

Chapter 15.30

FIRE AND LIFE SAFETY REGULATIONS

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**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.

**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 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;
- B. Application for a building permit for new construction, not relating to an existing structure;
- C. Application for a use permit, grading 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: These regulations do not apply to existing structures, roads, streets and private lanes or facilities; roads required as a condition of tentative parcel maps prior to January 1, 1991; roads for agricultural or mining use; or roads used solely for the management and harvesting of wood products; and certificates of compliance and lot line adjustments as specified in Government Code (GC) Section 66412(d).

#### **15.30.040. Inspection Authority**

A. Inspection shall be made pursuant to Section 15.30.050 by the Director or his/her designee.

B. Reports of violations should be provided to the Cal Fire Unit headquarters that administers SRA fire protection in that county.

#### **15.30.050. Inspections.**

The inspection authority may inspect for compliance with these regulations. When inspections are conducted, they should occur prior to: septic final, 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.

#### **15.30.060. Deviation to Standards**

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

#### **15.30.070. Requests for Deviations**

Requests for a deviation 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 a deviation is requested, material facts supporting the contention of the applicant, the details of the deviation or mitigation measure proposed, and a map showing the proposed location and siting of the deviation or mitigation measure.

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 department. 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 department shall be provided by the applicant.

C. The 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.

#### **15.30.080. Appeals**

A. The decision of the 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 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.

B. The board of supervisors shall hold a public hearing on the appeal and based thereon may affirm, reject or modify the decision of the director.

C. If a deviation from standards is granted, the approving authority (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.

#### **15.30.090. Definitions**

**Accessory building:** Any building used as an accessory to residential, commercial, recreational, industrial, or educational purpose 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 Title 19 of the Amador County Municipal Code.

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

**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.

**Cal Fire:** California Department of Forestry and Fire Protection.

**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. Refer to Amador County Code Chapter 12.08.035.

**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.

**Deviation:** 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.

**Director:** The Community Development Agency 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.

**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 Cal Fire 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:** Department(s) 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 lanes:** Vehicular access to more than four parcels; 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.

**Vertical clearance:** The minimum specified height of a bridge or overhead projection above the roadway, 15 ft.

**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.

#### **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.

**15.30.120. Emergency Access-- Intent.**

When a building permit or grading permit for new construction 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 Director and in accordance with this chapter.

Road and street networks, whether public or private, unless exempted 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.

**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 Requirements of the Design and Improvement Standards found in sections 12.08 and 17.90 of the Municipal 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 county road standards, and be capable of supporting a 40,000 pound load.

**15.30.150. Roadway Grades**

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent. Application for Deviation shall be required for all driveways that exceed 16 percent. Driveways above elevation of 3000FT shall not exceed 20%.

Driveways below elevation of 3000FT shall not exceed 24%.

Requirements for Deviation Requests may include any or all of the following:

- A. 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 designed by a licensed engineer.
- B. Driveway/Road travel surface grades shall be certified by a licensed engineer or surveyor prior to final approval.
- C. 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 the minimum 18 foot width, paved turnouts shall be provided with a maximum spacing of 400 feet and where ever sight distance is restricted.
- D. A fire management plan for the parcel may be required pursuant to the requirements set forth in section 15.30.080.
- E. Minimum driveway 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 either #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%.

**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.

**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.

**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.

**15.30.190. Roadway Structures.**

A. All driveway, road, street, and private lane roadway structures shall be constructed to carry the loads in the table below, and provide minimum vertical clearance of 15 feet.

<b>Axle Configuration</b>	<b>Max. Allowable Weight Per Axle</b>
Single steering axle (front and rear)	24,000 pounds
Single drive axle	31,000 pounds
Tandem axles	48,000 pounds
Tandem rear drive steer axles	48,000 pounds
Tridem axles	54,000 pounds

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 Director; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

**15.30.200. One-Way Roads.**

All one-way roads shall be constructed to provide a minimum of one 10-foot traffic lane. The Director 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.

**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 serving the applicant. 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.

**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.

**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 a Knox Rapid Entry System, as approved by the fire jurisdiction having authority for emergency responder access.

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



**15.30.240. Signing and Building Numbering-- 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.

**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.

**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.

**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.

**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.

**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.

**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 lane 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.

**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.

**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.



**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.

**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.

**15.30.350. Emergency Water Standards—Intent.**

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.

**15.30.360. General Standards.**

A. 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.

B. 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.

C. 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.

**15.30.370. Hydrant/Fire Valve.**

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.

**15.30.380. Signing of Water Sources.**

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

A. 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

B. 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").

**15.30.390. Fuel Modification Standards—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.

**15.30.400. 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.

**15.30.410. 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.

**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.

**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.

**15.30.450 Cal Fire inspections not precluded.**

Nothing in this chapter precludes Cal Fire from performing inspections or cursory audits to ensure compliance with the regulations.

**15.30.460 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.

**15.30.470 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.

**15.30.480 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.

**15.30.490 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.

**15.30.500 Civil Proceedings Not Preempted.**

Criminal proceedings against persons for violations of this chapter shall not bar civil enforcement or abatement proceedings.



**12.08.035 Private road construction.**

Design Feature	Topography	Private Roads	Driveway	
			Common	Single
Design Speed	Flat	40	20	20
	Rolling	30	20	20
	Mountainous	20	20	20
Inside Radii (Ft) (Min. & Desirable min.)	Flat	400	50	50
	Rolling	275	50	50
	Mountainous	100	50	50
Grade % Below 2000 feet <sup>1</sup>		16	16	16
Grade % Above 2000 feet <sup>1</sup>		10	10	10
R/W Width (Ft) <sup>2</sup>		40	30	Na
Roadbed Width (FT)		20	18	10
Surface Width (ft) <sup>3</sup>		18	12	9
Thickness Base & Surface		See Below <sup>4</sup>	See Below <sup>4</sup>	2"/4"
Bridges Clear Width (ft)		22	10 <sup>5</sup>	10
Vertical Clearance (ft)		14.5	14.5	14.5
Design Load (AASHTO)		H-15	H-15	H-15
<sup>1</sup> Maximum for % grade				
<sup>2</sup> Easement Width for Common Driveways				
<sup>3</sup> Private Roads may use all weather surface such as aggregate base and gravel as a substitute to AC				
<sup>4</sup> Design based on engineering analysis of character of traffic and soil				
<sup>5</sup> Bridge design loads for single driveway shall be H-15				
<sup>6</sup> Bridges on common driveways must have clear sight across bridge and turn out on both sides.				

**SECTION IV.** Except as set forth above, the remainder of Chapter 12.08 is unaffected by this ordinance and is deemed reenacted without amendment.

**SECTION V.** Chapter 17.28 General Design and Improvement Standards, is hereby amended as follows:

**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.

**SECTION VI.** Except as set forth above, the remainder of Chapter 17.28 is unaffected by this ordinance and is deemed reenacted without amendment.



**SECTION VII.** Chapter 17.90 Street and Road Standards is hereby amended as follows:

**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 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.

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

As specified in minimum construction requirements table in Chapter 12.08.030 and private roads construction table in Chapter 12.08.035.

**17.90.080 Materials.**

A. The mineral 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.

**SECTION VIII.** Except as set forth above, the remainder of Chapter 17.90 is unaffected by this ordinance and is deemed reenacted without amendment.