

AGENDA TRANSMITTAL FORM

<input checked="" type="checkbox"/>	Regular Agenda
<input type="checkbox"/>	Consent Agenda
<input type="checkbox"/>	Blue Slip
<input type="checkbox"/>	Closed Session
Meeting Date Requested:	
11.12.13	

To: Board of Supervisors
 Date: November 1, 2013

From: Aaron Brusatori Phone Ext. 248
 (Department Head - please type)

Department Head Signature *Aaron Brusatori*

Agenda Title: Direction from Board - Limited Density Owner-Built Rural Dwellings

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)
 The Public Works committee has provided direction and comments regarding adoption of an ordinance to establish provisions for Limited Density Owner-Built Rural Dwellings. Title 25 of the State Housing Law under Article 8 establishes Regulations for Limited Density Owner-Built Rural Dwellings. Staff has prepared an ordinance to allow for Limited Density Owner-Built Rural Dwellings in Amador County.

Should the Board direct staff to move forward with adoption of the draft ordinance, notice will be posted in the newspaper and a public hearing will be scheduled.

Recommendation/Requested Action:
Direct Staff to move forward with adoption of the draft ordinance and advertise for a public hearing.

Fiscal Impacts (attach budget transfer form if appropriate) NA Staffing Impacts NA

Is a 4/5ths vote required? Yes No

Committee Review? N/A

Name Public Works
 Committee Recommendation:
Bring to Full Board for Direction

Contract Attached:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Resolution Attached:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Ordinance Attached:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
Comments: _____			

Request Reviewed by:

Chairman <u><i>RMA</i></u>	Counsel <u><i>GG</i></u>
Auditor <u><i>EL</i></u>	GSA Director <u><i>Wop</i></u>
CAO <u><i>CA</i></u>	Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date <u>11/12/13</u>	Time _____	Item # <u>13</u>
Board Action: Approved Yes _____ No _____	Unanimous Vote: Yes _____ No _____	
Ayes: _____	Resolution _____	Ordinance _____
Noes: _____	Resolution _____	Ordinance _____
Absent: _____	Comments: _____	

Distributed on _____	A new ATF is required from _____ Department For meeting of _____	I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors. ATTEST: _____ Clerk or Deputy Board Clerk
Completed by _____		



Community Development Agency

810 Court Street, Jackson CA 95642

Phone 209-223-6429

Fax: 209-223-6395

MEMORANDUM

TO: Board of Supervisors

FROM: Aaron Brusatori, PE
Director

SUBJECT: LIMITED DENSITY OWNER-BUILT RURAL DWELLINGS

DATE: November 4, 2013

Title 25 of the State Housing Law under Article 8 establishes regulations for Limited Density Owner-Built Rural Dwellings. The purpose of Article 8: *"The purpose of this article is to provide minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of limited density owner-built rural dwellings and appurtenant structures. It is also the expressed purpose of this article to conform the regulations regarding the construction and use of limited density rural owner-built dwellings and appurtenant structures to the requirements of Article 1 Section 1 of the California State Constitution and the statutes of the of the State of California which require the department to consider the uniform model codes and amendments thereto; and local conditions, among which are conditions of topography, geography and general development; and to provide for the health, safety and general welfare of the public in adopting building standards..."* It is the responsibility of the local agency to adopt regulations as outlined in Article 8. Amador County currently does not have a code section adopted to address the provisions of Title 25 Article 8.

Over the past year, the Public Works Committee has reviewed the ordinances adopted by various other rural counties. The result is the attached draft of Chapter 15.10 of the Amador County Municipal Code. As drafted, Chapter 15.10 establishes the conditions which must be satisfied in order for a dwelling to be considered "Limited Density Owner-Built Rural Dwelling." The Public Works Committee recommended that the draft of Chapter 15.10 be presented to the full Board for direction.

Staff would like direction from the Board so that a public hearing can be scheduled and notices can be published in the newspaper.

Attached:

Article 8 of Title 25 – Regulations for Limited Density Owner-Built Rural Dwellings
Draft Municipal Code Chapter 15.10
Draft Recorded Agreement
Draft LDRD Compliance Notice

Article 8. Regulations for Limited Density Owner-Built Rural Dwellings

§ 74. Purpose

The purpose of this article is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of limited density owner–built rural dwellings and appurtenant structures. It is also the expressed purpose of this article to conform the regulations regarding the construction and use of limited density, rural owner–built dwellings and appurtenant structures to the requirements of Article 1, Section 1, of the California State Constitution, and the statutes of the State of California which require the department to consider the uniform model codes and amendments thereto; and local conditions, among which are conditions of topography, geography and general development; and to provide for the health, safety and general welfare of the public in adopting building standards. Any section, subsection, sentence, clause, or phrase of this article if, for any reason, held to be unconstitutional, or contrary to California statutes, such ruling shall not affect the validity of the remaining portions of this article.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17921, Health and Safety Code.

§ 76. Intent and Application

The provisions of this article shall apply to the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of limited density owner–built rural dwellings and appurtenant structures. It is the intent of this article that the requirements contained herein shall apply to seasonally or permanently occupied dwellings, hunting shelters, guest cottages, vacation homes, recreational shelters and detached bedrooms located in rural areas.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17921, Health and Safety Code.

§ 78. Definitions

For the purposes of this article the following definitions shall apply: “Limited density, rural dwelling.” A “limited density, rural dwelling” is any structure consisting of one or more habitable rooms intended or designed to be occupied by one family with facilities for living and sleeping, with use restricted to rural areas that fulfill the requirements of this article. “Owner built.”

(a) “Owner built” shall mean constructed by any person or family who acts as the general contractor for, or the provider of, part or all of the labor necessary to build housing to be occupied as the principal residence of that person or family, and not intended for sale, lease, rent or employee occupancy.

(b) For the purposes of this article the sale, lease, renting (see local authority Section 82(b)) or employee occupancy of owner–built structures in one year of issuance of a Certificate of Occupancy shall be presumptive evidence that the structure was erected for the purpose of sale, lease, or renting. “Rural.” For the purpose of this article only, “rural” shall mean those unincorporated areas of counties designated and zoned by the appropriate local agency for the application of this article. In defining “rural,” the agency shall consider local geographical or topographical conditions, conditions of general development as evidenced by population densities and availability of utilities or services, and such other conditions that the agency deems relevant to its determination. Suitable areas may include those wherein the predominate land usage is forestry, timber production, agriculture, grazing, recreation, or conservation.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Sections 17921 and 17922(b), Health and Safety Code.

§ 80. Local Standards

Pursuant to Sections 17958, 17958.5, and 17958.7 of the Health and Safety Code, the governing body of every jurisdiction in which there exist rural areas displaying conditions appropriate for the application of this article and

§ 92. Recording

No provision of this article is intended to prohibit or limit a local governing body from establishing and enforcing reasonable regulations for the recording of information regarding the materials, methods of construction, alternative facilities, or other factors that may be of value in the full disclosure of the nature of the dwelling and appurtenant structures.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17958.5, Health and Safety Code.

§ 94. Violations

The critical concern in the promulgation of this article is to provide for health and safety while maintaining respect for the law and voluntary compliance with the provisions of this article, and therefore, in the event that an order to correct a substandard condition is ignored, it is the intent of this section that civil abatement procedures should be the first remedy pursued by the enforcement agency.

Note: Authority cited: Sections 17003.5, 17921, 17980, 50061.5 and 50559, Health and Safety Code. Reference: Section 17980, Health and Safety Code.

§ 96. Permits

Permits shall be required for the construction of rural dwellings and appurtenant structures. The application, plans, and other data filed by an applicant for such permit shall be reviewed by the appropriate enforcement agency to verify compliance with the provisions of this article. When the enforcement agency determines that the permit application and other data indicate that the structure(s) will comply with the provisions of this article, the agency shall issue a permit therefore to the applicant. Exemptions: Permits shall not be required for small or unimportant work, or alterations or repairs that do not present a health or safety hazard, and which are in conformance with local zoning requirements or property standards. The determination, if any, of what work is properly classified as small or unimportant or without relation to health and safety hazards is to be made by the appropriate local agencies.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17922(b), Health and Safety Code.

§ 98. Application

To obtain a permit, the applicant shall first file an application therefore with the designated enforcement agency. Permit applications shall contain the following information:

- (1) name and mailing address of the applicant;
- (2) address and location of the proposed structure(s);
- (3) a general description of the structure(s) which shall include mechanical installations with all clearances and venting procedures detailed, electrical installations, foundation, structural, and construction details;
- (4) a plot plan indicating the location of the dwelling in relation to property lines, other structures, sanitation and bathing facilities, water resources, and water ways;
- (5) approval for the installation of a private sewage disposal system or alternate waste disposal means from the local health enforcement agency;
- (6) a stipulation by the applicant that the building or structure is to be owner-built;
- (7) the signature of the owner or authorized agent;
- (8) the use or occupancy for which the work is intended;
- (9) and any other data or information as may be required by statute or regulation.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17922(b), Health and Safety Code.

§ 112. Inspection Waivers

Inspections may be waived by the enforcement agency for structures which do not contain electrical or mechanical installations or for alterations, additions, modifications, or repairs that do not involve electrical or mechanical installations; or where the applicant stipulates in writing that the work has been conducted in compliance with the permit application and the provisions of this article.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17970, Health and Safety Code.

§ 114. Inspection Requests and Notice

It shall be the duty of the applicant to notify the enforcement agency that the construction is ready for inspection and to provide access to the premises. Inspections shall be requested by the applicant at least (48) hours in advance of the intended inspection. It shall be the duty of the enforcement agency to notify or inform the applicant of the day during which the inspection is to be conducted.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17970, Health and Safety Code.

§ 116. Certificate of Occupancy

After the structure(s) is completed for occupancy and any inspections which have been required by the enforcing agency have been conducted, and work approved, the enforcement agency shall issue a Certificate of Occupancy for such dwelling(s) and appurtenant structure(s) which comply with the provisions of this article.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17958, Health and Safety Code.

§ 118. Temporary Occupancy

The use and occupancy of a portion or portions of a dwelling or appurtenant structure prior to the completion of the entire structure shall be allowed, provided that approved sanitary facilities are available at the site and that the work completed does not create any condition to an extent that endangers life, health or safety of the public or occupants. The occupants of any such uncompleted structure shall assume sole responsibility for the occupancy of the structure or portion thereof.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17921, Health and Safety Code.

§ 120. Fees

Fees may be required and collected by the enforcement agency to provide for the cost of administering the provisions of this article. It is the intent of this article that permit and inspection fee schedules be established to reflect the actual inspection and administrative costs resulting from the application of this article.

Note: Authority cited: Sections 17003.5, 17921, 17952(b), 50061.5 and 50559, Health and Safety Code. Reference: Sections 17951 and 17952(b), Health and Safety Code.

§ 122. General Requirements

(a) Each structure shall be constructed in accordance with applicable requirements contained in Subchapter 2–12, Title 24, California Code of Regulations.

(b) Each structure shall be maintained in a sound structural condition to be safe, sanitary, and to shelter the occupants from the elements.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Sections 17921 and 17922, Health and Safety Code.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17922, Health and Safety Code.

§ 134. Plumbing Requirements

Plumbing equipment and installation shall be in accordance with the applicable requirements contained in the California Plumbing Code, Part 5, Title 24, California Code of Regulations applicable to the construction of limited density owner–built rural dwellings.

Note: Authority cited: Sections 17003.5, 17921, 50061.5 and 50559, Health and Safety Code. Reference: Section 17922, Health and Safety Code.

Ordinance No. _____

THE BOARD OF SUPERVISORS OF THE COUNTY OF AMADOR

AN ORDINANCE ADDING SUBSECTIONS 15.10 TO CHAPTER 15. ADOPTING REGULATIONS FOR LIMITED DENSITY OWNER-BUILT RURAL DWELLINGS.

The Board of Supervisors of the County of Amador does ordain as follows:

SECTION I. Findings of Fact and Determinations in Support of Ordinance.

- A. Pursuant to Health and Safety Code sections 17922 and 18935, the State Building Standards Commission adopted rules and regulations contained in both Title 24 of the California Code of Regulations and the various uniform codes; and
- B. Pursuant to Health and Safety Code section 17958, the Count of Amador must adopt by Ordinance regulations imposing the same requirements as those adopted by the State Building Standards commission; and
- C. The County of Amador may make changes or modifications in the adopted standards only to the extent authorized pursuant to Health and Safety Code sections 17958.5 and 179587; and
- D. Pursuant to Health and Safety Code section 17958.2 the Department of Community Development adopted regulations for limited density owner-built rural dwellings which are codified in Article 8 of Title 25 of the California Code of Regulations; and
- E. The limited density owner–built rural dwelling regulations contained in Article 8 of Title 25 do not become operative in Amador County unless the Board of Supervisors makes findings that the application of such is reasonably necessary due to local conditions; and
- F. The County of Amador desires to permit limited density owner-built rural dwellings as permitted by Article 8 of Title 25.
- G. The County of Amador contains limited density-rural areas displaying conditions appropriate for the application of Article 8 of Title 25 of the California Code of Regulations; and
- H. The Board of Supervisors of the County of Amador makes the following express findings that the application of Article 8 of Title 25 of the California Code of Regulations is reasonably necessary:

1. Portions of the unincorporated area of Amador County are predominantly rural and of limited density, with suitability for urbanization limited by their distance from and access to urban areas.
2. Within the rural areas of the County so designated, there is an identified need and desire of numerous landowners and homeowners to be able to legally reside in homes they have constructed or propose to construct on their own property which pose no health or safety hazard but which would be permitted only as limited density owner-built rural dwellings authorized pursuant to Article 8 of Title 25 of the California Code of Regulation.
3. Adoption of these regulations within those rural areas would assist the bringing of illegal structures of sound structural condition in the limited density areas into the system and abatement of substandard structures endangering the life, limb, health or safety of their occupants.

SECTION II. Chapter 15.10 is hereby added to the Amador County Code as follows:

Chapter 15.10
LIMITED DENSITY
OWNER-BUILT RURAL DWELLING REGULATIONS
(FOR ALTERNATIVE OWNER BUILDERS)

15.10.010. GENERAL PROVISIONS.

On Month, Day, Year, the Amador County Board of Supervisors, duly made findings that there are special local conditions within specified areas of Amador County where modifications and changes of the standard regulations for limited density owner-built rural dwellings are reasonably necessary because of local climatic, geographical or topographical conditions. The rural housing construction standards adopted by this chapter are modifications to the standard building regulations otherwise applicable in Amador County and are adopted pursuant to Section 17958.5 of the Health and Safety Code.

15.10.020 PURPOSE AND INTENT.

The modifications contained in this chapter are intended to permit, under specified circumstances, the use of the ingenuity and preferences of individual builders of dwellings intended for occupancy by the builder in designated areas of Amador County, while at the same time maintaining minimum requirements for the protections of life, limb, health, property, safety and welfare of the general public and the occupants of dwellings constructed pursuant to this chapter. It is further intended to allow the use of substitute materials and procedures and alternatives to the specifications prescribed by the uniform technical codes to the extent that a reasonable degree of health and safety is provided by these modifications. In applying these modifications, the Chief Building Official shall have the authority to exercise reasonable judgment in determining compliance with all requirements of this chapter.

15.10.030. APPLICATION.

The provisions of this chapter shall apply to the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of limited density owner-built, owner-occupied dwellings and appurtenant structures in rural areas in Amador County. Such dwelling and appurtenant structures shall include seasonally or permanently occupied dwellings, hunting shelters, vacation homes, recreational shelters and detached bedrooms used solely by the owner of the dwelling.

15.10.040. EXISTING BUILDINGS.

A building permit may be obtained pursuant to the provisions of this chapter for a dwelling that was constructed or was partially constructed before the effective date of these modifications, provided:

- (a) The applicant is the owner of the dwelling at the time of application for and issuance of the permit; and
- (b) The dwelling meeting all standards required by this chapter; and
- (c) An inspection of the dwelling is made by the Chief Building Official or his/her designee, and he/she determines that the requirements of this chapter have been met or substantially met to the extent that no abnormal risk to health or safety will result from occupancy of the dwelling.

15.10.050. DEFINITIONS.

For purposes of this chapter, the following words and phrases shall have the meanings given below:

- (a) Detached bedroom. A separate accessory structure without kitchen or sanitation facilities, designed for and used primarily as a sleeping facility in conjunction with a main structure which includes kitchen and sanitation facilities.
- (b) Greywater. All domestic wastewater obtained from the drainage of showers, bathtubs, kitchen sinks, lavatories, and laundry facilities, exclusive of water utilized for the transport and disposal of body eliminations.
- (c) Owner-occupied rural dwelling. Any structure consisting of one or more habitable rooms intended or designed for single family occupancy with all basic facilities for living and sleeping which is situated or is to be situated in a rural area to which the provisions of this chapter are applicable and which is owned by one or more members of the family occupying the structure.
- (d) Owner-built. A structure owned and constructed by any person or family member who acts as the general contractor for, or as the provider of, all or the major part of the labor expended to build the structure and which is to be occupied as the principal residence of that person or family, and not intended for sale, lease, rent or employee occupancy. "Owner-Built" shall also mean constructed by a licensed contractor for occupancy by the person or persons owning the property at the time construction is commenced.
- (e) For the purposes of this article the sale, lease, renting or employee occupancy of owner-built structures in one year of issuance of a Certificate of Occupancy shall be presumptive evidence that the structure was erected for the purpose of sale, lease or renting.

- (f) Rural or rural area. The part of Amador County which is outside boundaries of an incorporated city, or a community services district. "Rural" or "rural area", for the purposes of this chapter, also includes any lot over 1 acre, and which is zoned to permit residential use either as a principal use or with a conditional use permit.

The written determination by a city or community services district as to whether or not community services will be available to any parcel in the foreseeable future, based upon reasonable projections, shall be used as the primary basis for deciding if land for which a permit is sought pursuant to this chapter is located beyond the reasonably projected availability of community services.

- (g) Sound structural conditions. "Sound structural condition" means a structure in which:
 - (1) Any plumbing, any fireplace, wood stove or other source of heat, any electrical wiring, which has been built in conformance with and conforms to the applicable codes and which has been and is maintained in a good condition so as to present no unreasonable risk of health and safety; and
 - (2) The fireplace or chimney does not list or bulge and has not settled due to defective material or deterioration, and in which fireplaces and chimneys are of sufficient size to carry imposed loads with safety.
- (h) Substandard building. A structure in which there exists any condition that abnormally endangers the life, limb, health, or safety of anyone within or outside of such structure.

15.10.060. PERMIT APPLICATIONS.

Permits shall be required for the construction or repair of owner-built, owner-occupied rural dwellings and appurtenant structures. Applications for a permit pursuant to this chapter shall be made to the Building Department. Permit applications shall contain the following information:

- (a) Name and mailing address of the applicant;
- (b) The location, Assessor's parcel number, and address (if known) of the site where the proposed structure is to be built;
- (c) A general description of the structure and the intended use (where applicable), mechanical installations with all clearance and venting procedures detailed, electrical installations, and fire safety details;
- (d) A plot plan indicating the location of the dwelling in relation to property lines, other structures, sanitation and bathing facilities, water source and water ways;
- (e) If the application being made pertains to a dwelling structure, application shall be made concurrently for approval by the County Department of Public Health of the installation of sewage or waste disposal facilities;
- (f) In the case of dwellings, an agreement shall be recorded by the applicant that the dwelling is to be owner-built, owner-occupied and used only for residential purposes;
- (g) The plan provided for in Section 15.10.080 of this chapter;
- (h) Such other necessary data or information as may be required by the Chief Building Official to implement these regulations.

15.10.070. FREQUENCY OF PERMITS

No more than two (2) building permits of initial construction of an owner-built, owner occupied dwelling in a rural area shall be issued to the same person in any five (5) year period.

15.10.080. PLANS.

Each applicant for a building permit pursuant to the provisions of this chapter shall, at the time of making such application, submit a plan for the proposed structure. Such plans shall contain a general description of the structure and all necessary specific information to reasonably facilitate a determination by the Chief Building Official or his/her designee, conformance with all applicable codes, including the provisions of this chapter. The plans may include a simplified diagram of the single-item floor plan and site evaluation in order to determine the appropriate dimensions of structural members.

15.10.090. WAIVER OF PLANS.

The Chief Building Official or his/her designee may waive the submission of plans required under the provisions of Section 331.5-8 which he/she determines are not necessary to obtain compliance with this chapter, based upon the nature of the work for which application is made.

15.10.100. PLAN MODIFICATION.

Modifications to the design materials and methods of construction may be allowed provided that the building continues to conform to the provisions of this chapter and the Chief Building Official or his/her designee has approved the modification in writing.

15.10.110. PERMIT ISSUANCE.

When the Chief Building Official or his/her designee determines that the planned work will comply with all applicable codes, including provisions of this chapter, the permit shall be deemed complete.

15.10.120. PERMIT VALIDITY.

Permits issued for initial construction of dwellings shall be valid, without renewal, for a period of five (5) successive years. Extension of a permit beyond five (5) years without payment of an additional fee may be approved by the Chief Building Official upon a supplemental application being filed with the Chief Building Official before expiration of the five (5) year term of validity. The application shall contain a statement of facts in support of the extension including an explanation of why the work was not completed within the five (5) year period. If the Chief Building Official determines that there is sufficient reason for the construction not having been completed by the applicant during the five (5) year period, he shall issue an extension of the permit for an appropriate period within which the work can be completed, but in no event to exceed one (1) year for an extension. Application may be made for additional extensions.

15.10.130. PERMIT REVIEW

- (a) Basis of Approval. Pursuant to Section 218 of Title 26 of the California Administrative Code, except as otherwise provided by this chapter, dwellings and appurtenant structures constructed in compliance with this chapter **need not** conform with the construction requirements prescribed by the *latest* applicable editions of the Uniform Building, Plumbing, and Mechanical Codes, the National Electrical Code, or other applicable technical codes.
- (b) Mechanical Requirements. Fireplaces, heating and cooking appliances, and gas piping installed in buildings constructed pursuant to this chapter shall be installed and vented in

accordance with the requirements of the Uniform Building Code, the Uniform Mechanical Code and the Uniform Plumbing Code. Alternate materials and methods of venting shall be permitted if substantially equivalent in safety and durability.

- (c) Heating Capacity. A heating facility or appliance shall be installed in each dwelling subject to the provisions of this chapter, however, there shall be no specified requirement for heating capacity or temperature maintenance. The use of solid fuel or solar hearing devices shall be deemed to comply with the requirements of this section. If nonrenewable fuel is used in the dwelling, rooms so heated shall meet current insulation standards.

- (d) Electrical Requirements. No dwelling or appurtenant structures constructed pursuant to this chapter shall be required to be connected to a source of electrical power, or wired, or otherwise fitted for electrification, except as set forth in this subsection.

If electrical wiring or appliances are installed, the installation shall be in accordance with the provisions of the current version of the National Electrical Code for single-family dwellings. In structures where electrical usage is to be confined to one or more rooms of a structure, the remainder of the structure shall not be required to be wired or otherwise fitted for electrification unless the Chief Building Official determines that electrical demands are reasonably expected to exceed the wiring capacity of the area that is to be wired. In such instances, the Chief Building Official may require such further electrification of the structure as may be necessary to meet the excess anticipated demand.

The provisions of this subsection apply to buildings which include a workshop, kitchen, or other single room which may require electrification and there is no expectation of further electrical demand.

- (e) Room Dimension Requirements. The only room dimension or other room requirements for a structure constructed pursuant to this chapter shall be as follows:

Bedrooms shall be equipped with either a door to the outside or an exterior window with 5.7 square feet of openable area for emergency exit. The window shall have a minimum width of 20 inches, a minimum height of 24 inches, and the window sill shall not be more than 44 inches above the bedroom floor.

- (f) Sanitation Facilities. A bathtub or shower and a lavatory, or alternate bathing and washing facility shall be provided at the dwelling site.

A water closet shall not be required when an alternative system is provided and has been approved by the County Health Department. Where an alternative to the water closet is installed, a system for the disposal or treatment of greywater shall be provided to the dwelling. Greywater systems shall be designed according to water availability, use and discharge.

The Environmental Health Department shall regulate:

- (1) The type, design and number of sanitation and bathing and washing facilities to be provided at each dwelling site. Such facilities shall not be required to be placed within the dwelling; and
 - (2) The design, use and maintenance standards for greywater disposal and treatment systems.
- (g) Plumbing Specifications. Where conventional plumbing, in all or in part, is installed within a dwelling, it shall be installed in accordance with the Uniform Plumbing Code. Alternative materials and methods shall be permitted if the design complies with the intent of such code, and such alternatives shall perform to protect health and safety for the intended purpose.

- (h) Water Supply. There shall be a minimum reserve of fifty (50) gallons of potable water available. Where water delivery is pressurized, piping shall be installed in accordance with the provisions of this chapter.

In addition to the domestic water supply, a firefighting water supply of at least 2,500 gallons (pond, tank or equivalent) shall be maintained on the property. If access to the supply is by pipe, such pipe shall be at least 1-1/2 inches in diameter and shall have at least one hose outlet no less than fifty (50) feet from the property dwelling. If the water storage facility is below the fire equipment access level, then the firefighting equipment must be able to get within fifteen (15) feet of a water supply which is not piped to the primary dwelling.

- (i) Fire Safety.

- (1) Access. If a dwelling has access by road, such road should be wide enough for fire equipment, should provide turnouts long enough for fire equipment where the terrain permits, and should contain a turnaround space for fire equipment. This turnaround space may be part of the firebreak. The maximum load of any bridge on the access road should be determined, and this information should be posted and maintained at the bridge, by the occupant of the premises. Bridges should support at least a 40,000-pound load.
- (2) Firebreaks. Flammable undergrowth shall be removed for thirty (30) feet around each structure on the property or on the property line, whichever is nearer. However, single specimens of trees, ornamental shrubbery or ground cover plants which do not form a means of rapidly transmitting fire from the native growth to any structure may be maintained within the firebreak.
- (3) Chimney Clearance. The portion of any tree which extends within ten (10) feet of the outlet or any chimney or stovepipe shall be removed. Chimney clearance shall comply with the requirements as set forth in the Uniform Mechanical Code.
- (4) Overhanging Deadwood. Dead or dying wood shall be removed from any tree adjacent to or overhanging any structure.
- (5) Rooftop. The roof of any structure shall be maintained free of leaves, needles or other dead vegetable growth.

15.10.140. INSPECTIONS.

All construction or work for which a permit is required under this chapter shall be subject to inspection by County inspectors. Structures of conventional or simple construction shall be inspected at a single final inspection.

Additional inspections shall be conducted under the following circumstances:

An inspection shall be conducted where there is reason to believe that the footing of the structure will be subjected to abnormal vertical or lateral movement due to unstable soil conditions; or in cases where interior wall coverings or construction elements will conceal underlying construction, electrical or mechanical systems; or where an unconventional construction method is to be employed which would preclude examination at a single inspection.

15.10.150. INSPECTION REQUESTS AND NOTICES.

It shall be the duty of the holder of a building permit issued under this chapter to notify the Building Official, Health Department, Fire District, or California Department of Forestry, as appropriate, that the construction is ready for inspection and to assure that the premises will be accessible at the time scheduled for inspection. Inspections shall be requested by the applicant at

least forty-eight (48) hours in advance of the intended inspection. The inspector shall notify or inform the permit holder of the day during which the inspection is to be conducted and shall notify the permit holder if the inspection cannot be made as scheduled.

15.10.160. RECORDED AGREEMENT.

An Agreement shall be recorded against the property on which the Limited Density Rural Dwelling is constructed stating that the building was constructed without plan check or inspections for wind or seismic loads.

15.10.170. TEMPORARY OCCUPANCY.

An owner-builder and his/her immediate family may use and occupy a portion or portions of a dwelling or appurtenant structure prior to the completion of the entire structure if approved sanitary facilities are available and functioning at the site and if the work completed does not endanger life health or safety. Neither the County nor any official or employee thereof shall be responsible for any injuries to anyone, occupants or otherwise, which are attributable to the unfinished structure.

15.10.180. CHANGES IN OCCUPANCY.

The occupancy of a structure constructed in accordance with a permit issued pursuant to this chapter by anyone other than the owner-builder of that structure constitutes a change in occupancy.

Upon a change in occupancy, no new occupancy of the structure shall occur until either:

- (a) Each new adult occupant files with the Building Department a statement under penalty of perjury stating that he/she is occupying the structure with the knowledge and understanding that the structure was not built pursuant to Uniform Building Codes and that this may create risks of injury or damage which the occupant freely assumes and from which the occupant holds the County, its officer, employees and agents harmless. The occupant shall also agree, as a condition of the new occupancy permit, to abide by all applicable conditions of the building permit under which the structure was constructed; or
- (b) The building is brought into compliance with the provisions of Title 25, Article 10, of the California Administrative Code or the appropriate Uniform Building Code standard.

For the purposes of this section "occupancy" means actual physical occupation of the premises rather than a change in type of use as typically defined in uniform codes.

15.10.190. FEES FOR PERMITS AND INSPECTION.

- (a) Any person required to obtain a building, plumbing, electrical, heating or comfort-cooling permit under this chapter, or a combination of any such permits, shall at the time of filing an application therefore pay to the Chief Building Official the fees set forth in the current resolution of the Board of Supervisors establishing fees for permits issued pursuant to this chapter.
- (b) Where work is commenced after the effective date of these regulations and prior to obtaining a permit, a double fee may be charged.

- (c) The Chief Building Official may refund up to eighty (80 %) of the permit fee subject to the following limitations:
- (1) Fees allocable to plan checking are not refundable after that Building Department has commenced review of the plans;
 - (2) No work shall have commenced on the project for which such permit was issued;
 - (3) The permit must be canceled by the owner or holder, in writing, within sixty (60) days of the date of issuance; and
 - (4) No refund shall be made when the permit fee is Ten Dollars (\$10.00) or less.

15.10.200. RECORDS.

It shall be the duty of the Chief Building Official to keep a permanent record of all pertinent transactions under this chapter and to render a monthly report to the Board of Supervisors concerning such transactions. The Chief Building Official shall transmit to the County Assessor copies of all applications for building permits and copies of all completion report pertaining to building permits.

15.10.210. LIABILITY.

This chapter shall not be construed as imposing upon the County or upon any of its officer or employees any liability or responsibility for injury or damage resulting from any building, plumbing, electrical, heating, or comfort-cooling work approved or performed hereunder.

15.10.220. VIOLATION CONSTITUTING A PUBLIC NUISANCE.

Any building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, equipped, used, occupied or maintained contrary to the provisions of this chapter shall be and the same is hereby declared to be unlawful and a public nuisance. Any failure, refusal or neglect to obtain a permit as required by this chapter shall be prima facie evidence that a public nuisance has been created in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, removal, conversion or demolition, equipping, use, occupation or maintenance of a moved, improved, converted or demolished, equipped, used, occupied or maintained contrary to the provisions of this chapter.

15.10.230. PENAL PROVISIONS.

- (a) No person, firm or corporation, whether as owner, lessee, sublessee or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this chapter or any order issued by the Chief Building Official or the Environmental Health Director hereunder.
- (b) Any person violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than Five Hundred Dollars (\$500.00) or by imprisonment in the County Jail of the County of Amador for not more than six (6) months, or by both such fine and imprisonment. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of the provisions is committed, continued or permitted by such person.

- (c) The provisions of subsection (b) shall not apply to an owner of real property building or improving structures thereon or appurtenances thereto who does such work himself, provided that:
 - (1) Such structure or structures are not intended or offered for sale, lease or rent; and;
 - (2) Such structure or structures are one-family dwellings, farm or ranch buildings, which are not more than two (2) stories in height.
- (d) In all action, criminal or civil, brought under this chapter, proof of the sale, leasing or renting, or the offering for sale, lease or rent, of any such structure by the owner-builder within one (3) year after completion of sale is presumptive evidence that such structure was undertaken for purposes of sale, lease or rent. Sale, lease or rent of a Limited Density Rural Dwelling may be allowed by the Chief Building Official upon demonstration of hardship.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Amador County Building Department
810 Court Street
Jackson, CA 95642

APN:
Limited Density Rural Dwelling.:

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

AGREEMENT

This Agreement is entered into as of _____, 201_ by and between the
COUNTY OF AMADOR, a political subdivision of the State of California (the "County") and
_____, ("Owner").

RECITALS

A. Owner owns certain real property (the "Property") situated in the unincorporated area of
the County of Amador, State of California, described as follows:

Owner desires to construct a Limited Density Owner-Built Rural Dwelling on the Property and has applied
for a Limited Density Owner-Built Rural Dwelling Building Permit. This Limited Density Owner Built
Rural Dwelling is constructed without plan check or inspections for wind or seismic loading conditions.

B. Owner understands and agrees that the Limited Density Owner-Built Rural Dwelling can
only be used as provided in Amador County Code Chapter 15.10 and that any violation of the conditions
under which the Limited Density Owner-Built Rural Dwelling was granted may void the permit.

C. As a condition of issuance of the Limited Density Owner-Built Rural Dwelling, the
County requires that the restrictions on the use of the structure and all further obligations of Owner set
forth in this Agreement run with the land and be made a matter of public record so that any future
purchasers of the Property will be made aware of them.

D. Owner is aware and agrees that this agreement will be recorded in the Amador County
Recorder's Office.

NOW, THEREFORE, the parties agree as follows:

1. Recitals. The parties acknowledge the truth of the recitals set forth above, which are incorporated into this Agreement.

2. Restriction on Use of Limited Density Owner-Built Rural Dwelling. The structure permitted under this section shall be owner-built, owner-occupied and used only for single family residential purposes. The sale, lease, renting or employee occupancy of owner-built structures within one year of a Certificate of Occupancy shall be presumptive evidence that the structure was erected for the purpose of sale, lease or renting.

3. Additional Obligations of Owner.

3.1 Owner understands and agrees that the structure permitted as a Limited Density Owner-Built Rural Dwelling, shall be constructed in compliance with Chapter 15 of the Amador County Code, and all other applicable laws of Amador County, the State of California and any federal laws that may apply.

3.2 Owner acknowledges that if the Limited Density Owner-Built Rural Dwelling permit becomes void or expired, Owner shall be required to remove the structure or fully permit the structure and pay all fees then in effect.

3.4 Owner agrees to indemnify the County of Amador and its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers and employees arising from performance or non performance of the its obligations under this Agreement.

4. County's Remedies Upon Default. Owner acknowledges that any violation of this Agreement shall constitute a public nuisance. Upon any violation of this Agreement, the County may pursue any remedies provided by statute or ordinance. In addition to all other remedies provided by law, Owner further agrees that the County or any governmental entity having jurisdiction may obtain immediate injunctive relief against any use of the structure that is inconsistent with this Agreement.

5. Covenant Running with the Land. Owner agrees that the restrictions and obligations of Owner set forth in this Agreement shall be perpetual and run with the land, binding future owners of the Property, unless and until the Limited Density Owner-Built Rural Dwelling is either (i) removed from the property, or (ii) fully upgraded and permitted to the current building code by the County.

6. No Waiver of Remedies. Failure to exercise any remedy provided for in this Agreement shall not, under any circumstances, be construed as a waiver of the remedy.

7. Entire Agreement. This Agreement contains the entire agreement of the parties respecting its subject matter, and supersedes any and all prior discussions, representations, and oral or written agreements, if any, between the parties.

COUNTY:

OWNER:

BY: _____

Xxxxx Yyyyy
Chairman, Board of Supervisors

BY: _____

XXXXXXXXXXXX.
XXXXXXXXXXXX

APPROVED AS TO FORM:
GREG GILLOTT,
AMADOR COUNTY COUNSEL

ATTEST:
JENNIFER BURNS, CLERK OF THE
BOARD OF SUPERVISORS

BY: _____

BY: _____

[PARTY SIGNATURES MUST BE ACKNOWLEDGED]



Community Development Agency
810 Court Street, Jackson CA 95642 Phone 209-223-6429 Fax: 209-223-6395

Limited Density Owner-Built Rural Dwelling

Owners Name: _____
Property Address: _____
APN: _____
Date: _____

.....
I, _____, request that all inspections prior to final be waived and hereby declare that all work conducted at _____, will be in compliance with the provisions of Chapter 15.10 (regulations for Limited Density Owner-Built Rural Dwellings) of the Amador County Municipal Code, which allows deviation from the requirements of the standard uniform construction codes. I understand that the construction plans and improvements authorized by Permit # _____ will not be reviewed or inspected to address structural resistance to the lateral forces produced by wind and earthquakes. I understand that this permit is valid for three years from the date of permit issuance and that I must have a final inspection approved by the Building Inspection Division prior to expiration.

Owner: _____

.....
Agreement to Construct and Occupy a Limited Density Rural Dwelling for Permit # _____ was recorded with the County Recorder's office in compliance with the provisions of Chapter 15.10.

Name: _____
Date: _____

AGENDA TRANSMITTAL FORM

<input checked="" type="checkbox"/>	Regular Agenda
<input type="checkbox"/>	Consent Agenda
<input type="checkbox"/>	Blue Slip
<input type="checkbox"/>	Closed Session
Meeting Date Requested:	
11.12.13	

To: **Board of Supervisors**
 Date: November 1, 2013

From: Aaron Brusatori Phone Ext. 248
 (Department Head - please type)

Department Head Signature *Aaron Brusatori*

Agenda Title: Direction from Board. Municipal Code Section 15.30 Revision

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)
 The Public Works committee has provided direction and comments regarding Municipal Code Section 15.30. A revised version of Section 15.30 has been prepared based upon the SRA Fire Safe Regulations. Included is a copy of the SRA Fire Safe Regulations along with the revision to 15.30 for comparison. The proposed changes to chapter 15.30 will require revisions to Municipal Code Sections 12.12.08, 17.28 and 17.90. which have also been prepared.

Should the Board direct staff to move forward with adoption of the draft revision, notice will be posted in the newspaper and a public hearing will be scheduled.

Recommendation/Requested Action:
Direct Staff to move forward with the drafted changes and advertise a public hearing.

Fiscal Impacts (attach budget transfer form if appropriate) NA Staffing Impacts NA

Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A

Resolution Attached: Yes No N/A

Ordinance Attached: Yes No N/A

Comments: _____

Request Reviewed by:

Chairman *RMS* Counsel *GB*
 Auditor *EDJ* GSA Director *KOP*
 CAO _____ Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 11/12/13 Time _____ Item # 14

Board Action: Approved Yes _____ No _____ Unanimous Vote: Yes _____ No _____

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes: _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____	A new ATF is required from _____ Department _____	I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.
Completed by _____	For meeting of _____	ATTEST: _____ Clerk or Deputy Board Clerk



Community Development Agency

810 Court Street, Jackson CA 95642

Phone 209-223-6429

Fax: 209-223-6395

MEMORANDUM

TO: Board of Supervisors

FROM: Aaron Brusatori, PE
Director

SUBJECT: REVISIONS TO CHAPTER 15.30 OF THE AMADOR COUNTY MUNICIPAL CODE

DATE: November 4, 2013

At the direction of the Public Works Committee, Staff has prepared a revision to Municipal Code Chapter 15.30. The revision is based upon Subchapter 2 SRA Fire Safe Regulations, Articles 1-5 of Title 15 of the Natural Resources Code. The revision to 15.30 is very similar to the SRA Fire Safe Regulations with some changes due to local conditions. For example, Amador County contains three different fire severity zones as defined by CalFire. The drafted revision accounts for the differences in the fire severity zones by providing more stringent regulations upon the areas identified by a higher fire severity.

Changes have also been drafted for three municipal code sections which would conflict with proposed changes to 15.30. The impacted code sections are 12.08, 17.28 and 17.90.

Staff would like direction from the Board so that a public hearing can be scheduled and notices can be published advertising the.

Attached:

Revision Municipal Code Chapter 15.30

Title 14 – Subchapter 2 SRA Fire Safe Regulations, Articles 1-5

Current text of Chapter 15.30

Draft Changes Municipal Code Chapter 12.08

Draft Changes Municipal Code Chapter 17.28

Draft Changes Municipal Code Chapter 17.90

Chapter 15.30 – Fire and Life Safety Regulations

Article 1. Administration

Article 2. Emergency Access

Article 3. Signing and Building Numbering

Article 4. Emergency Water Standards

Article 5. Fuel Modification Standards

Clear

*New
Chapter 15.30*

Article 1. Administration

15.30.010. Title

This chapter shall be known and cited as the "Fire and Life Safety Chapter" of the Amador County Code.

15.30.015. Purpose

These regulations have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction, and development in SRA. The future design and construction of structures, subdivisions and developments in State Responsibility Area (SRA) shall provide for basic emergency access and perimeter wildfire protection measures as specified in the following articles. 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.

15.30.020 Findings

This chapter is adopted to meet the requirements of California Public Resource Code Section 4290 and California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 through 5, Sections 1270.0 through 1276.03.

15.30.030. Scope

These regulations do not apply to existing structures, roads, streets and private lanes or facilities. These regulations shall apply as appropriate to all new construction within SRA approved after January 1, 1991. Affected activities include but are not limited to:

- (a) Permitting or approval of new parcels, excluding certificates of compliance and lot line adjustments as specified in Government Code (GC) Section 66412(d).
- (b) application for a building permit for new construction intended for human habitation or employment, not relating to an existing structure,
- c) application for a use permit,
- (d) the siting of manufactured homes (manufactured homes are as defined by the National Fire Protection Association, National Fire Code, Section 501A, Standard for Fire Safety Criteria for Manufactured Home Installations, Sites and Communities, Chapter 1, Section 1-2, Definitions, page 4, 1987 edition and Health and Safety Code Sections 18007, 18008 and 19971).

(e) New road construction, including construction of a road that does not currently exist, or extension of an existing road.

Exemption: Roads required as a condition of tentative parcel maps prior to January 1, 1991; roads for agricultural or mining use,; and roads used solely for the management and harvesting of wood products.

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

15.30.040. Inspection Authority

(a) Inspection shall be made pursuant to Section 1270.06 by:

- (1) the Director; or
- (2) local jurisdictions that have assumed state fire protection responsibility on SRA lands, or
- (3) local jurisdictions where these regulations have been implemented through that jurisdiction's building permit or subdivision approval process.

(b) Reports of violations shall be provided to the Cal Fire Unit headquarters that administers SRA fire protection in that county.

Note: Authority cited: Sections 4119 and 4290, Public Resources Code. Reference: Section 4290, Public Resources Code.

15.30.050. Inspections.

The inspection authority may inspect for compliance with these regulations. When inspections are conducted, they should occur prior to: the issuance of the use permit; 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 4290, Public Resources Code. Reference: Sections 4119, 4290 and 4291, Public Resources Code.

15.30.060. Exceptions to Standards

Upon request by the applicant, exceptions to standards within this subchapter and mitigated practices may be allowed by the inspection authority, where the exception provides the same overall practical effect as these regulations toward providing defensible space.

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

15.30.070. Requests for Exceptions

Requests for an exception shall be made in writing to the inspection authority by the applicant or the applicant's authorized representative. The request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception or mitigation measure

proposed, and a map showing the proposed location and siting of the exception or mitigation measure.

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

15.30.080. Appeals

Where an exception is not granted by the inspection authority, 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. Before the local jurisdiction makes a determination on an appeal, the inspection authority shall be consulted and shall provide to that local jurisdiction documentation outlining the effects of the requested exception on wildland fire protection.

If an appeal is granted, the local jurisdiction shall make findings that the decision meets the intent of providing defensible space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CDF Ranger Unit headquarters that administers SRA fire protection in that county.

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

15.30.090. Definitions

Accessory building: Any building used as an accessory to residential, commercial, recreational, industrial, or educational purposed defined in the California Building Code, 1989 Amendments, Chapter 11, Group M, Division 1, Occupancy that requires a building permit.

Agriculture: Land used for agricultural purposes as defined in a local jurisdiction's zoning ordinances. **Building:** Any structure used or intended for supporting or sheltering any use or occupancy that is defined in the California Building Code, 1989 Amendments, Chapter 11, except Group M, Division 1, Occupancy. For the purposes of this subchapter, building includes mobile homes and manufactured homes, churches, and day care facilities.

Approving Authority: The County of Amador through its Public Works Agency Director or Board of Supervisors on requests of deviations from standards.

CDF: California Department of Forestry and Fire Protection – Cal Fire.

Combustible Waste Material: All refuse that will ignite through contact with flames, including but not limited to trimmings from lawns, trees and gardens; rags, paper, straw, sawdust, packing material, shavings and boxes, living flammable vegetation; dead or dying vegetation, pine needles and duff; and any other such materials or fuels which might contribute to the spread of flames or emit sparks and embers if burning.

Common Driveway: Private vehicular access to no more than four (4) residential parcels on which no more than four (4) residential units have been built or, as determined by the zoning of the parcels, may be built.

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, street names and building identification, and fuel modification measures.

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

Director: The Community Development Director, who has been granted authority by the Board of Supervisors.

Driveway: Vehicular access that serves a single parcel that contains no more than three dwelling units and any number of accessory buildings.

Dwelling unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for not more than one family.

Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations, costs or other limiting conditions.

Fire Flow: The flow rate, measured in gallons per minute at twenty (20) psi residual pressure, that is available for firefighting. Refer to the California Fire Code for building specific fire flow(s).

Fire Management Plan: A plan which addresses the fire protection needs of a subdivision or other project so as to achieve the standards of this chapter or the same practical effect.

Fire valve: see hydrant.

Fuel modification area: An area, within the defensible space, 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.

Ground Fuels: Vegetation such as grass, sage and other perennials; any low brush growth that does not allow for the easy movement of air through the foliage, including small conifer reproduction; and nonliving material such as felled logs, heavy limbs and smaller twigs, leaves, needles, bark and cones.

Hammerhead/T: A roadway that provides a "T" shaped, three-point turnabout space for emergency equipment, being no narrower than the road that serves it.

High Fire Hazard Area: Areas designated and mapped as "High Fire Hazard Areas" by CalFire in accordance with Public Resources Code Section 4291.5.

Hydrant: A valved connection on a water supply/storage system, having at least one 2 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.

Perimeter: The area encompassing a parcel, excluding the physical structure itself.

Roads, streets, private lands: Vehicular access to more than one parcel; access to any industrial or commercial occupancy; or vehicular access to a single parcel with four or more dwelling units.

Roadway: Any surface designed, improved, or ordinarily used for vehicle travel.

Roadway structures: Bridges, culverts, and other appurtenant structures which supplement the roadway bed or shoulders.

Same Practical Effect: 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: Roadbed or surface adjacent to the traffic lane.

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 roadway that provides a single line of vehicle travel.

Temporary: A time period of not more than one year.

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

Turnouts: A widening in a roadway to allow vehicles to pass. (Ord. 1644 §2(part), 2006).

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

Wildfire: As defined in Public Resources Code Sections 4103 and 4104.

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

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

15.30.110. Maintenance of Defensible Space Measures.

To ensure continued maintenance of properties in conformance with these standards and measures and to assure continued availability, access, and utilization of the defensible space provided for in these standards during a wildfire, provisions for annual maintenance shall be included in the development plans and/or shall be provided as a condition of the permit, parcel or map approval.

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

Article 2. Emergency Access

15.30.120. Intent

Road and street networks, whether public or private, unless exempted under Section 1270.02 (e), shall provide for safe access for emergency wild land fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with Section 1273.00 through 1273.11.

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

15.30.130. Road Width

All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, and shall meet the County Road System Requirement and the Design and Improvement Standards found in the Municipal Code.

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

15.30.140. Roadway Surface

The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting a 40,000 pound load.

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

15.30.150. Roadway Grades

The grade for all roads, streets, private lands and driveways shall not exceed 16 percent.

Application for Deviation shall be required for all driveways that exceed 16 percent. Driveways above elevation of 3001FT shall not exceed 20%. Driveways below elevation of 3000FT shall not exceed 24%.

Minimum requirements for Deviation Requests are:

1. A driveway plan is required. Plans shall show travel surface grades, elevations and locations of driveway and or slope easements. Driveways that exceed 20% shall be prepared by a licensed engineer.
2. Driveway/Road travel surface grades shall be certified by a licensed surveyor prior to final approval.
3. Driveway sections that exceed 16 percent grade shall have a minimum width of 18 feet and include a paved surface. If topographical conditions do not allow minimum 18 foot width, paved turnouts shall be provided with a maximum spacing of 400 feet and where ever sight distance is restricted.
4. A fire management plan for the parcel may be required pursuant to the requirements set forth in section 15.30.080.
5. Installation of a residential fire sprinkler designed to National Fire Code 13D may be provided as mitigation for driveway slopes greater than 16%.
6. Minimum paving Specifications include 2 inches of asphalt concrete over 4 inches of class II aggregate base compacted to 95% over 6 inches of subgrade compacted to 95%. Or 5 inches of concrete (2500psi) with #10 wire mesh in the upper 1/3 of slab over 2 inches of class II aggregate base compacted to 95% over 6 inches of subgrade compacted to 95%.

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

15.30.160. Roadway Radius

(a) No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 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 100 feet.

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

15.30.170. Roadway Turnarounds

Turnarounds are required on driveways and dead-end roads as specified in this article. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

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

15.30.180. Roadway Turnouts

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

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

15.30.190. Roadway Structures

(a) All driveway, road, street, and private land roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35550, 35750, and 35250.

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

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

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

15.30.200. One-Way Roads

All one-way roads shall be constructed to provide a minimum of one 10-foot traffic lane. The local jurisdiction may approve one-way roads. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than 10 dwelling units. In no case shall it exceed 2640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

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

15.30.210 Dead-End Roads

Cal Fire Hazard Severity Zones	Very High	High	Moderate
(a) The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served: parcels zoned for less than one acre	800 Ft	960 Ft	1040 Ft
parcels zoned for 1 acre to 4.99 acres	1320 Ft	1584 Ft	1716 Ft
parcels zoned for 5 acres to 19.99 acres	2640 Ft	3168 Ft	3232 Ft
parcels zoned for 20 acres or larger	5280 Ft	6336 Ft	6884 Ft

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

(b) Where parcels are zoned 5 acres or larger, turnarounds shall be provided at

a maximum of 1320 foot intervals.

(c) Each dead-end road shall have a turnaround constructed at its terminus.

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

15.30.220. Driveways

All driveways shall provide a minimum 10 foot traffic lane and unobstructed vertical clearance of 15 feet along its entire length.

(a) Driveways exceeding 400 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.

(b) A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.

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

15.30.230. Gate Entrances

(a) Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate, with a minimum width of 12 feet.

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

(c) Where a one lane road with a single traffic lane provides access to a gated entrance, a turnaround with a 40 foot turning radius shall be provided near the gate.

(d) Gates shall be equipped with an approved keylock system or Knox Box.

(e) Private gates are prohibited on county-maintained roads, and private roads that have been dedicated or designed for public use.

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

Article 3: Signing and Building Numbering

15.30.240. Intent

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

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

15.30.250. Size of Letters, Numbers and Symbols for Street and Road Signs

Size of letters, numbers, and symbols for street and road signs shall be a minimum 3 inch letter height, 3/8 inch stroke, reflectorized, contrasting with the

background color of the sign.

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

15.30.260. Visibility and Legibility of Street and Road Signs

Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet.

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

15.30.270. Height of Street and Road Signs

Height of street and road signs shall be uniform county wide, and meet the visibility and legibility standards of this article.

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

15.30.280. Names and Numbers on Street and Road Signs

Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or non-duplicating naming within each county. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

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

15.30.290 Intersecting Roads, Streets and Private Lanes

Signs required by this article identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes.

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

15.30.300. Signs Identifying Traffic Access Limitations

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

(a) at the intersection preceding the traffic access limitation, and (b) no more than 100 feet before such traffic access limitation.

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

15.30.310. Installation of Road, Street, and Private Lane Signs

Road, street and private land signs required by this article shall be installed prior

to final acceptance by the local jurisdiction of road improvements.

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

15.30.320. Addresses for Buildings

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Accessory buildings will not be required to have a separate address; however, each dwelling unit within a building shall be separately identified.

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

15.30.330. Size of Letters, Numbers and Symbols for Addresses

Size of letters, numbers, and symbols for addresses shall be a minimum 3 inch letter height, 3/8 inch stroke, reflectorized, contrasting with the background color of the sign.

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

15.30.340. Installation, Location and Visibility of Addresses

(a) All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. (b) Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction. (c) Where multiple addresses are required at a single driveway, they shall be mounted on a single post. (d) Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site. Note: Authority cited: Section 4290, Public Resources Code. Reference: Section 4290 and 4291, Public Resources Code

Article 4. Emergency Water Standards

15.30.350. Intent

Emergency water for wildlife protection shall be available and accessible in quantities and locations specified in the statute and these regulations, in order to attack a wildfire or defend property from a wildfire. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or manmade containment structure, as long as the specified quantity is immediately available.

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

15.30.360. Application

The provisions of this article shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved.

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

15.30.370. General Standards

Water systems that meet or exceed the standards specified in Public Utilities Commission of California (PUC) revised General Order #103, Adopted June 12, 1956 (Corrected September 7, 1983, Decision 83-09-001), Section VIII Fire Protection Standards and other applicable sections relating to fire protection water delivery systems, static water systems equaling or exceeding the National Fire Protection Association (NFPA) Standard 1231, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 1989 Edition, or mobile water systems that meet the Insurance Services Office (ISO) Rural Class 8, 2nd Edition 3-80, standard shall be accepted as meeting the requirements of this article. These documents are available at CDF Ranger Unit Headquarters.

Nothing in this article prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency. Where freeze protection is required by local jurisdiction, such protection measures shall be provided.

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

15.30.380. Hydrant/Fire Valve

(a) The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor farther than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall:

(1) be not less than 50 feet nor more than 1/2 mile by road from the building it is to serve, and

(2) be located at a turnout or turnaround, along the driveway to that building or along the road that intersects with that driveway.

(b) The hydrant head shall be brass with 2 1/2 inch National hose male thread with cap for pressure and gravity flow systems and 4 1/2 inch draft systems. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection as required by the local jurisdiction.

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

15.30.390. Signing of Water Sources

Each hydrant/fire valve or access to water shall be identified as follows:

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

(b) if located along a street or road,

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

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

Article 5. Fuel Modification Standards

15.30.400. Intent

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelts shall provide (1) increased safety for emergency fire equipment and evacuating civilians; and (2) a point of attack or defense from a wildfire.

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

15.30.410. Setbacks for Structure Defensible Space

(a) All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of a road.

(b) For parcels less than 1 acre, provide for the same practical effect.

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

15.30.420. Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit. (Ord. 1644 §2(part),2006)

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

15.30.420. Greenbelts

Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically, as a separation between wildland fuels and structures. The locations shall be approved by the inspection authority.

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

4290 and 4291, Public Resources Code.

15.30.430. Defensible Space.

The intent of this regulation is to provide guidance for implementation of Public Resources Code 4291(a) and (b), and minimize the spread of fire within a 100 foot zone around a building or structure.

(a) A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and is within State Responsibility Area, shall do the following:

(1) Within 30 feet from each building or structure maintain a firebreak by removing and clearing away all flammable vegetation and other combustible growth pursuant to PRC § 4291 (a). Single specimens of trees or other vegetation may be retained provided they are well spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.

(2) Within the 30 feet to 100 feet zone (Reduced Fuel Zone) from each building or structure (or to the property line, whichever is nearer to the structure), provide a fuel break by disrupting the vertical and/or horizontal continuity of flammable and combustible vegetation with the goal of reducing fire intensity, inhibiting fire in the crowns of trees, reducing the rate of fire spread, and providing a safer environment for firefighters to suppress wildfire pursuant to PRC § 4291 (b).

(b) Any vegetative fuels identified as a fire hazard by the fire inspection official of the authority having jurisdiction shall be removed or modified provided it is required by subsection (a)(1) & (a)(2).

(c) Within the intent of the regulations, the fire inspection official of the authority having jurisdiction may approve alternative practices which provide for the same practical effects as the stated guidelines.

(d) Guidance for implementation of this regulation is contained in the publication: "General Guidelines for Creating Defensible Space" as published by the Board of Forestry and Fire Protection by resolution adopted on February 8, 2006

(e) Fuel modification shall be required to a width of ten feet on each side of a road by reducing ground fuels to less than 18 inches in height and by maintaining tree and shrub separations necessary to reduce fuel loading.

15.30.440. Fire Management Plans

A. A fire management plan may be required for any project if the project will have a significant effect on the provisions of fire protection services or when such a plan

is necessary to achieve the same practical effect as the requirements of this chapter.

B. A fire management plan shall address the following:

1. Impact on the pertinent fire protection agency's ability to provide service;
2. Availability of fire protection water to the site;
3. Ingress/egress and circulation, ability for vehicles to access two lane roadways;
4. Fire hazards existing within the project, including a fuel modification plan prepared by a registered professional forester when deemed necessary by the director;
5. Requirements of this chapter that cannot be met due to project design or other constraints;
6. Fire protection measures that are consistent with the provisions of this chapter or recognized fire protection standards; and
7. Provisions for annual maintenance, which shall be included in development plans and road maintenance agreements, or as a condition of the permit of map approval.

Title 14- Natural Resources
Division 1.5- Department of Forestry
Chapter 7- Fire Protection
Subchapter 2 SRA Fire Safe Regulations
Articles 1-5

Article 1. Administration

Article 2. Emergency Access

Article 3. Signing and Building Numbering

Article 4. Emergency Water Standards

Article 5. Fuel Modification Standards

Article 1. Administration

1270. Title

These regulations shall be known as the "SRA Fire Safe Regulations" and shall constitute the basic wildland fire protection standards of the California Board of Forestry.

1270.01. Purpose

These regulations have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction, and development in SRA. A local jurisdiction may petition the Board for certification pursuant to Section 1270.03. Where Board certification has not been granted, these regulations shall become effective September 1, 1991. The future design and construction of structures, subdivisions and developments in State Responsibility Area (SRA) shall provide for basic emergency access and perimeter wildfire protection measures as specified in the following articles. 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. Scope

These regulations do not apply to existing structures, roads, streets and private lanes or facilities. These regulations shall apply as appropriate to all construction within SRA approved after January 1, 1991. Affected activities include but are not limited to:

- (a) Permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) Section 66412(d),
- (b) application for a building permit for new construction, not relating to an existing structure,

- (c) application for a use permit,
- (d) the siting of manufactured homes (manufactured homes are as defined by the National Fire Protection Association, National Fire Code, Section 501 A, Standard for Fire Safety Criteria for Manufactured Home Installations, Sites and Communities, Chapter 1, Section 1-2, Definitions, page 4, 1987 edition and Health and Safety Code Sections 18007, 18008 and 19971).
- (e) road construction, including construction of a road that does not currently exist, or extension of an existing road.

Exemption: Roads required as a condition of tentative parcel maps prior to the effective date of these regulations; roads for agricultural or mining use solely on one ownership; and roads used solely for 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. Local Ordinances

Nothing contained in these regulations shall be considered as abrogating the provisions of any ordinance, rule or regulation of any state or local jurisdiction providing such ordinance, rule, regulation or general plan element is equal to or more stringent than these minimum standards. The Board may certify local ordinances as equaling or exceeding these regulations when they provide the same practical effect.

Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4117 and 4290, Public Resources Code.

1270.04. Provisions for Application of these Regulations

This subchapter shall be applied as follows:

- (a) local jurisdictions shall provide the Director with notice of applications for building permits, tentative parcel maps, tentative maps, and use permits for construction or development within SRA.
- (b) Director shall 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.

1270.05. Inspection Authority

(a) Inspection shall be made pursuant to Section 1270.06 by:

- (1) the Director; or
- (2) local jurisdictions that have assumed state fire protection responsibility on SRA lands, or
- (3) local jurisdictions where these regulations have been implemented through that jurisdiction's building permit or subdivision approval process.

(b) Reports of violations shall be provided to the CDF Ranger Unit headquarters that administers SRA fire protection in that county.

Note: Authority cited: Sections 4119 and 4290, Public Resources Code.

Reference: Section 4290, Public Resources Code.

1270.06. Inspections.

The inspection authority may inspect for compliance with these regulations. When inspections are conducted, they should occur prior to: the issuance of the use permit; 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 4290, Public Resources Code. Reference: Sections 4119, 4290 and 4291, Public Resources Code.

1270.07. Exceptions to Standards

Upon request by the applicant, exceptions to standards within this subchapter and mitigated practices may be allowed by the inspection authority, where the exception provides the same overall practical effect as these regulations toward providing defensible space.

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

1270.08. Requests for Exceptions

Requests for an exception shall be made in writing to the inspection authority by the applicant or the applicant's authorized representative. The request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception or mitigation measure proposed, and a map showing the proposed location and siting of the exception or mitigation measure.

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

1270.09. Appeals

Where an exception is not granted by the inspection authority, 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. Before the local jurisdiction makes a determination on an appeal, the inspection authority shall be consulted and shall provide to that local jurisdiction documentation outlining the effects of the requested exception on wildland fire protection.

If an appeal is granted, the local jurisdiction shall make findings that the decision meets the intent of providing defensible space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CDF Ranger Unit headquarters that administers SRA fire protection in that county.

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

1271.00. Definitions

Accessory building: Any building used as an accessory to residential, commercial, recreational, industrial, or educational purposes defined in the California Building Code, 1989 Amendments, Chapter 11, Group M, Division 1, Occupancy that requires a building permit.

Agriculture: Land used for agricultural purposes as defined in a local jurisdiction's zoning ordinances. **Building:** Any structure used or intended for supporting or sheltering any use or occupancy that is defined in the California Building Code, 1989 Amendments, Chapter 11, except Group M, Division 1, Occupancy. For the purposes of this subchapter, building includes mobile homes and manufactured homes, churches, and day care facilities.

CDF: 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, street 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 his/her designee.

Driveway: A vehicular access that serves no more than two buildings, with no more than 3 dwelling units on a single parcel, and any number of accessory buildings.

Dwelling unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for not more than one family.

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 roadway that provides a "T" shaped, three-point turnabout space for emergency equipment, being no narrower than the road that serves it.

Hydrant: A valved connection on a water supply/storage system, having at least one 2 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.

Roads, streets, private lands: Vehicular access to more than one parcel; access to any industrial or commercial occupancy; or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

Roadway: Any surface designed, improved, or ordinarily used for vehicle travel.

Roadway structures: Bridges, culverts, and other appurtenant structures which supplement the roadway bed 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: Roadbed or surface adjacent to the traffic lane.

State Board of Forestry (SBOF): A nine member board, appointed by the Governor, which is responsible for developing the general forest policy of the state, for determining the guidance policies of the Department of Forestry and Fire Protection, and for representing the state's interest in federal land in California.

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 roadway that provides a single line of vehicle travel.

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

Turnouts: A widening in a roadway to allow vehicles to pass. Vertical clearance: The minimum specified height of a bridge or overhead projection above the roadway.

Wildfire: As defined in Public Resources Code Sections 4103 and 4104.

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

1271.05. Distance Measurements All specified or referenced distances are measured along the ground, unless otherwise stated.

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

1272.00. Maintenance of Defensible Space Measures.

To ensure continued maintenance of properties in conformance with these standards and measures and to assure continued availability, access, and utilization of the defensible space provided for in these standards during a wildfire, provisions for annual maintenance shall be included in the development plans and/or shall be provided as a condition of the permit, parcel or map approval.

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

Article 2. Emergency Access

1273.00. Intent

Road and street networks, whether public or private, unless exempted under Section 1270.02 (e), shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with Section 1273.00 through 1273.11.

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

1273.01. Road Width

All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

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

1273.02. Roadway Surface

The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting a 40,000 pound load.

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

1273.03. Roadway Grades

The grade for all roads, streets, private lands and driveways shall not exceed 16 percent.

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

1273.04. Roadway Radius

(a) No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 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 100 feet.

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

1273.05. Roadway Turnarounds

Turnarounds are required on driveways and dead-end roads as specified in this article. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

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

1273.06. Roadway Turnouts

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

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

1273.07. Roadway Structures

(a) All driveway, road, street, and private land roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35550, 35750, and 35250.

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

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

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

1273.08 One-Way Roads

All one-way roads shall be constructed to provide a minimum of one 10-foot traffic lane. The local jurisdiction may approve one-way roads. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than 10 dwelling units. In no case shall it exceed 2640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

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

1273.09. Dead-End Roads

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

parcels zoned for less than one acre	800 feet
parcels zoned for 1 acre to 4.99 acres	1320 feet
parcels zoned for 5 acres to 19.99 acres	2640 feet
parcels zoned for 20 acres or larger	5280 feet

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

(b) Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

(c) Each dead-end road shall have a turnaround constructed at its terminus.
Note: Authority cited: Section 4290, Public Resources Code. Reference: Section 4290 and 4291, Public Resources Code.

1273.10. Driveways

All driveways shall provide a minimum 10 foot traffic lane and unobstructed vertical clearance of 15 feet along its entire length.

(a) 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. (b) A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.

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

1273.11 Gate Entrances

(a) Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. (b) All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. (c) Where a one-way road with a single traffic lane provides access to a gated entrance, a 40 foot turning radius shall be used.

Note: Authority cited: Section 4290, Public Resources Code. Reference: Section 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, streets, and buildings shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. This section shall not restrict the size of letters or numbers appearing on street signs for other purposes.

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

1274.01. Size of Letters, Numbers and Symbols for Street and Road Signs

Size of letters, numbers, and symbols for street and road signs shall be a minimum 3 inch letter height, 3/8 inch stroke, reflectorized, contrasting with the background color of the sign.

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

1274.02. Visibility and Legibility of Street and Road Signs

Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet.

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

1274.03. Height of Street and Road Signs

Height of street and road signs shall be uniform county wide, and meet the visibility and legibility standards of this article.

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

1274.04. Names and Numbers on Street and Road Signs

Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or non-duplicating naming within each county. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

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

1274.05. Intersecting Roads, Streets and Private Lanes

Signs required by this article identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes.

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

1274.06. Signs Identifying Traffic Access Limitations

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

(a) at the intersection preceding the traffic access limitation, and (b) no more than 100 feet before such traffic access limitation.

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

1274.07. Installation of Road, Street, and Private Lane Signs

Road, street and private land signs required by this article shall be installed prior to final acceptance by the local jurisdiction of road improvements.

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

1274.08. Addresses for Buildings

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Accessory buildings will not be required to have a separate address; however, each dwelling unit within a building shall be separately identified.

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

1274.09. Size of Letters, Numbers and Symbols for Addresses

Size of letters, numbers, and symbols for addresses shall be a minimum 3 inch letter height, 3/8 inch stroke, reflectorized, contrasting with the background color of the sign.

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

1274.10. Installation, Location and Visibility of Addresses

(a) All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. (b) Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction. (c) Where multiple addresses are required at a single driveway, they shall be mounted on a single post. (d) Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

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

Article 4. Emergency Water Standards

1275.00. Intent

Emergency water for wildlife protection shall be available and accessible in quantities and locations specified in the statute and these regulations, in order to attack a wildfire or defend property from a wildfire. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or manmade containment structure, as long as the specified quantity is immediately available.

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

1275.01. Application

The provisions of this article shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved.

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

1275.10 General Standards

Water systems that meet or exceed the standards specified in Public Utilities Commission of California (PUC) revised General Order #103, Adopted June 12, 1956 (Corrected September 7, 1983, Decision 83-09-001), Section VIII Fire Protection Standards and other applicable sections relating to fire protection water delivery systems, static water systems equaling or exceeding the National Fire Protection Association (NFPA) Standard 1231, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 1989 Edition, or mobile water systems that meet the Insurance Services Office (ISO) Rural Class 8, 2nd Edition 3-80, standard shall be accepted as meeting the requirements of this article. These documents are available at CDF Ranger Unit Headquarters.

Nothing in this article prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency. Where freeze protection is required by local jurisdiction, such protection measures shall be provided.

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

1275.15 Hydrant/Fire Valve

(a) The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor farther than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall:

- (1) be not less than 50 feet nor more than 1/2 mile by road from the building it is to serve, and
- (2) be located at a turnout or turnaround, along the driveway to that building or along the road that intersects with that driveway.

(b) The hydrant head shall be brass with 2 1/2 inch National hose male thread with cap for pressure and gravity flow systems and 4 1/2 inch draft systems. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection as required by the local jurisdiction.

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

1275.20 Signing of Water Sources

Each hydrant/fire valve or access to water shall be identified as follows:

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

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

Article 5. Fuel Modification Standards

1276.00. Intent To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelts shall provide (1) increased safety for emergency fire equipment and evacuating civilians; and (2) a point of attack or defense from a wildfire.

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

1276.01. Setbacks for Structure Defensible Space

(a) All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of a road.

(b) For parcels less than 1 acre, local jurisdictions shall provide for the same practical effect.

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

1276.02. Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

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

1276.03. Greenbelts Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically, as a separation between wildland fuels and structures. The locations shall be approved by the inspection authority.

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

1299. Defensible Space.

The intent of this regulation is to provide guidance for implementation of Public Resources Code 4291 (a) and (b), and minimize the spread of fire within a 100 foot zone around a building or structure.

(a) A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is

covered with flammable material, and is within State Responsibility Area, shall do the following:

(1) Within 30 feet from each building or structure maintain a firebreak by removing and clearing away all flammable vegetation and other combustible growth pursuant to PRC § 4291 (a). Single specimens of trees or other vegetation may be retained provided they are well spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.

(2) Within the 30 feet to 100 feet zone (Reduced Fuel Zone) from each building or structure (or to the property line, whichever is nearer to the structure), provide a fuel break by disrupting the vertical and/or horizontal continuity of flammable and combustible vegetation with the goal of reducing fire intensity, inhibiting fire in the crowns of trees, reducing the rate of fire spread, and providing a safer environment for firefighters to suppress wildfire pursuant to PRC § 4291 (b).

(b) Any vegetative fuels identified as a fire hazard by the fire inspection official of the authority having jurisdiction shall be removed or modified provided it is required by subsection (a)(1) & (a)(2).

(c) Within the intent of the regulations, the fire inspection official of the authority having jurisdiction may approve alternative practices which provide for the same practical effects as the stated guidelines.

(d) Guidance for implementation of this regulation is contained in the publication: "General Guidelines for Creating Defensible Space" as published by the Board of Forestry and Fire Protection by resolution adopted on February 8, 2006.

Current 15.30

Chapter 15.30 FIRE AND LIFE SAFETY REGULATIONS

Sections:

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<u>15.30.030</u>	Scope.
<u>15.30.040</u>	Definitions.
<u>15.30.050</u>	Enforcement and inspection authority.
<u>15.30.070</u>	Waste material.
<u>15.30.080</u>	Fire management plans.
<u>15.30.090</u>	Setback of structures for defensible space.
<u>15.30.100</u>	Maintenance of defensible space.
<u>15.30.110</u>	Greenbelts.
<u>15.30.120</u>	Roadways.
<u>15.30.130</u>	Premises identification and signing.
<u>15.30.140</u>	Emergency water standards.
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<u>15.30.160</u>	Fire protection standards.
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<u>15.30.220</u>	Other citations.
<u>15.30.230</u>	Civil proceedings not preempted.

15.30.010 Title.

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This chapter shall be known and cited as the "Fire and Life Safety Chapter" of the Amador County Code. (Ord. 1644 §2(part), 2006).

15.30.020 Findings.

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This chapter is adopted to meet the requirements of Public Resources Code Section 4290 and California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 through 5, Sections 1270.00 through 1276.03. (Ord. 1644 §2(part), 2006).

15.30.030 Scope.

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These regulations shall apply to all new construction and new development unless otherwise exempted within the unincorporated area for which county approvals or permits are required and applications for which are received after the effective date of the ordinance codified in this chapter. New construction and new development include but are not limited to:

- A. Applications for parcel maps and subdivision maps;

- B. Applications for grading permits and applications for building permits for new construction, except those which do not expand the footprint of an existing structure;
- C. Applications for accessory dwellings, administrative use permits, conditional use permits, CEQA documents, roadway encroachment permits, general plan amendments, reclamation plans, planned development projects, variances and zoning amendments;
- D. Construction of new roadways requiring county approval, including extension of existing roadways. Roadways for the use of agriculture as defined in Section 15.30.040, or roadways used solely for the management and harvesting of wood products, are exempt. (Ord. 1644 §2(part), 2006).

15.30.040 Definitions.

For purposes of this chapter, the following terms are defined as follows:

"Agriculture" means the art or science of cultivating the ground, including harvesting of crops and rearing and management of livestock, tillage, husbandry, farming, horticulture and forestry; the science and art of the production of plants and animals useful to man.

"Approving authority" shall mean the county of Amador through its public works agency director or board of supervisors on requests for deviations from standards.

"Board" means the board of supervisors of Amador County.

"Building" means any structure that requires a building permit for construction or installation.

"Building official" means the chief building official of the county's building department.

"CDF" means the California Department of Forestry and Fire Protection.

"Combustible waste material" means all refuse that will ignite through contact with flames, including but not limited to trimmings from lawns, trees, and gardens; rags, paper, straw, sawdust, packing material, shavings and boxes; living flammable vegetation; dead or dying vegetation, pine needles, and duff; and any other such materials or fuels which might contribute to the spread of flames or emit sparks and embers if burning.

"Dead-end roadway" means a roadway that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roadways.

"Defensible space" means the area within the perimeter of a parcel where basic wildland fire protection practices and measures may lawfully be imposed, providing the key point of defense from approaching wildfires and escaping structure fires. The defensible space is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names, building identification and fuel modification measures.

"Divided roadway" means a roadway where the traffic lanes are separated or divided by an island or natural barrier.

"Driveway" means a vehicular access that serves a single residential parcel that contains no more than either (1) two residential buildings, or (2) three dwelling units; and any number of accessory buildings.

"Dwelling unit" means any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation for not more than one family.

"Emergency equipment access" means a roadway with an all-weather surface meeting the standards outlined in this chapter, including, but not limited to, a driveway, road, turnaround or parking area.

"Fire flow" means the flow rate, measured in gallons per minute at twenty psi residual pressure, that is available for firefighting.

"Fire management plan" means a plan which addresses the fire protection needs of a subdivision or other project so as to achieve the standards of this chapter or the same practical effect.

"Fuel modification" means reduction of the volume of flammable vegetation, to reduce fire intensity and duration.

"Greenbelts" means a use of land not designed for fire protection which will slow or resist the spread of a wildfire. Greenbelts include irrigated or landscaped areas, golf courses, parks, playgrounds, parking lots, maintained vineyards, orchards or annual crops that do not cure in the field.

"Ground fuels" means vegetation such as grass, sage, and other perennials; any low brush growth that does not allow for the easy movement of air through the foliage, including small conifer reproduction; and nonliving materials such as felled logs, heavy limbs and smaller twigs, leaves, needles, bark and cones.

"Hammerhead/T" means a "T" shaped, three-point turnaround space for emergency equipment which is not narrower than the roadway that serves it.

"High fire hazard area" means areas designated as "High Fire Hazard Areas" by CDF in accordance with Public Resources Code Section 4291.5.

"Perimeter" means the area encompassing a parcel, excluding the physical structure itself.

"Public works director" means the director of the county's public works agency.

"Road" means a vehicular access to more than one parcel; vehicular access to a single parcel with industrial or commercial occupancy; or vehicular access to a single parcel with more than two residential buildings or four or more dwelling units.

"Roadway" means a road or driveway.

"Roadway structures" means bridges, culverts and other appurtenant structures which supplement the roadbed or shoulders.

"Same practical effect" means accepted wildland fire suppression strategies and tactics and provisions for fire fighter safety not set forth in this chapter as normal standards which address: access for emergency wildland fire equipment; safe civilian evacuation; signing that avoids delays in

emergency equipment response; available and accessible water to effectively attack wildfires or defend a structure from wildfire; and fuel modification sufficient for civilian and fire fighter safety.

"Temporary" means a time period of not more than one year.

"Turnaround" means a roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment.

"Turnout" means a widening in a roadway to allow vehicles to pass. (Ord. 1644 §2(part), 2006).

15.30.050 Enforcement and inspection authority.

The public works agency shall be responsible for inspection and enforcement of this chapter. (Ord. 1644 §2(part), 2006).

15.30.070 Waste material.

Disposal of flammable vegetation and fuels resulting from construction, achievement of defensible space and/or fuel modification shall be completed prior to final approval of any project. Burial of vegetative materials shall not be allowed within any road right-of-way or easement. (Ord. 1644 §2 (part), 2006).

15.30.080 Fire management plans.

A. A fire management plan may be required for any project if the project will have a significant effect on the provision of fire protection services or when such a plan is necessary to achieve the same practical effect as the requirements of this chapter.

B. A fire management plan shall address the following:

1. Impact on the pertinent fire protection agency's ability to provide service;
2. Availability of fire protection water to the site;
3. Ingress/egress and circulation;
4. Fire hazards existing within the project, including a fuel modification plan prepared by a registered professional forester when deemed necessary by the public works agency;
5. Requirements of this chapter that cannot be met due to project design or other constraints;
6. Fire protection measures that are consistent with the provisions of this chapter or other recognized fire protection standards; and
7. Provision for annual maintenance, which shall be included in development plans and road maintenance agreements, or as a condition of the permit or map approval. (Ord. 1644 §2(part), 2006).

15.30.090 Setback of structures for defensible space.

A. All buildings and accessory buildings on parcels one acre and larger shall have a minimum thirty-foot setback from all property lines or the center of a roadway, whichever is farthest.

B. Multi-parcel projects on land having a general plan population density of more than one family per acre shall have a thirty-foot setback from the exterior boundaries of the project if the project adjoins land zoned A or AG.

C. For parcels less than one acre, the same practical effect shall be provided for. (Ord. 1644 §2 (part), 2006).

15.30.100 Maintenance of defensible space.

A. To ensure continued maintenance of properties in conformance with Section 15.30.080 and to assure continued availability, access, and utilization of defensible space during a wildfire, provisions for annual maintenance shall be a condition of approval of the project and shall be included in fire management plans, roadway maintenance agreements, and similar documents.

B. Fuel modification shall be required to a width of ten feet on each side of roadways by reducing ground fuels to less than eighteen inches in height and by maintaining tree and shrub separations necessary to reduce fuel loading.

C. Fuel modification shall be required one hundred feet around all structures or to the property line, whichever is nearer, by reducing ground fuels to less than eighteen inches in height and by maintaining tree and shrub separations necessary to reduce fuel loading. (Ord. 1644 §2(part), 2006).

15.30.110 Greenbelts.

Projects which propose greenbelts as a part of the project plan shall locate said greenbelts as a separation between wildland fuels and structures. (Ord. 1644 §2(part), 2006).

15.30.120 Roadways.

The roadway networks shall provide safe access for emergency wildland fire equipment and civilian evacuation concurrently and shall provide unobstructed traffic circulation during a wildfire emergency. The roadway network shall also provide all-weather, safe access for emergency personnel responding to medical aids, traffic accidents and structure fires.

A. General Standards. All roads, driveways, turnarounds, turnouts, roadway structures, and gate entrances, either public or private, shall be designed in accordance with this chapter. Design and construction shall at a minimum meet the fire standards in this chapter, as well as any other applicable standards found in Title 12, 17 or 19 of this code and public works agency standard drawings and specifications. In the event of a conflict between standards found in any of these references, the more stringent standard shall prevail.

1. When a building permit, including a grading permit, for new construction as set forth in Section 15.30.030 is the only approval or permit sought for a parcel, improvements required by this section shall not be imposed on any existing driveway, road, right-of-way, easement, or real property other than on the parcel for which the building permit is sought.

However, off-site improvements may be required for subdivision maps, parcel maps, use permits, general plan changes and zone changes at the discretion of the decision-making body and in accordance with this chapter.

2. Existing private bridges on access roadways must be certified by a licensed engineer as meeting the standards of this chapter when required by the public works director. If modifications are necessary in order to provide adequate physical access for fire apparatus, then a building or grading permit shall be obtained and the necessary modifications shall be made.
3. All residences and commercial structures must be no further than fifty feet from emergency equipment access.
4. The roadway surface and all improvements shall be designed and constructed to provide unobstructed access to conventional drive vehicles including sedans and fire engines.
5. Surfaces shall be capable of supporting a forty thousand pound load.
6. Turnarounds and Turnouts.
 - a. Turnarounds shall be designed as either a hammerhead/T or terminus bulb. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty feet in length.
 - b. Turnarounds shall have a minimum turning radius of forty feet from the centerline of the roadway.
 - c. Turnouts shall be a minimum of ten feet wide measured from the edge of the roadway surface and thirty feet long with a minimum twenty-five-foot taper on each end.
7. Roadway Radius.
 - a. No roadway shall have a horizontal inside radius of curvature of less than fifty feet, and additional surface width of four feet shall be added to curves of fifty to one hundred feet radius; two feet to those from one hundred to two hundred feet.
 - b. The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall not be less than one hundred feet.
8. The grade for all roadways shall not exceed sixteen percent.
9. Gates.
 - a. Gates on driveways shall be at least two feet wider than the width of the traffic lane serving the gate, with a minimum width of at least twelve feet.
 - b. Gates on roads shall be at least two feet wider than road width, with a minimum width of twenty feet, and shall be equipped with an approved keylock system.
 - c. Gates are prohibited on county-maintained roads, and private roads that have been dedicated or designated for public use.
 - d. All gates providing access from a roadway to a driveway shall be located on the driveway at least thirty feet from the road edge and shall open so that a vehicle can stop without obstructing traffic on the roadway.

- e. Where an existing roadway with a single traffic lane provides access to a gated entrance, a turnaround shall be provided.

10. Roadway Structures.

- a. All roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance required by Vehicle Code Sections 35250, 35550 and 35750.
- b. Each bridge shall have appropriate signing, including but not limited to weight, lane, and vertical clearance limitations.
- c. A bridge with only one traffic lane may be approved only if it has unobstructed visibility from end to end and turnouts at both ends.

11. Divided Roads.

- a. All traffic lanes in divided roads shall be at least ten feet wide;
- b. Divided roads shall connect to a two-lane roadway at both ends; and
- c. Divided roads shall not exceed two thousand six hundred forty feet in length.

12. Dead-End Roadways.

- a. Maximum length of a dead-end roadway, including all dead-end roads accessed from that dead-end roadway, shall not exceed the following cumulative lengths regardless of the number of parcels served:

Parcels zoned for less than one acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1,320 feet
Parcels zoned for 5 acres to 19.99 acres	2,640 feet
Parcels zoned for 20 acres or larger	5,280 feet

- b. Lengths shall be measured from the edge of the roadway surface at the intersection that begins the roadway to the end of the roadway surface at its farthest point. Where a dead-end roadway crosses areas of different zones allowing different parcel sizes, the allowable roadway length shall be based on the smallest allowable parcel.

- c. Where parcels are zoned five acres or larger, turnarounds shall be provided at a maximum of one-thousand-three-hundred-twenty-foot intervals.

- d. Each dead-end roadway shall have a turnaround constructed at its terminus.

B. Driveway Standards. All driveways shall comply with public works agency standard drawings and specifications as well as the following:

1. Driveways exceeding one hundred fifty feet in length, but less than eight hundred feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds eight hundred feet, turnouts shall be provided no more than four hundred feet apart.
 2. All driveways shall have at least three inches of compacted Class II aggregate base.
 3. Driveways exceeding six percent grade may require additional surfacing, at the discretion of the public works agency.
 4. No driveway shall have a centerline radius or curvature of less than fifty feet.
 5. All driveways shall provide a minimum ten-foot traffic lane and unobstructed vertical clearance of fifteen feet along its entire length.
- C. Road Standards for Projects Covered by This Chapter.
1. All roads serving residential development on existing parcels for which average daily traffic is estimated to be less than one hundred ADT shall be designed with two nine-foot lanes, with at least three-inch Class II aggregate base.
 2. All other roads (county-maintained and privately maintained) other than those described in subsection (C)(1) of this section shall be designed, approved and constructed in accordance with this chapter and with the standards set forth in county code Chapters 12.08 and 17.90. (Ord. 1644 §2(part), 2006).

15.30.130 Premises identification and signing.

- A. Intent. To facilitate locating a fire and to avoid delays in response, all newly constructed or approved roads, streets and buildings shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway.
- B. Size of Letters, Numbers and Symbols for Road Signs. Size of letters, numbers, and symbols for street and road signs shall be a minimum of three-inch letter height, three-eighths inch stroke, reflectorized, contrasting with the background color of the sign.
- C. Visibility and Legibility of Road Signs. Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred feet.
- D. Height of Road Signs. Height of road signs shall be uniform countywide, and meet the visibility and legibility standards of this section.
- E. Names and Numbers on Road Signs. Newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or nonduplicating naming. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

F. Intersecting Roads and Driveways. Signs required by this section identifying intersecting roads and driveways shall be placed at the intersection of those roads and driveways.

G. Signs Identifying Traffic Access Limitations. A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end road, or divided roadway conditions, shall be placed:

1. At the intersection preceding the traffic access limitation; and
2. No more than one hundred feet before such traffic access limitation.

H. Installation of Road and Driveway Signs. Road and driveway signs required by this section shall be installed prior to final acceptance by the county of road improvements.

I. Addresses for Buildings. All buildings shall be issued an address that conforms to the county's overall address system. Accessory buildings will not be required to have a separate address; however, each dwelling unit within a building shall be separately identified.

J. Size of Letters, Numbers and Symbols for Addresses. Size of letters, numbers and symbols for addresses shall be a minimum three-inch letter height, three-eighths-inch stroke, reflectorized, contrasting with the background color of the sign.

K. Installation, Location and Visibility of Addresses.

1. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.
2. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.
3. Where multiple addresses are required at a single driveway, they shall be mounted on a single post.
4. Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site. (Ord. 1644 §2(part), 2006).

15.30.140 Emergency water standards.

A. Emergency water for wildfire protection shall be available and accessible in quantities and locations specified in the Public Resources Code Section 4290 et seq. and this chapter, in order to attack a wildfire or defend property from a wildfire. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or manmade containment structure, as long as the specified quantity is immediately available. Nothing in this section prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire district.

B. Water systems shall meet or exceed the standards specified in the Public Utilities Commission of California General Order No. 103, as amended March 9, 1994, Section VIII Fire Protection Standards, and other applicable sections relating to fire protection water delivery systems. Static water systems shall equal or exceed the National Fire Protection Association, Standard 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting, 2001 Edition. Mobile water systems shall meet or exceed the Insurance Services Offices Rural Class 8, February 2003 publication.

C. The quantity of emergency water storage required for a single-family dwelling shall be at least two thousand five hundred gallons. The minimum quantity of emergency water required for multiple-family dwellings and commercial properties shall be established by the appropriate local fire district. For single-family dwellings, a fire impact fee of nine hundred dollars per dwelling unit may be paid to the appropriate local fire district in lieu of on-site storage of the required emergency water. The appropriate local fire district may set other reasonable in-lieu fees for uses other than single-family dwellings.

D. The fire protection water system shall be installed and approved prior to completion of roadway construction where a community water system is provided, or before construction of any building where an individual system is provided. (Ord. 1644 §2(part), 2006).

15.30.150 Fire hydrant/fire valve standards.

A. The hydrant or fire valve shall be eighteen inches above grade, at least eight feet from flammable vegetation, no closer than four feet nor farther than twelve feet from a roadway, and in a location where fire apparatus using it will not block the roadway. A three-foot clearance around the hydrant must be maintained at all times.

B. The hydrant head shall be brass with a minimum of one two-and-one-half-inch NHT male outlet with cap for pressure systems and a four-and-one-half-inch NHT male outlet with cap for draft systems. Such hydrants shall be wet or dry barrel, as required by the delivery system. Guard posts shall be installed where necessary to protect exposed hydrants from vehicular damage.

C. The hydrant serving any building shall be not less than fifty feet nor more than one-half mile by roadway from the building it is to serve, and be located at a turnout or turnaround along the roadway to that building.

D. Each hydrant or fire valve or access to water shall be identified as follows:

1. If located along a road or driveway, a reflective blue marker, with a minimum dimension of three inches, shall be mounted on a fire retardant post. The post shall be within three feet of said hydrant/fire valve, with the marker no less than three feet or greater than five feet above the ground and visible from the road; or

2. As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988 (California Department of Transportation, Traffic Manual, Chapter 6-03.4 "Location Markers--Fire Hydrants"). (Ord. 1644 §2(part), 2006).

15.30.160 Fire protection standards.

For the purpose of interpretation and enforcement of this chapter, the most recent edition of the following publications can be used for guidance:

Insurance Services Office (ISO)

545 Washington Blvd.

Jersey City, New Jersey 07310-1686

Guide for Determination of Needed Fire Flow.

ISO Rural Class 8

National Fire Protection Association (NFPA)

P.O. Box 9101 Batterymarch Park

Quincy, Massachusetts 02269-9101

NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting.

California Code of Regulations

Title 14, Division 1.5, Chapter 7, Subchapter 2 "SRA Fire Safe Regulations."

Title 24, Part 9 California Fire Code.

California Public Resources Code

Section 4290

Section 4291

(Ord. 1644 §2(part), 2006).

15.30.170 Deviation from standards.

A. The approving authority may approve or recommend the approval of minor deviations from standards set forth in this chapter where the mitigated practices proposed in the deviation request provide the same practical effect, and where reasonable access can be provided to assure adequate evacuation routes for the public and adequate access routes for emergency personnel and equipment. In determining whether the same practical effect can be achieved, the approving authority shall apply and make findings concerning the performance criteria as follows:

1. Deviations shall provide defensible space consistent with the "SRA Fire Safe Regulations" (California Code of Regulations, Title 14, Section 1270 et seq.) and this chapter.
2. Deviations shall provide safe emergency access for fire equipment.
3. Deviations shall provide for unobstructed traffic circulation during an emergency.
4. Deviations shall provide for safe civilian evacuation during an emergency.

5. Deviations shall not cause delays in emergency response or interfere with the ability of emergency personnel to locate an incident.
 6. Deviations shall provide a sufficient quantity of water for both wildfire and structural firefighting at a location where it is immediately available to emergency personnel.
 7. Deviations shall not result in fuel modification that would adversely affect access or defensible space thereby jeopardizing civilian and fire fighter safety.
- B. An application for a deviation shall be filed with the public works agency. The application shall state the specific modification requested and the reason and justification for the requested modification. Pertinent maps and site plans and any additional information requested by the public works agency shall be provided by the applicant.
- C. The public works director, after consultation with appropriate departments such as fire protection providers, building department, and planning department, will render a decision as to whether the proposed modification provides the same practical effect as the applicable standards.
- D. The decision of the public works director may be appealed to the board of supervisors. An applicant desiring to appeal must file a written request for appeal of the decision of the public works director which sets forth the reasons for the appeal. The request for appeal must be filed with the clerk of the board of supervisors within fifteen days of receipt of written notice of the decision being appealed.
- E. The board of supervisors shall hold a public hearing on the appeal and based thereon may affirm, reject or modify the decision of the public works director.
- F. If a deviation from standards is granted, the approving authority (public works director or board of supervisors, as appropriate) shall make a written statement of findings as to the reason for the decision. A copy shall be provided to the applicant and the California Department of Forestry and Fire Protection. (Ord. 1644 §2(part), 2006).

15.30.180 CDF inspections not precluded.

Nothing in this chapter precludes the California Department of Forestry and Fire Protection from performing inspections or cursory audits to ensure compliance with the regulations. (Ord. 1644 §2 (part), 2006).

15.30.190 Fees.

Fees for (i) inspections for compliance with this chapter, (ii) filing and evaluation of deviation requests, and (iii) appeals of deviation denials shall be adopted by resolution of the board of supervisors. (Ord. 1644 §2(part), 2006).

15.30.200 Penalty for violations.

Any person who violates any of the provisions of this chapter shall be guilty of an infraction and shall be punishable by a fine not exceeding one hundred dollars for the first violation and a fine not exceeding two hundred dollars for a second violation within a year. The third and each successive

violation of this chapter in the period of one year shall constitute a misdemeanor and shall be punishable by a fine of not more than five hundred dollars or by imprisonment not to exceed six months, or by both such fine and imprisonment. (Ord. 1644 §2(part), 2006).

15.30.210 Separate violations.

Each and every day on which any violation of this chapter is committed, continued or permitted by any person shall constitute a separate violation hereof. (Ord. 1644 §2(part), 2006).

15.30.220 Other citations.

Any officer authorized by law to issue citations may issue citations pursuant to Penal Code 836.5, 853.5 and 853.6 for violations of this chapter. (Ord. 1644 §2(part), 2006).

15.30.230 Civil proceedings not preempted.

Criminal proceedings against persons for violations of this chapter shall not bar civil enforcement or abatement proceedings. (Ord. 1644 §2(part), 2006).

The Amador County Code is current through Ordinance 1727, passed April 9, 2013.

Disclaimer: The Clerk of the Board's Office has the official version of the Amador County Code. Users should contact the Clerk of the Board's Office for ordinances passed subsequent to the ordinance cited above.



Draft

Chapter 12.08 County Road System

Sections:

12.08.010 Young toll road.

12.08.015 Mormon Emigrant Trail.

12.08.020 Acceptance of dedication and maintenance.

12.08.025 County to maintain new county roads.

12.08.030 Minimum construction requirements.

12.08.040 Road base and blacktop.

12.08.050 Mains and pipes--Intersections.

12.08.060 Gutters and drains.

12.08.070 Removal of obstructions.

12.08.082 Requirement that new county roads be maintained through a county service area.

12.08.084 Drainage improvements, driveway approaches, postal service encroachments, and other appurtenances required.

12.08.086 Procedure for establishing and collecting charges for roads in county service areas.

12.08.010 Young Toll Road.

That certain toll road located on the south half of the southwest quarter of Section thirty-two, in Township Eight North, and the northwest quarter of the northwest quarter of Section Five, in Township Seven North, Range eleven east, Mount Diablo Base and Meridian, known as the Young toll road, is declared to be a public county road. (Ord. 11 §1, 1885).

12.08.015 Mormon Emigrant Trail.

Pursuant to Government Code Section 972, the board of supervisors authorizes and allows the use of that portion of Mormon Emigrant Trail lying within Amador County by El Dorado County for the purpose of improving and maintaining the road to serve the needs of the residents of both counties and the general public. (Ord. 607 §1, 1977).

12.08.020 Acceptance of dedication and maintenance.

The county may, at the discretion of the board of supervisors, accept the dedication and maintenance of those roads that meet the full paved design criteria set forth in this chapter; provided, that such roads are contiguous to a publicly maintained road system. Compliance with said full paved design criteria shall be determined by the board of supervisors or its designee. (Ord. 1612 §2 (part), 2005).

12.08.025 County to maintain new roads.

After said board accepts any said road into the county road system as a county highway, the county shall maintain said road in the same manner as other county highways in the county road system. "Maintain" as used in this chapter includes, but is not limited to, the maintenance, reconstruction, widening, realignment, and improving of said road. (Ord. 1194 §5, 1989).

12.08.030 Minimum construction requirements.

All roads submitted for acceptance into the county road system shall meet the minimum requirements set forth in the following tabulation:

Design Feature	Topography	Traffic Per Day under 100		Traffic Per Day 100 to 400		Traffic Per Day 400 to 1000		Traffic Per Day 1000 to 4000		Traffic Per Day 4000 to 5000		Traffic Per Day over 5000	
		Mini mum*	Desi rable	Mini mum*	Desi rable	Mini mum*	Desi rable	Mini mum*	Desi rable	Mini mum*	Desi rable	Mini mum*	Desi rable
Design Speed	Flat	40	50	45	55	50	60	70	60	60	70	60	70
	Rolling	30	30	35	45	40	50	50	60	50	60	50	60
	Mountainous	20	25	25	35	30	40	40	50	40	50	40	50
Radii (ft.)(Min. & Desirable Min.)	Flat	400	650	500	850	650	1000	1000	1500	1000	1500	1000	1500
	Rolling	275	400	350	525	400	650	650	1000	700	1000	800	1000
	Mountainous	100	250	150	325	250	400	400	650	500	650	600	700
Grade % Below 2000 feet (Max & desirable Max.)		12	6	10	5	6	4	4	3	3	3	3	2
Above 2000 feet		10	8	10	8	8	7	7	6	7	6	6	5
Non-passing	Flat	275	350	315	415	350	475	475	600	475	600	475	600
Sight distance (feet)	Rolling	250	275	240	315	275	350	350	475	350	475	350	475
	Mountainous	125	200	165	240	200	275	275	350	275	350	275	350
R/W width (ft.)		50	60	50	60	60	80	60	80	80	100	80	100
Roadbed width (ft.)		26.5	28.5	26.5	30.5	30.5	34.5	34.5	38.5	44.5	52.5	64	70
Surface width (ft.)		20	22	20	24	24	24	28	28	28	34	46	48
Thickness base & surface	Design based on engineering analysis of traffic and soil												
Bridges clear width (ft.)		26.5	28.5	26.5	30.5	30.5	34.5	34.5	38.5	44.5	52.5	64	70
Vertical Clearance (ft.)		14.5	15	14.5	15	14.5	15	14.5	15	14.5	15	15.5	15
Design lead (A.A.S.H.C)	H-15												
(*Maximum for % grade)													

Insert -12.08.035 Private road construction.

12.08.035 Private Road Construction Requirements				
Design Feature	Topography	Private		
		Roads	Driveway	
			Common	Single
Design Speed	Flat	40	20	10
	Rolling	30	20	10
	Mountainous	20	20	10
Radii (Ft) (Min. & Desirable min.)	Flat	400	20	10
	Rolling	275	20	10
	Mountainous	100	20	10
Grade % Below 2000 feet ¹		16	16	16
Grade % Above 2000 feet ¹		10	10	10
Non-Passing Sight Distance (ft) ²	Flat	275	Na	Na
	Rolling	250	Na	Na
	Mountainous	125	Na	Na

R/W width (Ft) ³	40	30	Na	
Roadbed width (FT)	20	18	10	
Surface Width (ft) ⁴	18	12	9	
Thickness base & Surface	See Below ⁵	See Below ⁵	2"/4"	
Bridges Clear Width (ft)	22	10 ⁶	10	
Vertical Clearance (ft)	14.5	14.5	14.5	
Design Load (AASHTO)	H-15	H-15	H-15	
¹ Maximum for % grade				
² Use current manual on Uniform Traffic Control Devices				
³ Easement Width for Common Driveways				
⁴ Private Roads may use all weather surface such as aggregate base and gravel as a substitute to AC				
⁵ Design based on engineering analysis of character of traffic and soil				
⁶ Bridge design loads for single driveway shall be H-15				
⁷ Bridges on common driveways must have clear sight across bridge and turn out on both sides.				

12.08.040 Road base and blacktop.

The base of all roads shall be constructed in the center of all rights-of-way. Such base shall be composed of such material and of such thickness as shall be recommended by and engineering analysis of the character of the soil and contemplated traffic, and said base shall be covered with a penetrating coat of oil and surfaced by a coat of blacktop at least two inches in thickness unless written permission for a modification of these specifications is obtained from the board upon the recommendation of the county road commissioner. All materials used in such construction shall be approved in writing by the road commissioner prior to their use. (Ord 303 §1(2), 1959).

12.08.050 Mains and pipes – intersections.

All water mains, sewer pipes, drainage systems and pipes employed for any other purpose shall be buried at least eighteen inches below the surface and shall be located a reasonable distance from the paved or traveled portion of all rights-of-way, and all road intersections shall be at right angles, or as nearly so as practicable. (Ord. 303 §1(3), 1959).

12.08.060 Gutters and drains.

All gutters and drains, including head walls, drop inlets and covers shall be constructed and installed according to the size and specifications required by the county road commissioner. (Ord. 303 §1(4), 1959).

12.08.070 Removal of obstructions.

No structures or buildings shall be constructed within twenty-five feet of the nearest right-of-way line, and all trees, shrubbery or other obstructions interfering with vision or with the construction or maintenance of any right-of-way shall be removed prior to the submission of any road for acceptance. (Ord. 303 §1(5), 1959).

12.08.082 Requirements that new county roads be maintained through a county service area.

A. Prior to any road's being accepted by the board of supervisors into the county road system as a county highway, the road and parcels benefitted thereby may be included in a county service area providing annual maintenance revenue from charges imposed on each parcel therein in accordance with the provisions of Government Code 25210.77a, so that the costs of maintaining said road are borne by the parcels included in the county service area.

B. The charges may be determined by apportioning the total cost of the maintenance of said road to each parcel in said county service area in proportion to the estimated benefit from said road to be received by each parcel. However, said annual charges shall result in no less than five thousand dollars per mile of said road with said amount inflated or deflated annually in accordance with the Consumer Price Index with 1989 being the base year. The revenue from said charges, less auditing and other administration costs incurred for said county service area, shall be used only for the maintenance of said road. If in any fiscal year revenue from charges raised in the county service area for said road exceeds the cost of maintaining said road, the excess funds shall be retained and used only for the future maintenance of said roads in said county service area.

C. The board shall annually fix and collect the charges as set forth in this chapter. (Ord. 1612 §2 (part), 2005; Ord. 1194 §6, 1989).

12.08.084 Drainage improvements, driveway approaches, postal service encroachments, and other appurtenances required.

As a condition to any road's being accepted by the board of supervisors into the county road system as a county highway, said board shall make a finding that said road has adequate drainage improvements, driveway approaches, postal service encroachments, and other appurtenances necessary to protect said road. Compliance with said requirements shall be determined by the board of supervisors or its designee. (Ord. 1194 §7, 1989).

12.08.086 Procedure for establishing and collecting charges for roads in county service areas.

A. Once a year the board of supervisors shall cause to be prepared a written report which shall contain a description of each parcel of real property receiving county highway maintenance in the county service area and the amount of the charge for each parcel for such year computed in conformity with the procedure set forth in this chapter. Such report shall be filed with the clerk of the board of supervisors.

B. Upon the filing of such report, the clerk shall fix a time, date, and place for hearing thereon and for filing objections or protests thereto. The clerk shall publish notice of such hearing as provided in Government Code 6066 prior to the date set for hearing.

C. At the time, date, and place stated in the notice, the board of supervisors shall hear and consider all objections or protests, if any, to the report and may continue the hearing from time to time. Upon conclusion of the hearing, the board of supervisors may adopt, revise, change, reduce, or modify any charge and shall make its determination upon each charge as described in the report and thereafter, by resolution, shall confirm the report.

D. The charges set forth in the report, as confirmed, shall appear as a separate item on the tax bill. The charge shall be collected at the same time and in the same manner as ordinary county ad valorem property taxes are collected and shall be subject to the same penalties and the same

procedure and sale in case of delinquency as provided for such taxes. All laws applicable to the levy, collection, and enforcement of county ad valorem property taxes shall be applicable to such charge; except that, if for the first year such charge is levied the real property to which such charge relates has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, prior to the date on which the first installment of such taxes would become delinquent, the charge confirmed pursuant to this section shall not result in a lien against such real property but instead shall be transferred to the unsecured roll for collection.

E. Whenever a railroad, gas, water or electric utility right-of-way or electric line right-of-way is included within such service area, or zone thereof, the railroad, gas, water or electric utility right-of-way or electric line right-of-way shall be subject to the charges authorized only if, and to the extent that, it is found that it will benefit from the particular extended service, and the railroad, gas, water or electric utility right-of-way or electric line right-of-way shall be subject to the same penalties, and the same procedure and sale, in case of delinquency as other properties in such service area or zone. In determining whether or not the railroad, gas, water or electric utility right-of-way or electric line right-of-way benefits from the extended service, its use as a right-of-way for a railroad, gas, water or electric utility shall be presumed to be permanent. (Ord. 1194 §8, 1989).

Chapter 17.28
GENERAL DESIGN AND IMPROVEMENT STANDARDS

Sections:

- 17.28.010 Block length.
- 17.28.020 Pedestrian easements.
- 17.28.030 Utility easements.
- 17.28.040 Fire protection equipment access easements.
- 17.28.050 Watercourses and storm drains.
- 17.28.060 Easements.
- 17.28.062 Reduction of certain easements from area of lots.
- 17.28.064 Required average depth to width ratio of all lots under twenty acres.
- 17.28.070 Metal monuments.
- 17.28.080 Lots to abut street.
- 17.28.090 Building setback line.
- 17.28.100 Existing streets.
- 17.28.110 Street stubs.
- 17.28.120 Street intersection.
- 17.28.130 Three-way intersections.
- 17.28.140 Reserve strips.
- 17.28.150 Alleys.
- 17.28.160 Cul-de-sac and dead-end streets.
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- 17.28.180 Streets--Conformance to master plan.
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- 17.28.200 Street dedication--When required.
- 17.28.210 Street dedication--Factors to be considered.
- 17.28.220 Private streets.
- 17.28.230 School sites.
- 17.28.240 Soil report.
- 17.28.250 Lot sizes and design requirements.
- 17.28.260 Provisions for lots not served by either approved water or sewage systems.
- 17.28.270 Division of land subject to Land Conservation Act Contracts.

17.28.010 Block length.

Blocks shall not be longer than one thousand two hundred feet between intersecting street lines, except on arterial streets and thoroughfares where longer blocks may be required, unless justified because of topographic conditions, and then only upon approval of the planning commission. (Ord. 375 §8.1, 1965).

17.28.020 Pedestrian easements.

Graded pedestrian easements may be required through blocks where necessary to provide access to schools, parks, recreation areas and scenic easements. (Ord. 375 §8.2, 1965).

17.28.030 Utility easements.

Easements not less than five feet wide shall be dedicated on each side of all rear and side lot lines for poles, wires, conduits, drainage, sanitary sewers, gas and water mains, or other utilities. Easements of greater width may be required along lot lines, or across lots, where necessary for the expansion of main sewers and similar utilities. Easements of a lesser width may be allowed (or no easement required) by the county engineer when in his opinion, after review with the public utilities involved, a lesser width is justified. (Ord. 375 §8.301, 1965).

17.28.040 Fire protection equipment access easements.

In areas where, in the opinion of the agency responsible for local fire protection, there will be a fire hazard to the watershed or to any other properties, unobstructed fire protection equipment access easements, not less than fifteen feet wide, shall be provided from the subdivision road to the subdivision boundary. The agency responsible for local fire protection shall recommend to the planning commission regarding the location, design and grading of such easements. The location, design and grading shall be as found necessary by the planning commission. (Ord. 375 §8.302, 1965).

17.28.050 Watercourses and storm drains.

Watercourses shall be shown as easements, and storm drains shall be placed in easements when public right-of-way is not available or adequate. The planning commission, on the recommendation of the county engineer, may require watercourses to be placed entirely in underground conduits or adequately fenced, or otherwise improved. (Ord. 375 §8.303, 1965).

17.28.060 Easements.

Easements established pursuant to this title shall be located along lot lines. Lots shall be designed so that existing easements shall be located along lot lines unless said easements are relocated so that they are along lot lines. Easements for public overhead electric power transmission lines designed to carry twenty-one thousand volts or more are excluded from these requirements. (Ord. 586 §2, 1977; Ord. 573 §6, 1977).

17.28.062 Deduction of certain easements from area of lots.

For the purpose of computing the minimum allowable lot size as set forth in all parts of this code and in the general plan, all areas covered by the following proposed or existing easements in which the public does or may benefit, except for the public easements excluded from the requirements of Section 17.28.060, which public easements are also excluded from the requirements of this section, shall be deducted for said lot's gross parcel size.

A. In lots of a size of less than five gross acres, the area of said easements in excess of ten feet in width;

B. In lots of a size of five gross acres or more, the area of said easements in excess of ten feet in width if the area covered by the width of said easements in excess of ten feet exceeds ten percent of the gross size of said lot. (Ord. 586 §4, 1977; Ord. 573 §7, 1977).

17.28.064 Required average depth to width ratio of all lots under twenty acres.

The average depth of each lot under twenty acres in size shall be not more than three times the average width. (Ord. 573 §8, 1976).

17.28.070 Metal monuments.

Durable metal monuments approved by the county engineer shall be installed or referenced to the following locations:

- A. Boundary corners;
- B. At intervals of not more than five hundred feet along boundary lines;
- C. At the beginning and ending of property line curves or P.I. at discretion of county engineer;
- D. Lot corners, and in addition, set a lead and tack in the sidewalk on the prolongation of the side lot lines. (Ord. 375 §8.5, 1965).

17.28.080 Lots to abut street.

All lots shall abut on a street approved as a deep lot subdivision by the planning commission, under policies adopted by said planning commission. (Ord. 375 §8.6, 1965).

17.28.090 Building setback line.

Unless other setbacks and yards are required by applicable zoning regulations, all lots shall show a building setback line (B.S.B.L.) of not less than twenty-five feet from the front line, and of not less than twelve and one-half feet from the side lot line adjacent to any street or road. (Ord. 375 §8.7, 1965).

17.28.100 Existing streets.

Existing streets shall be continued as required by the planning commission. (Ord. 375 §8.801, 1965).

17.28.110 Street stubs.

Street stubs shall be required to adjacent unsubdivided property where, in the opinion of the planning commission, they are necessary. A satisfactory temporary turn-around may is required. (Ord. 375 §8.803, 1965).

17.28.120 Street intersection.

Streets shall intersect at as near right angles as is practicable. Radius of curvature, where the property lines intersect, shall be a minimum of ten feet, except at arterials and collectors, twenty feet. (Ord. 375 §8.803, 1965).

17.28.130 Three-way intersections.

"T" or three-way intersections are preferable to four-way intersections, but the centerlines of any two streets intersecting a common street shall be separated by not less than two hundred feet. (Ord. 375 §8.804, 1965).

17.28.140 Reserve strips.

Reserve strips, where required to control access over certain lot lines or over the ends of street stubs, shall be dedicated to the county. (Ord. 375 §8.805, 1965).

17.28.150. Alleys.

Alleys with a minimum width of twenty feet shall be required in industrial, commercial and in multiple family areas where necessary to control access to thoroughfares and major streets. (Ord. 375 §8.806, 1965).

17.28.160 Cul-de-sac and dead-end streets.

Cul-de-sac and dead-end streets shall be not longer than one thousand three hundred twenty feet. Each street shall terminate in a turning area having a radius of not less than forty feet to property lines. Turning areas having a similar radius shall be required at intermediate points on any cul-de-sac of dead-end street having a length in excess of eight hundred feet. The county engineer may approve alternate turnaround designs. (Ord. 375 §8.807, 1965).

17.28.170 Street names.

Names for proposed new streets shall be approved by the planning department and shown on the tentative map. (Ord. 375 §8.808, 1965).

17.28.180 Streets – Conformance to master plan.

Streets shall conform, as to alignment and width to the official master plan for streets and highways of the county. (Ord. 375 §8.809, 1965).

17.28.190 Street connections.

Streets or roads in any proposed subdivision shall connect to a state highway, to a maintained county road, or to a road or right-of-way which meets the standards of this title as to design and improvement.

17.28.200 Street dedication – When required.

Streets or roads in any standard subdivision may be offered for dedication or remain as private roads at the option of the subdivider; provided, that where the planning commission finds any such street or road necessary for public use it shall require an offer of dedication, and full improvement as set forth in Chapters 17.40 through 17.48 hereof. (Ord. 375 §8.811, 1965).

17.28.210 Street dedication – Factors to be considered.

In making the finding "for public use" called for in Section 17.28.200 hereof, the planning commission may consider any or all of the following factors:

- A. The fact that road, or roads, or any combination thereof, afford access to adjacent property which is not a part of the subdivision;
- B. The location of the subdivision, the size and number of lots, utilities to be provided, and proposed use of lots;
- C. The length of individual streets, and the number of lots abutting each street;
- D. The relation of the proposed road pattern to existing road patterns and to the general plan for streets and highways. (Ord. 375 §8.812, 1965).

17.28.220 Private streets.

Streets intended for the exclusive use of lot owners in the subdivision, their licensees, visitors, tenants and servants, may be shown as private streets, provided:

- A. Said streets are designed and improved according to the standards of this title;
- B. Intent of private use shall be shown by provisions for keeping said streets physically closed to travel by the public at all times, or by adequate posting as a private street. (Ord. 375 §8.813, 1965).

17.28.230 School sites.

In accordance with the applicable provisions of state law, the subdivider may be required to set aside a parcel or parcels for acquisition as a school site or sites. (Ord. 375 §8.9, 1965).

17.28.240 Soil report.

In the case of every standard subdivision, the county engineer shall require a preliminary soil report, from a qualified soils laboratory or soils engineer, as specified in Section 17953 and following of the Health and Safety Code of the state. The report may be waived under the conditions specified in said code.

If required, a soil investigation shall be prepared and approved pursuant to said code. (Ord. 375 §8.10, 1965).

17.28.250 Lot sizes and design requirements.

Notwithstanding any other provisions of this title, the area, dimensions, and design of lots created by this title shall be in conformance with the area, dimension and design requirements as set forth in all titles of this code and in the applicable sections of the general plan. (Ord. 573 §9, 1976).

17.28.260 Provisions for lots not served by either approved water or sewage systems.

Notwithstanding any other provisions of this title, any lot which, at the time it is created by subdivision, is not served by either an approved public or mutual water supply system or public sewer system, and is to be developed with an individual water well and an individual septic system or other approved method of sewage disposal on the same lot or parcel, shall be of a size of not less than five gross acres. "Gross acres" means lot size without deduction for easements as set forth in Section 17.28.062. (Ord. 573 §10, 1976).

17.28.270 Division of land subject to Land Conservation Act Contracts.

No decision-making body in the county, which is empowered by law to permit the division of any parcel which is the subject of any Land Conservation Act contract, shall permit the division thereof unless the board of supervisors finds, after recommendation from the agricultural advisory committee and prior to the approval of said subdivision, that every parcel created by said subdivision shall comply with the requirements of Section 19.24.040, subsection "AG," subparagraph 8. (Ord. 596 §1, 1977).

1

For statutory provisions vesting control over subdivision design and improvement in the governing bodies of counties, see Bus. & Prof. Code §11525.

Draft

Chapter 17.90
STREET AND ROAD DESIGN AND IMPROVEMENT SPECIFICATIONS

Sections:

- 17.90.010 Established.
- 17.90.020 General requirements.
- 17.90.030 Gradient.
- 17.90.040 Minimum widths of right-of-way, graded portion, base and paved surface.
- 17.90.050 Minimum widths of right-of-way, graded portion, base and paved surface.
- 17.90.060 Construction standards.
- 17.90.070 Curbs and gutters required when.
- 17.90.080 Materials.
- 17.90.090 Road mix surfacing specifications.
- 17.90.100 Asphalt concrete specifications.
- 17.90.120 Drainage standards.
- 17.90.130 Clear and grub standards.
- 17.90.140 Erosion control standards.
- 17.90.150 Acceptance of dedication and maintenance.
- 17.90.160 Final subdivision public report.
- 17.90.180 Caltrans Standard Specifications to govern.

17.90.010 Established.

Minimum improvement specifications for the design and improvement of roads and streets are established as set forth in this chapter. Note: additional structural thickness of the roadbed may be required when the traffic index is high and/or when the R value of the subgrade is low. (Ord. 664 §1(part), 1978).

17.90.020 General requirements.

- A. In no case shall a culvert across a roadway be less than eighteen inches in diameter.
- B. If adverse conditions exist, the rough grading of driveways shall be performed prior to placing the surfacing on the streets. (Ord. 664 §1(part), 1978).

17.90.030 Gradient.

- A. The minimum gradient for all streets shall be 0.5 percent.
- B. The maximum gradient for all streets below two thousand feet elevation shall be fifteen percent.
- C. The maximum gradient for all streets above two thousand feet elevation shall be ten percent. (Ord. 664 §1(part), 1978).

17.90.040 Minimum widths of right-of-way, graded portion and paved surface.

The minimum widths of right-of-way, graded portion, road base and road surfacing are shown in ~~Exhibit A, pages 1 and 2 attached herewith~~ Table 12.08.030 for publically maintained roads and Table 12.08.035 for privately maintained roads and driveways. The tabulation of minimum road requirements as set forth in Section 12.08.030 is amended. (ord. 664 §1(part), 1978).

~~Exhibit A~~

17.90.050 Minimum widths of right-of-way, graded portion, base and paved surface.

A. Widths..... Strike this table and refer to 12.08.030 and 12.08.035.

17.90.060 Construction standards.

A. Base material will be no less than the thickness shown on Exhibit A, attached to the ordinance codified in this chapter, of crushed rock or screened gravel, except where, in the opinion of the county engineer, a lesser thickness is justified.

B. A liquid asphalt penetration treatment where required in Exhibit A, attached to the ordinance codified in this chapter, of SC-250 grade asphalt shall be applied at the rate of at least 0.3 gallon per square yard to the entire width of gravel base.

C. A paved surface where required in Exhibit A, attached to the ordinance codified in this chapter, of road-mixed asphalt or asphalt concrete pavement shall be applied to a compacted thickness of at least two inches. The design of the mix shall have the written approval of the county engineer. (Ord. 664 §1(part), 19778).

17.90.070 Curbs and gutter required when.

Curbs and gutters for residential subdivision for less than forty thousand square-foot lots shall be placed on streets where it is necessary to provide on-street parking and/or control of drainage. (Ord. 664 §1(part), 1978).

17.90.080 Materials.

A. The material aggregate shall be free from vegetable matter and other deleterious substances and shall be of such character that it can be compacted readily under watering and rolling to form a firm and stable base.

B. Broken or crushed gravel.

C. Natural material having essentially the same qualities of angularity or surface irregularities and roughness as broken, stone and conforming to the specified quality and requirements when combined within the required grading limits.

D. 1. The combined mineral aggregate shall be of such size that the percentage composition by weight, as determined by laboratory sieves, will conform to one of the following gradings:

Sieve Size	1 ½ - inch Maximum	¾ - inch Maximum
2"	100	--
1 ½"	90-100	--
1"	--	100
¾"	50-90	90-100
No. 4	35-50	35-55
No. 200	3-12 Dry	3-12 Dry
No. 200	3-15 Wet Wash	3-15 Wet Wash
All rattler tests waived		
Resistance Value (R Value)		72 Minimum
Sand Equivalent		25 Minimum

2. When mineral aggregate does not contain sufficient natural cementing material to be compacted readily under water and rolling, there shall be added to and incorporated in it, a binder material consisting of rock screenings, or disintegrated granite, or other cementitious material approved by the county engineer. Binder material, if required, shall be incorporated with the aggregate by a method approved by the county engineer, that will uniformly distribute the material throughout the aggregate. When binder material is added to the mineral aggregate, the combination shall conform to all the quality and grading requirements specified for the aggregate.

Note: If a natural material is found, by experience or otherwise, to be of a quality equal to the above specifications, the county engineer may authorize the use of such material.

E. 1. The aggregate for subbase material shall be clean and free from vegetable matter and other deleterious substances and shall be of such quality that it will bind readily to form a firm, stable subbase.

2. The percentage composition by weight of aggregate subbase shall conform to the following gradings:

Sieve Size	Percentage Passing
3"	100
2 ½"	90-100
No. 4	35-70
No. 200	0-26
Resistance (R Value)	55 Minimum
Sand Equivalent	20 Minimum

3. Aggregate subbase material may be obtained by breaking up, crushing, screening, wasting, washing material or any combination thereof, or use any other process that will produce the required grading. Aggregate for subbase shall be delivered to the roadbed as uniform mixtures and shall be spread in layers or windrows without segregation. (Ord. 664 §1(part), 1978).

17.90.090 Road mix surfacing specifications.

A. Road-mixed surfacing shall consist of mineral aggregate and bituminous binder mixed on the road by the road mix methods, or mixed off the roadbed by either road mix or plant mix methods. The mixture shall be spread and compacted on a prepared base in conformity with the lines, grades and dimensions shown on the plans or typical cross sections or specified in this section.

B. Bituminous Materials. Bituminous binder to be mixed with the mineral aggregate shall be liquid asphalt or a grade designated by the county engineer.

C. Mineral Aggregate.

1. The Mineral aggregate for road-mixed surfacing shall conform to the requirements for mineral aggregate for Type C plant-mixed surfacing, or it may consist of the material in place on the roadbed, or a combination of two or more of these materials, all as required by these specifications, such material to meet the grading and qualities specified.

2. Mineral aggregate for Type C plant-mixed surfacing to be used for road-mix surfacing, shall conform to the following gradings and qualities:

PERCENTAGE PASSING SIEVE SIZES

	¾ inch	½ inch
Sieve Size	Maximum	Maximum
1"	100	--
¾"	95-100	100
½"	--	95-100
3/8"	67-85	80-95
No. 4	50-65	57-78
No. 30	18-28	21-34
No. 200	3-8	4-9
Stabilometer Value		32 Min.
Swell		0.030 Max.
Sand Equivalent		30 Min.

D. Mixing. The mineral aggregate and liquid asphalt shall be combined in a ratio as specified, such mixing shall continue until the mixture is thoroughly combined. There shall be no small portions or goublets or unmixed oil visible in the mixture, nor shall there be any uncoated particles of mineral aggregate visible. (Ord. 664 §1(part), 1978).

17.90.100 Asphalt concrete specifications.

Asphalt concrete shall be Type B, one-half-inch maximum and shall conform to the provisions in Section 39 "Asphalt Concrete" and Section 92 "Asphalts" of the current state of California Caltrans Standard Specifications. (Ord. 664 §1(part), 1978).

17.90.120 Drainage standards.

A. Roadside ditches shall be designated to carry runoff from the road section only.

Roadside ditches shall not be used as major drainage channels. Drainage ditches in easements shall be provided to discharge water from the roadside ditches. The roadside ditches shall have a minimum depth of one foot unless otherwise authorized.

B. Natural drainage channels shall be retained and not realigned if at all possible. These channels shall be in drainage easements, and shall not encroach on road right-of-way.

C. A drainage channel (constructed or natural) contained in an adequate drainage easement must be provided for all roadside water leaving the right-of-way.

D. Drainage areas of greater than one hundred acres shall be designated to pass a one hundred-year storm utilizing available head. Areas of less than one hundred acres shall be designed to pass a twenty-five year storm with no more than a three-foot head on the culvert. The design flow may be determined by a recognized method preferred by the engineer. Flow determination calculations shall be submitted with the plans and specifications for review.

E. Minimum culvert size is eighteen inches, 16 gauge corrugated steel pipe, (heavier gauge to be determined by height of fill).

F. In general, culverts shall be used which meet the minimum requirements of the state of California Division of Highways. Where concrete pipe is used, it shall be C-76 with Class III used in road right-of-ways.

G. Neither aluminum nor helically corrugated pipe shall be allowed.

H. Culverts or drainage structures should be placed at intervals of not more than five hundred feet.

I. Minimum cover over drainage structures to be eighteen inches.

J. All culverts shall have a minimum cover of eighteen inches and be protected at both ends by riprap, rock masonry walls or concrete head wall, or shall be extended, three feet beyond the fill on the lower side except where drop inlets or flared-end sections have been specified by the engineer, and approved by the county engineer. (Ord. 664 §1(part), 1978).

17.90.130 Clear and grub standards.

Clearing and grubbing shall be done in accordance to Section 16 of the Caltrans Standard Specifications. (Ord. 664 §1(part), 1978).

17.90.140 Erosion control standards.

Cut banks, fill slopes, median, etc., shall have erosion control in accordance with Section 20 of the Caltrans Standard Specifications if necessary as determined by the county engineer. (Ord. 664 §1(part), 1978).

17.90.150 Acceptance of dedication and maintenance.

The county shall accept the dedication and maintenance of those roads constructed pursuant to any parcel map or subdivision map that meets the full paved design criteria therefor; provided, that such roads are contiguous to a publicly maintained road system and that the requirements of Sections 12.08.082 and 12.08.084 are met. (Ord. 1194 §2, 1989).

17.90.160 Final subdivision public report.

The subdivider shall prepare a final subdivision public report similar to that required by the state of California Department of Real Estate, which shall be recorded concurrently with the filing of the final parcel map. Such report shall describe the availability of, and the conditions thereof, of the following services: water, sewage, fire protection, electric, natural gas, telephone, garbage disposal, streets and roads, recreation, and whatever special assessment district. (Ord. 664 §1(part), 1978).

17.90.180 Caltrans Standard Specifications to govern.

The current Caltrans Standard Specifications shall be the standards by which all improvements, contracts and/or agreements shall be governed. (Ord. 664 §1(part), 1978).

AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: November 6, 2013

From: Richard M. Forster, Chairman
(Department Head - please type)

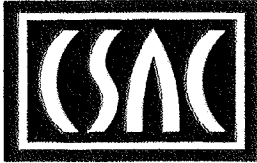
Phone Ext. x470

<input checked="" type="checkbox"/>	Regular Agenda
<input type="checkbox"/>	Consent Agenda
<input type="checkbox"/>	Blue Slip
<input type="checkbox"/>	Closed Session
Meeting Date Requested:	
<u>November 12, 2013</u>	

Department Head Signature _____

Agenda Title: <u>California State Association of Counties</u>		
Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary) Discussion and possible action relative to the selection of CSAC Board of Directors Members for 2013-2014.		
Recommendation/Requested Action: _____		
Fiscal Impacts (attach budget transfer form if appropriate) _____	Staffing Impacts _____	
Is a 4/5ths vote required? Yes <input type="checkbox"/> No <input type="checkbox"/>	Contract Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Resolution Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Ordinance Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> Comments: _____	
Committee Review? N/A <input type="checkbox"/> Name _____ Committee Recommendation: _____		
Request Reviewed by:		
Chairman <u>RMA</u> Auditor <u>EDZ</u> CAO <u>GH</u>	Counsel <u>GG</u> GSA Director <u>HP</u> Risk Management _____	
Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments) _____		
FOR CLERK USE ONLY		
Meeting Date <u>11/12/13</u>	Time _____ Item # <u>15</u>	
Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___		
Ayes: _____ Resolution _____ Ordinance _____ Other: _____		
Noes _____ Resolution _____ Ordinance _____		
Absent: _____ Comments: _____		
Distributed on _____ Completed by _____	A new ATF is required from _____ Department _____ For meeting _____ of _____	I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors. ATTEST: _____ Clerk or Deputy Board Clerk

Save



California State Association of Counties
1100 K Street, Suite 101
Sacramento, CA 95814
Phone (916) 327- 7500
Facsimile (916) 321- 5047

September 12, 2013

TO: Chairs, Boards of Supervisors

FROM: Matt Cate, Executive Director

SUBJECT: Selection of CSAC Board of Directors Members

Under provisions of the CSAC Constitution, members of the Board of Directors and alternates are elected by their respective boards of supervisors to one-year terms of office commencing with the first day of the CSAC annual conference. This year that will be on November 19, 2013. Any member of your Board of Supervisors is eligible for the directorship.

CSAC's Board of Directors holds its first meeting of each year at the association's annual conference in November. **Thus, it is important that your county has its newly appointed board representative at this first meeting.** Enclosed is a list of current directors, along with a form for use in notifying us of your Board's appointment.

The new Board of Directors will meet at the annual conference, first by caucus (urban, suburban and rural) to nominate CSAC officers and Executive Committee members, and again as a full Board to elect the 2014 Executive Committee and to conduct other business. Details of these meetings will be sent to you at a later date. Please note that under the CSAC Constitution, Executive Committee members are elected from the membership of the Board of Directors.

If you have any questions or need further information, please contact Sue Ronkowski of my staff at 916.327.7500 x508 or e-mail sronkowski@counties.org.

Enclosures

cc: 2013 Board of Directors
Clerks, Board of Supervisors



California State Association of Counties
1100 K Street, Suite 101
Sacramento, CA 95814
Phone (916) 327- 7500
Facsimile (916) 321- 5047

NOTIFICATION OF CSAC BOARD OF DIRECTORS MEMBER FOR YEAR 2013 – 2014

The Board of Supervisors has elected the following named Supervisor(s) to a position on the CSAC Board of Directors for the 2013 - 2014 Association year beginning November 19, 2013.

County name:

Director:

Alternate:

Name of individual completing form:

Does the Board of Directors member plan to attend the CSAC Annual Conference (November 19 – 22, 2013) in San Jose, Santa Clara?

Yes:

No:

PLEASE RETURN BY NOVEMBER 1, 2013 TO:

Sue Ronkowski
California State Association of Counties
1100 K Street, Suite 101
Sacramento, CA 95814
Fax: (916) 321-5047
E-mail: sronkowski@counties.org

CALIFORNIA STATE ASSOCIATION OF COUNTIES
Board of Directors
2013

<u>Section</u>	<u>County</u>	<u>Director</u>
U	Alameda County	Keith Carson
R	Alpine County	Terry Woodrow
R	Amador County	Louis Boitano
S	Butte County	Maureen Kirk
R	Calaveras County	Merita Callaway
R	Colusa County	Kim Dolbow Vann
U	Contra Costa County	Federal Glover
R	Del Norte County	Michael Sullivan
R	El Dorado County	Norma Santiago
S	Fresno County	Henry Perea
R	Glenn County	John Viegas
R	Humboldt County	Virginia Bass
S	Imperial County	Ryan Kelley
R	Inyo County	Jeff Griffiths
S	Kern County	Mike Maggard
R	Kings County	Doug Verboon
R	Lake County	Anthony Farrington
R	Lassen County	Jim Chapman
U	Los Angeles County	Don Knabe
R	Madera County	Max Rodriguez
S	Marin County	Susan Adams
R	Mariposa County	John Carrier
R	Mendocino County	Carre Brown
S	Merced County	Hubert "Hub" Walsh
R	Modoc County	Jim Wills
R	Mono County	Larry Johnston
S	Monterey County	Fernando Armenta
S	Napa County	Brad Wagenknecht
R	Nevada County	Ed Scofield
U	Orange County	John Moorlach
S	Placer County	Jim Holmes
R	Plumas County	Jon Kennedy
U	Riverside County	John Tavaglione

U	Sacramento County	Susan Peters
R	San Benito County	Margie Barrios
U	San Bernardino County	Josie Gonzales
U	San Diego County	Greg Cox
U	San Francisco City & County	Eric Mar
S	San Joaquin County	Bob Elliott
S	San Luis Obispo County	Bruce Gibson
U	San Mateo County	Carole Groom
S	Santa Barbara County	Doreen Farr
U	Santa Clara County	Ken Yeager
S	Santa Cruz County	Bruce McPherson
S	Shasta County	Leonard Moty
R	Sierra County	Lee Adams
R	Siskiyou County	Ed Valenzuela
S	Solano County	Linda Seifert
S	Sonoma County	David Rabbitt
S	Stanislaus County	Vito Chiesa
R	Sutter County	Larry Munger
R	Tehama County	Robert Williams
R	Trinity County	Judy Pflueger
S	Tulare County	Steve Worthley
R	Tuolumne County	Randy Hanvelt
U	Ventura County	Kathy Long
S	Yolo County	Matt Rexroad
R	Yuba County	Roger Abe

President: David Finigan, Del Norte
 First Vice President: John Gioia, Contra Costa
 Second Vice President: Efren Carrillo, Sonoma
 Immed. Past President: Mike McGowan, Yolo

SECTION: U=Urban S=Suburban R=Rural

AGENDA TRANSMITTAL FORM

To: Board of Supervisors
 Date: November 6, 2013

From: Chuck Iley, County Administrative Officer
 (Department Head - please type)

Phone Ext. x470

- Regular Agenda
- Consent Agenda
- Blue Slip
- Closed Session

Meeting Date Requested:
November 12, 2013

Department Head Signature _____

Agenda Title: Minutes

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)
 Review and approval of the September 24, 2013 Board of Supervisors Meeting Minutes.

Recommendation/Requested Action:

Fiscal Impacts (attach budget transfer form if appropriate)	Staffing Impacts
Is a 4/5ths vote required? Yes <input type="checkbox"/> No <input type="checkbox"/>	Contract Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Committee Review? N/A <input type="checkbox"/>	Resolution Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Name _____ Committee Recommendation: _____	Ordinance Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
	Comments: _____

Request Reviewed by:

Chairman _____ Counsel _____

Auditor _____ GSA Director _____

CAO _____ Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 11/27/13 Time _____ Item # 113

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes: _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____ Completed by _____	A new ATF is required from _____ Department _____ For meeting _____ of _____	I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors. ATTEST: _____ Clerk or Deputy Board Clerk
--	---	--

Save