

Section 3 of the  
Castellammare Mesa Home  
Owners Association (CMHOA)  
Comments

Council File #24-0339

Exhibit 3



## Exhibit 4

# State of California

## Office of Administrative Law

In re:  
Board of Forestry and Fire Protection

Regulatory Action:

Title 14, California Code of Regulations

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

Repeal sections:

NOTICE OF APPROVAL OF REGULATORY  
ACTION

Government Code Section 11349.3

OAL Matter Number: 2022-0819-02

OAL Matter Type: Regular (S)

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

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

Date: January 31, 2023



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

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Mark Storm  
Senior Attorney

For: Kenneth J. Pogue  
Director

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Original: Edith Hannigan, Executive  
Officer

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## NOTICE PUBLICATION/REGULATIONS SUBMISSION

STD. 400 (REV. 10/2019)

**REGULAR**

For use by Secretary of State only

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

**ENDORSED - FILED**  
In the office of the Secretary of State  
of the State of California**JAN 31 2023***2:57 PM*OFFICE OF ADMIN. LAW  
2022 AUG 19 PM 1:26AGENCY WITH RULEMAKING AUTHORITY  
**Board of Forestry and Fire Protection**

AGENCY FILE NUMBER (if any)

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

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

**B. SUBMISSION OF REGULATIONS (Complete when submitting regulations)**

1a SUBJECT OF REGULATION(S) <b>State Minimum Fire Safe Regulations, 2021</b>		1b ALL PREVIOUS RELATED OAL REGULATORY ACTION NUMBER(S)	
2 SPECIFY CALIFORNIA CODE OF REGULATIONS TITLE(S) AND SECTION(S) (Including title 26, if toxics related)			
SECTION(S) AFFECTED (List all section number(s) individually. Attach additional sheet if needed.)		ADOPT <del>SS 1270.08, 1276.05</del> <b>SEE ATTACHMENT</b>	
TITLE(S) <b>14</b>		AMEND <b>see attachment</b>	
3 TYPE OF FILING <input checked="" type="checkbox"/> Regular Rulemaking (Gov. Code §11346) <input type="checkbox"/> Resubmittal of disapproved or withdrawn nonemergency filing (Gov. Code §§11349.3, 11349.4) <input type="checkbox"/> Emergency (Gov. Code, §11346.1(b))		<input type="checkbox"/> Certificate of Compliance: The agency officer named below certifies that this agency complied with the provisions of Gov. Code §§11346.2-11347.3 either before the emergency regulation was adopted or within the time period required by statute. <input type="checkbox"/> Resubmittal of disapproved or withdrawn emergency filing (Gov. Code, §11346.1)	
		<input type="checkbox"/> Emergency Readopt (Gov. Code, §11346.1(h)) <input type="checkbox"/> File & Print <input type="checkbox"/> Other (Specify) _____	
		<input type="checkbox"/> Changes Without Regulatory Effect (Cal. Code Regs., title 1, §100) <input type="checkbox"/> Print Only	
4 ALL BEGINNING AND ENDING DATES OF AVAILABILITY OF MODIFIED REGULATIONS AND/OR MATERIAL ADDED TO THE RULEMAKING FILE (Cal. Code Regs. title 1, §44 and Gov. Code §11347.1) <b>January 3-19, 2022 and May 10-27, 2022</b>			
5 EFFECTIVE DATE OF CHANGES (Gov. Code, §§ 11343.4, 11346.1(d); Cal. Code Regs., title 1, §100) <input checked="" type="checkbox"/> Effective January 1, April 1, July 1, or October 1 (Gov. Code §11343.4(a)) <input type="checkbox"/> Effective on filing with Secretary of State <input type="checkbox"/> §100 Changes Without Regulatory Effect <input type="checkbox"/> Effective other (Specify) _____			
6 CHECK IF THESE REGULATIONS REQUIRE NOTICE TO, OR REVIEW, CONSULTATION, APPROVAL OR CONCURRENCE BY, ANOTHER AGENCY OR ENTITY <input checked="" type="checkbox"/> Department of Finance (Form STD. 399) (SAM §6660) <input type="checkbox"/> Fair Political Practices Commission <input checked="" type="checkbox"/> State Fire Marshal <input type="checkbox"/> Other (Specify) _____			
7 CONTACT PERSON <b>Edith Hannigan</b>		TELEPHONE NUMBER <b>(916) 862-0120</b>	
		FAX NUMBER (Optional)	
		E-MAIL ADDRESS (Optional) <b>edith.hannigan@bof.ca.gov</b>	

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

SIGNATURE OF AGENCY DESIGNEE

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

For use by Office of Administrative Law (OAL) only

**ENDORSED APPROVED****JAN 31 2023****Office of Administrative Law**

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

**ADOPT**

1270.08, 1276.03

**AMEND**

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

**REPEAL**



**Title 14 of the California Code of Regulations (14 CCR),**

**Division 1.5, Chapter 7**

**Subchapter 2, Articles 1-5**

**"DRAFT State Minimum Fire Safe Regulations, 2021"**

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

Article 1. Administration

§ 1270.00. Title.

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

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

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

§ 1270.01. Definitions ~~Purpose~~

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



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.



(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.



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

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.

~~(a) These regulations have been prepared and adopted for the purpose of establishing 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 S 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 measures shall provide for emergency access; signing and building numbering; private water supply reserves for emergency fire use; and vegetation modification. The fire protection standards which follow shall specify the minimums for such measures.~~

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

Reference: Sections 4290 and 4291, Public Resources Code.



§ 1270.02. Purpose.—Scope

(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.

~~(a) These regulations 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) These regulations do 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.~~



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

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

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1270.03. Scope. Provisions for Application of The Regulations

(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



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

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

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

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

13 (3) application for a use permit;

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

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

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

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

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

~~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.~~

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

Reference: Sections 4290 and 4291, Public Resources Code.

~~§ 1270.0304~~ 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.

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

Reference: Sections 4290 and 4291, Public Resources Code.



§ 1270.0405. Local Regulations Ordinances.

(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. ~~Nothing contained in these regulations shall be considered as abrogating the provisions of any ordinance, rule, or regulation of any state or local jurisdiction provided that such ordinance, rule, regulation or general plan element is equal to or more stringent than these minimum standards.~~

(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. ~~The Board may certify local ordinances as equaling or exceeding these regulations when they provide the same practical effect.~~

(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. ~~Counties may submit their local ordinances for certification via email to the Board.~~

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



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

(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.

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

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1270.056. 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 CAL FIRE 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

1 restricted.

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

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

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

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

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

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

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

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



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

(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. ~~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.~~

(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.

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

§ 1270.067. Exceptions to Standards.

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

Exceptions granted by the ~~inspection entity~~ Local Jurisdiction listed in 14 CCR § 1270.05~~6~~, shall be made on a case-by-case basis only. ~~Exceptions granted~~ Exceptions granted by the ~~inspection entity~~ Local Jurisdiction listed in 14 CCR § 1270.05 listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters ~~Unit Office~~ 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 ~~e~~Exception shall be made in writing to the ~~inspection entity~~ Local Jurisdiction listed in 14 CCR § 1270.05~~06~~—by the applicant or the applicant's authorized representative.

At a minimum, the request shall state the specific section(s) for which an ~~e~~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 ~~e~~Exception. Local J~~u~~risdictions listed in § 1270.05~~06~~ (Inspections) may establish additional procedures or requirements for ~~e~~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 ~~j~~Jurisdiction makes a determination on an



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

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

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

14  
15 § 1270.08. Distance Measurements ~~Requests for Exceptions.~~

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

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

20  
21 ~~§ 1271.00. Definitions.~~

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

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

26 ~~Miscellaneous Group U Buildings.~~

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

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

~~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.~~

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

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

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

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

~~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.~~

~~Fire valve: see hydrant.~~

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

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

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

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

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

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

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

~~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, mobilehomes, and factory-built housing are considered residential units for the purposes of mandatory measures required in 14 CCR § 1270.01(c).~~

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

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

~~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:~~

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

~~(b) safe civilian evacuation,~~

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

~~(d) available and accessible water to effectively attack wildfire or defend a structure from wildfire, and~~

~~(e) fuel modification sufficient for civilian and fire fighter safety.~~



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

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

~~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.~~

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

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

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

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

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

~~Utility and Miscellaneous Group U Building: 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.~~

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

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

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

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

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

7 § 1273.00. Intent.

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

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

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

17  
18 § 1273.01. Width

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



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

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

(2) In no case shall a ~~one-way road~~ 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~~ 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").

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

#### § 1273.02. Road Surfaces.

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

(b) ~~Driveways and road and driveway structures~~ 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 ~~local authority having jurisdiction~~.

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

Reference: Sections 4290 and 4291, Public Resources Code.

§ 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 authority having jurisdiction~~ Local Jurisdiction and with mitigations to provide for ~~same~~ practical effect.

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

Reference: Sections 4290 and 4291, Public Resources Code.

§ 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.

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

Reference: Sections 4290 and 4291, Public Resources Code.



1  
2 § 1273.05. Turnarounds.

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

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

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

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

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

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

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

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

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

lane.

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

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

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

Reference: Sections 4290 and 4291, Public Resources Code.

#### § 1273.06 ~~Roadway~~ 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.

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

Reference: Sections 4290 and 4291, Public Resources Code.

#### § 1273.07 Road and Driveway Structures.

(a) Appropriate signing, including but not limited to weight or vertical clearance limitations, ~~one-way road~~ 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~~ Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and 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~~ Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

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

#### § 1273.08 Dead-end Roads

(a) The maximum length of a ~~dead-end road~~ Dead-end Road, including all ~~dead-end roads~~ Dead-end Roads accessed from that ~~dead-end road~~ 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

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

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

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

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

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

12  
13 § 1273.09 Gate Entrances.

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

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

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



(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.

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

### 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~~ Roads and ~~buildings~~ Buildings shall be designated by names or numbers posted on signs clearly visible and legible from the ~~road~~ Road. This section shall not restrict the size of letters or numbers appearing on Road signs for other purposes.

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

#### § 1274.01. Road Signs.

(a) Newly constructed or approved ~~roads~~ 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~~ Local Jurisdiction. This

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

(b) The size of letters, numbers, and symbols for ~~read~~ 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.

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

#### § 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~~ Roads shall be placed at the intersection of those ~~roads~~ 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.

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

Reference: Sections 4290 and 4291, Public Resources Code.

#### § 1274.03. Addresses for Buildings.

(a) All ~~buildings~~ Buildings shall be issued an address by the ~~local jurisdiction~~ Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U ~~buildings~~ Buildings are not required to have a separate address; however, each ~~residential unit within a building~~ 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~~ Buildings shall be reflectorized.

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

Reference: Sections 4290 and 4291, Public Resources Code.

#### § 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 ~~read~~ Road fronting

the property.

(b) Where access is by means of a private ~~read~~ 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 ~~reads~~ 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 ~~read~~ Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest ~~read~~ 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.

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

Reference: Sections 4290 and 4291, Public Resources Code.

Article 4 Emergency Water Standards.

§ 1275.00. Intent.

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



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

3  
4 § 1275.01. Application.

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

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

11  
12 § 1275.02. Water Supply.

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

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

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

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

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

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

11  
12 Note: Authority cited: Section 4290, Public Resources Code.

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

14  
15 § 1275.03. Hydrants ~~and Fire Valves~~

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

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

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



1 ~~J~~Jurisdiction.

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

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

5  
6 § 1275.04. Signing of Water Sources.

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

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

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

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

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

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

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

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

3 § 1276.00. Intent

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

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

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

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

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

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



~~a thirty (30) foot setback is not possible for 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 or other easements, and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:~~

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

~~(ii) Same practical effect options may include, but are not limited to:~~

(1) non-combustible block walls or fences; or

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

(3) installing hardscape landscaping; or

(4) reducing a reduction of exposed windows on the side of the sStructure with a less than thirty (30) foot setback;

or

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

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

Reference: Sections 4290 and 4291, Public Resources Code.

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

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

6 (1) Topography;

7 (2) Vegetation;

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



1 safety, or support fire suppression tactics;

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

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

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

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

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

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

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

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

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

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

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

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

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



1 § 1276.05 Disposal of Flammable Vegetation and uels

2 The disposal, including burning or removal to site approved by  
3 the Local Jurisdiction, in consultation with the Fire  
4 Authority, of flammable vegetation and fuel caused by site  
5 construction, Road, and Driveway construct on shall be in  
6 accordance with all applicable laws and regulat ons.

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

9 Reference: Sections 4290 and 4291, Public Reso :ces Code.