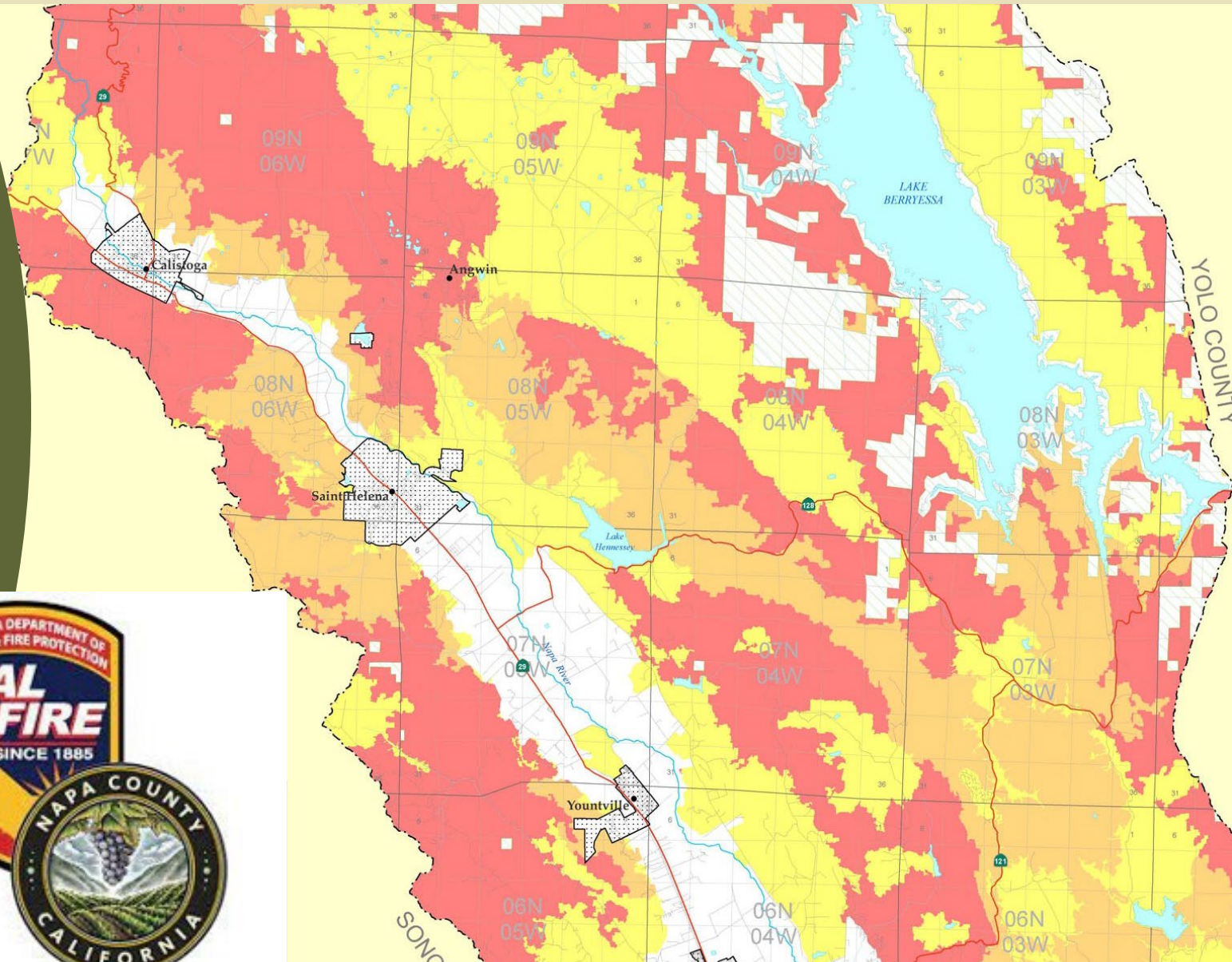


STATE MINIMUM FIRE SAFE REGULATIONS

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

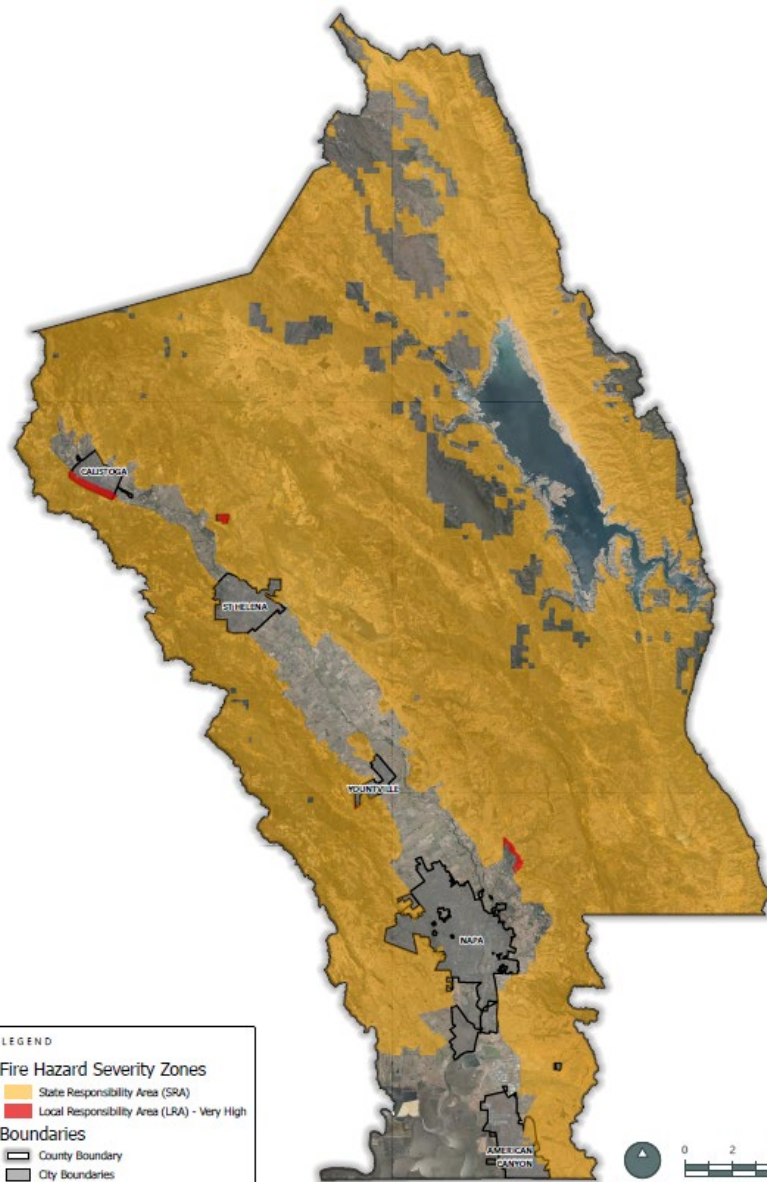


STATE MINIMUM FIRE SAFE REGULATIONS, 2021

- 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?

