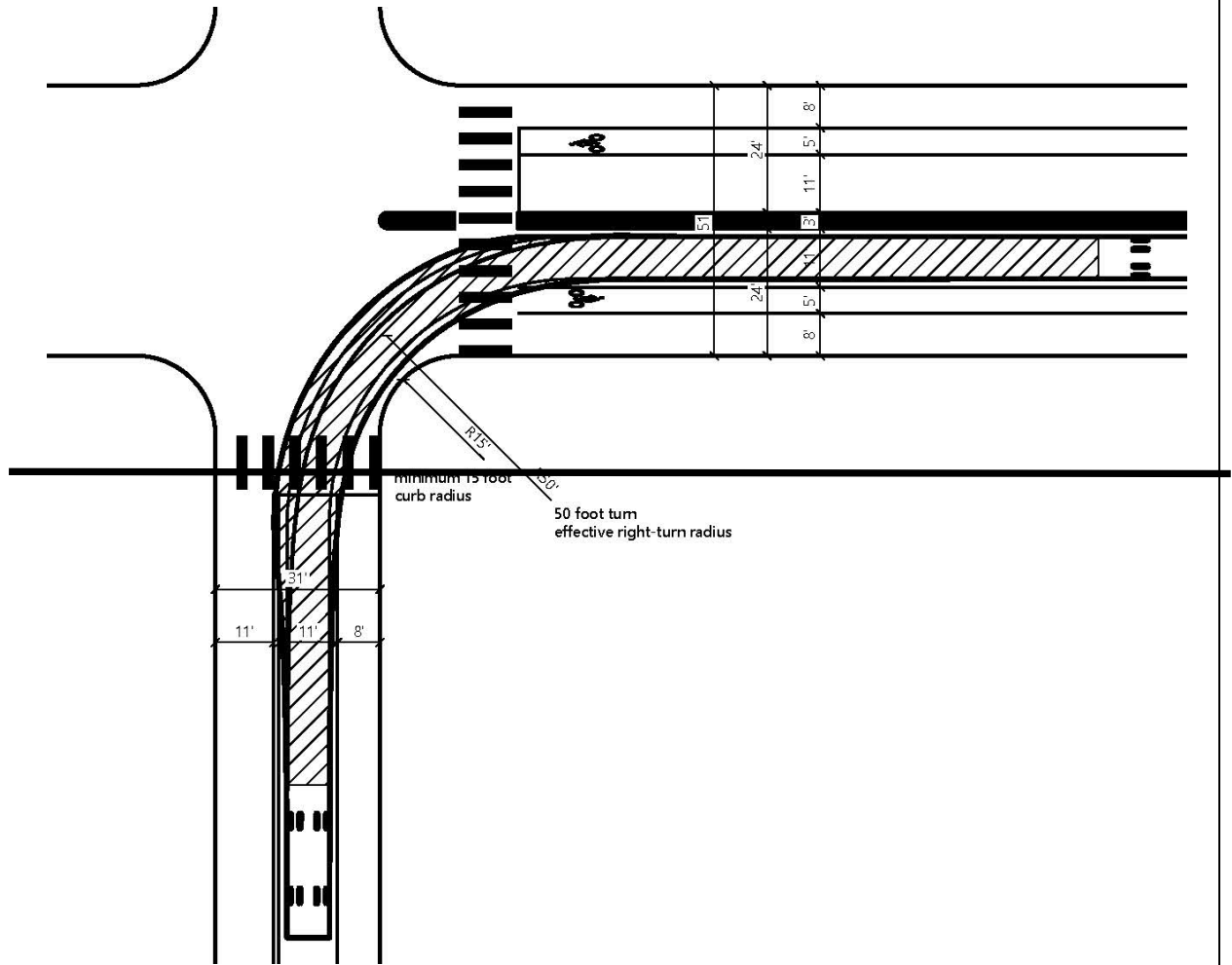
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Figure 1
Effective Turning Radius for Horizontal Curvature with 50 Foot Radius



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Figure 2
Effective Turning Radius for Horizontal Curvature with 100 Foot Radius



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Figure 3
Effective Turning Radius for Intersections with Bike Lanes or Parking

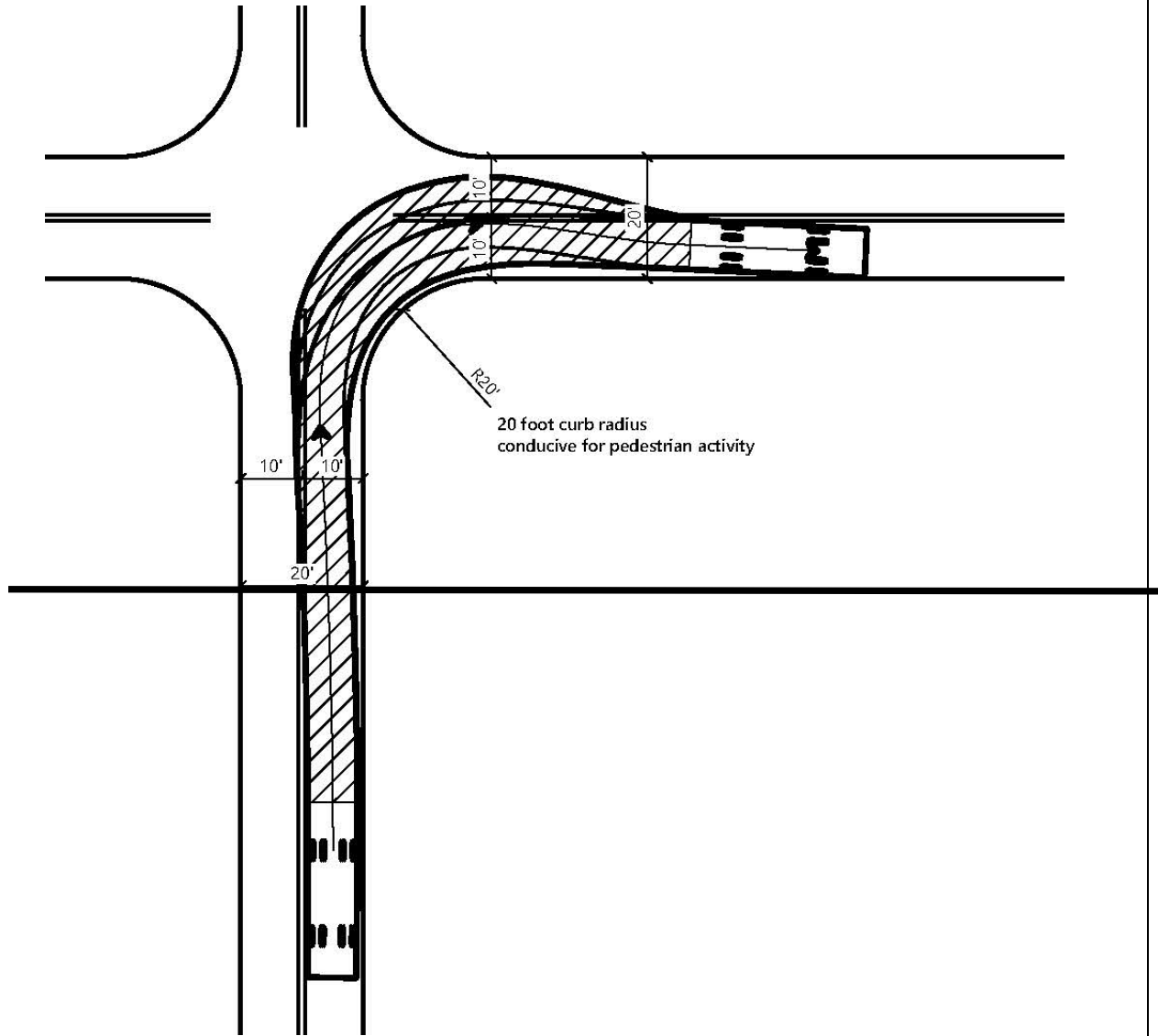


Figure 4
Effective Turning Radius for 20 Foot Wide Road Intersection

(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

1 other standards are provided in this article or additional
2 requirements are mandated by Local Jurisdictions or local
3 subdivision requirements. Vertical clearances shall conform to
4 the requirements in California Vehicle Code section 35250.

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

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

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

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

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

21
22 § 1273.02. Road Surfaces.

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

26 (b) Road and ~~e~~Driveway ~~s~~Structures shall be designed and

1 maintained to support at least 40,000 pounds.

2 (c) ~~P~~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.

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§ 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 is a visual representation of paragraph (b).

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

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

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

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

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

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

5
6 § 1273.06 Turnouts

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

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

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

12
13 § 1273.07 Road and Driveway Structures.

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

17 (b) Where a bridge or an elevated surface is part of a Fire
18 Apparatus access road, the bridge shall be constructed and
19 maintained in accordance with the American Association of State
20 and Highway Transportation Officials Standard Specifications for
21 Highway Bridges, 17th Edition, published 2002 (known as AASHTO
22 HB-17), hereby incorporated by reference. Bridges and elevated
23 surfaces shall be designed for a live load sufficient to carry
24 the imposed loads of Fire Apparatus. Vehicle load limits shall
25 be posted at both entrances to bridges when required by the

1 local authority having jurisdiction.

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

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

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

12
13 § 1273.08 Dead-end Roads

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

18 parcels zoned for less than one acre - 800 feet

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

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

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

22 All lengths shall be measured from the edge of the Road surface
23 at the intersection that begins the Road to the end of the Road
24 surface at its farthest point. Where a Dead-end Road crosses
25 areas of differing zoned parcel sizes requiring different length

1 limits, the shortest allowable length shall apply.

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

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

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

6
7 § 1273.09 Gate Entrances.

8 (a) Gate entrances shall be at least two (2) feet wider than the
9 width of the traffic lane(s) serving that gate and a minimum
10 width of fourteen (14) feet unobstructed horizontal clearance
11 and unobstructed vertical clearance of thirteen feet, six inches
12 (13' 6").

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

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

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

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

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

3
4 Article 3. Signing and Building Numbering

5 § 1274.00. Intent

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

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

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

14
15 § 1274.01. Road Signs.

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

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

1 color of the sign.

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

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

4

5 § 1274.02. Road Sign Installation, Location, and Visibility.

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

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

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

15 (~~1~~) at the intersection preceding the traffic access
16 limitation, and

17 (~~2~~) no more than one hundred (100) feet before such traffic
18 access limitation.

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

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

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

23

24 § 1274.03. Addresses for Buildings.

25 (a) All Buildings shall be issued an address by the Local

1 Jurisdiction which conforms to that jurisdiction's overall
2 address system. Utility and miscellaneous Group U Buildings are
3 not required to have a separate address; however, each
4 Residential Unit within a Building shall be separately
5 identified.

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

9 (c) Addresses for residential Buildings shall be reflectorized.

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

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

12
13 § 1274.04. Address Installation, Location, and Visibility.

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

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

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

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

25 (e) Where a Road provides access solely to a single commercial

1 or industrial business, the address sign shall be placed at the
2 nearest Road intersection providing access to that site, or
3 otherwise posted to provide for unobstructed visibility from
4 that intersection.

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

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

9
10 Article 4 Emergency Water Standards.

11 § 1275.00. Intent.

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

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

18
19 § 1275.01. Application.

20 The provisions of this article shall apply in the tentative and
21 parcel map process when new parcels are approved by the Local
22 ~~j~~Jurisdiction ~~having authority~~.

23
24 Note: Authority cited: Section 4290, Public Resources Code.
25 Reference: Sections 4290 and 4291, Public Resources Code.

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§ 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~~local authority having 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 ~~w~~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 ~~having authority~~, such protection measures shall be provided.

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

§ 1275.03. Hydrants and ~~Fire Valves~~

(a) The Fire ~~h~~Hydrant or ~~fire valve~~ shall be eighteen (18) inches above the finished surface. Its location in relation to the ~~r~~Road or ~~d~~Riveway and to the ~~b~~Building(s) or ~~s~~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 Fire ~~h~~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) Fire Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the ~~l~~Local ~~j~~Jurisdiction.

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

§ 1275.04. Signing of Water Sources.

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

(1) if located along a ~~d~~Driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on

1 the ~~d~~Driveway address sign and mounted on a fire retardant post,
2 or

3 (2) if located along a Road,

4 (~~1~~) a reflectorized blue marker, with a minimum dimension of
5 three (3) inches, shall be mounted on a fire retardant post. The
6 sign post shall be within three (3) feet of said Fire ~~h~~Hydrant
7 ~~or fire valve,~~ with the sign no less than three (3) feet nor
8 greater than five (5) feet above ground, in a horizontal
9 position and visible from the ~~d~~Driveway, or

10 (~~2~~) as specified in the State Fire Marshal's Guidelines for
11 Fire Hydrant Markings Along State Highways and Freeways, May
12 1988.

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

16
17 Article 5. Building Siting, Setbacks, and Fuel Modification ~~Fuel~~
18 ~~Modification Standards~~

19 § 1276.00. Intent

20 ~~n~~To reduce the intensity of a Wildfire by reducing the volume
21 and density of flammable vegetation, the strategic siting of
22 fuel modification and Greenbelts shall provide for increased
23 safety for emergency fire equipment and evacuating civilians by
24 its utilization around Structures and Roads, including
25 Driveways, and a point of attack or defense from a Wildfire. To

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

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

10
11 § 1276.01. Building and Parcel Siting and Setbacks. ~~Setback for~~
12 ~~Structure Defensible Space~~

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

16 (b) A reduction in the minimum setback shall be based upon ~~When~~
17 ~~a thirty (30) foot setback is not possible for practical~~
18 ~~reasons, which may include but are not limited to, parcel~~
19 ~~dimensions or size; topographic limitations; Development density~~
20 ~~requirements or other Development patterns that promote low-~~
21 ~~carbon emission outcomes; sensitive habitat; or other site~~
22 ~~constraints easements,~~ and shall provide for an alternative
23 method to reduce Structure-to-Structure ignition by
24 incorporating features such as, but not limited to:

25 ~~Same practical effect options may include, but are not limited~~

1 ~~to:~~ (1) non-combustible block walls or fences; or
2 (2) ~~five (5) feet of~~ non-combustible material extending
3 five (5) feet horizontally from the furthest extent of the
4 Building; or
5 (3) ~~installing~~ hardscape landscaping; or
6 (4) ~~reducing~~ a reduction of exposed windows on the side of
7 the ~~s~~Structure with a less than thirty (30) foot setback;
8 or
9 (5) the most protective ~~additional Structure hardening that~~
10 ~~exceeds~~ the requirements in the California Building Code,
11 California Code of Regulations Title 24, Part 2, Chapter 7A, ~~as~~
12 required by the Local Jurisdiction.

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

15
16 § 1276.02. Ridgelines. ~~Maintenance of Defensible Space Measures.~~

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

20 (1) Topography;

21 (2) Vegetation;

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

24 (4) Construction where mass grading may significantly alter
25 the topography resulting in the elimination of Ridgeline fire

1 risks;

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

3 (6) Other factors, if any, deemed relevant by the Local

4 Jurisdiction.

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

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

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

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

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

25 (d) The Local Jurisdiction may implement further specific

1 requirements to preserve Undeveloped Ridgelines.

2 ~~To ensure continued maintenance of commonly owned properties in~~
3 ~~conformance with these standards and to assure continued~~
4 ~~availability, access, and utilization of the Defensible Space~~
5 ~~provided by these standards during a Wildfire, provisions for~~
6 ~~annual maintenance shall be provided in emergency access~~
7 ~~covenants or similar binding agreements.~~

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

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

10
11 § 1276.03. Fuel Breaks ~~Disposal of Flammable Vegetation and~~
12 ~~Fuels.~~

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

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

19 (2) an application for a change of zoning increasing zoning
20 intensity or density; or

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

23 (b) Fuel Breaks required by the Local Jurisdiction, in
24 consultation with the Fire Authority, shall be located,
25 designed, and maintained in a condition that reduces the

1 potential of damaging radiant and convective heat or ember
2 exposure to Access routes, Buildings, or infrastructure within
3 the Development.

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

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

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

13 (2) Directly adjacent to Roads to manage radiant and
14 convective heat exposure or ember impacts, increase evacuation
15 safety, or support fire suppression tactics;

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

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

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

25 (f) Fuel Breaks shall be constructed using the most ecologically

1 and site appropriate treatment option, such as, but not limited
2 to, prescribed burning, manual treatment, mechanical treatment,
3 prescribed herbivory, and targeted ground application of
4 herbicides.

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

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

13 ~~Disposal, including chipping, burying, burning or removal to a~~
14 ~~site approved by the Local Jurisdiction, of flammable vegetation~~
15 ~~and fuels caused by site Development and construction, Road and~~
16 ~~Driveway construction, and fuel modification shall be completed~~
17 ~~prior to completion of Road construction or final inspection of~~
18 ~~a Building permit.~~

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

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

21
22 § 1276.04. Greenbelts, Greenways, Open Spaces and Parks

23 Greenbelts

24 (a) Where a Greenbelt, Greenway, open space, park, landscaped or
25 natural area, or portions thereof, is intended to serve as a

1 Fuel Break, the space or relevant portion thereof shall conform
2 with the requirements in § 1276.03 (Fuel Breaks).

3
4 ~~Subdivision and other Developments, which propose Greenbelts as~~
5 ~~a part of the Development plan, shall locate said Greenbelts~~
6 ~~strategically as a separation between wildland fuels and~~
7 ~~Structures. The locations shall be approved by the local~~
8 ~~authority having jurisdiction and may be consistent with the CAL~~
9 ~~FIRE Unit Fire Management Plan or Contract County Fire Plan.~~

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

12
13
14 § 1276.05 Disposal of Flammable Vegetation and Fuels

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

20
21 Note: Authority cited: Section 4290, Public Resources Code.
22 Reference: Sections 4290 and 4291, Public Resources Code.