Subdivision Map Findings Report

Board of Forestry and Fire Protection

**** ****

November 2020

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# Purpose and Background

For tentative or parcel maps approved in state responsibility areas (SRA) or very high fire hazard severity zones (VH), the approving body is required to make and submit two findings to the State Board of Forestry and Fire Protection (Board) within 30 calendar days of map approval (14 CCR § 1266.02).

The required findings are as follows:

(1) A finding supported by substantial evidence in the record that the subdivision is consistent with:

(A) regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code, or

(B) consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

(2) A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:

(A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.

(B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.

(14 CCR § 1266.01.)

Note: Authority cited: Section 66474.02, Government Code; and Sections 4202, 4203 and 4204, Public Resources Code. Reference: Section 66474.02, Government Code; and Sections 4201, 4202, 4203 and 4204, Public Resources Code.

# Site information

Subdivision name: Click or tap here to enter text.

Jurisdiction name:Click or tap here to enter text.

Point of contact: Click or tap here to enter text.

Mailing address: Click or tap here to enter text.

Email address: Click or tap here to enter text.

Phone number: Click or tap here to enter text.

Fax number: Click or tap here to enter text.

Subdivision is located within: [ ] State Responsibility Area [ ] LRA Very High Fire Hazard Severity Area

# Map approval information

Name of meeting at which tentative and/or parcel maps were approved: Click or tap here to enter text.

Meeting date: Click or tap to enter a date.

Meeting location: Click or tap here to enter text.

Meeting agenda and agenda item number: Click or tap here to enter text.

Relevant staff report(s): Click or tap here to enter text.

# Finding 1: Compliance with Requirements in Regulations based on PRC 4290 and 4291

In the column titled “Attached supporting evidence”, please provide reference to attached materials showing compliance with the corresponding requirement. Such documents may include but are not limited to maps, plans, XXX. If an exception has been granted, please note how same practical effect is achieved and refer to evidence, including the exception granted by the inspection authority or findings made by the local jurisdiction pursuant to 14 CCR 1270.06.

## Section 1: PRC 4290

### Emergency Access and Egress

**14 CCR Ch. 7 § 1273.01. Width.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) All two-way roads shall provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250. |[ ]  Click or tap here to enter text. |
| (b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.(2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road. |[ ]  Click or tap here to enter text. |
| (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6”). |[ ]  Click or tap here to enter text. |

**§ 1273.02. Road Surfaces.**

| Requirements | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. |[ ]  Click or tap here to enter text. |
| (b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds. |[ ]  Click or tap here to enter text. |
| (c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction. |[ ]  Click or tap here to enter text. |

**§ 1273.03. Grades.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) At no point shall the grade for all roads and driveways exceed 16 percent. |[ ]  Click or tap here to enter text. |
| (b) The grade may exceed 16%, not to exceed 20%, with approval from the local authority having jurisdiction and with mitigations to provide for same practical effect. |[ ]  Click or tap here to enter text. |

**§ 1273.04. Radius.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| No road or road structure has a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet is added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet. |[ ]  Click or tap here to enter text. |
| The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, is not less than one hundred (100) feet. |[ ]  Click or tap here to enter text. |

**§ 1273.05. Turnarounds.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) Turnarounds are required on driveways and dead-end roads. |[ ]  Click or tap here to enter text. |
| (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length. |[ ]  Click or tap here to enter text. |
| (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. |[ ]  Click or tap here to enter text. |
| (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building. |[ ]  Click or tap here to enter text. |

**§ 1273.06. Turnouts.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.  |[ ]  Click or tap here to enter text. |

**§ 1273.07. Road and Driveway Structures.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single traffic lane conditions, shall reflect the capability of each bridge. |[ ]  Click or tap here to enter text. |
| (b) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17). Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction. |[ ]  Click or tap here to enter text. |
| (c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained. |[ ]  Click or tap here to enter text. |
| (d) 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. |[ ]  Click or tap here to enter text. |

**§ 1273.08. Dead-end Roads.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| 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 feetparcels zoned for 1 acre to 4.99 acres - 1,320 feetparcels zoned for 5 acres to 19.99 acres - 2,640 feetparcels zoned for 20 acres or larger - 5,280 feetAll lengths shall be measured from the edge of the road 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 different length limits, the shortest allowable length shall apply. |[ ]  Click or tap here to enter text. |

**§ 1273.09. Gate Entrances.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6”). |[ ]  Click or tap here to enter text. |
| (b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. |[ ]  Click or tap here to enter text. |
| (c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used. |[ ]  Click or tap here to enter text. |
| (d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times. |[ ]  Click or tap here to enter text. |

### Signing and Building Numbering

**§ 1274.01. Road Signs.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) Newly constructed or approved roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each local jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a road providing access only to a single commercial or industrial occupancy require naming or numbering. |[ ]  Click or tap here to enter text. |
| (b) The size of letters, numbers, and symbols for road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign. |[ ]  Click or tap here to enter text. |

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

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet. |[ ]  Click or tap here to enter text. |
| (b) Signs required by this article identifying intersecting roads shall be placed at the intersection of those roads. |[ ]  Click or tap here to enter text. |
| (c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:(i) at the intersection preceding the traffic access limitation, and(ii) no more than one hundred (100) feet before such traffic access limitation. |[ ]  Click or tap here to enter text. |
| (d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter. |[ ]  Click or tap here to enter text. |

**§ 1274.03. Addresses for Buildings.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified. |[ ]  Click or tap here to enter text. |
| (b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9. |[ ]  Click or tap here to enter text. |
| (c) Addresses for residential buildings shall be reflectorized. |[ ]  Click or tap here to enter text. |

**§1274.04. Address Installation, Location, and Visibility.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property. |[ ]  Click or tap here to enter text. |
| (b) Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way. |[ ]  Click or tap here to enter text. |
| (c) Address signs along one-way roads shall be visible from both directions. |[ ]  Click or tap here to enter text. |
| (d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post. |[ ]  Click or tap here to enter text. |
| (e) Where a road 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, or otherwise posted to provide for unobstructed visibility from that intersection. |[ ]  Click or tap here to enter text. |
| (f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. |[ ]  Click or tap here to enter text. |

### Emergency Water Standards

**§1275.02. Water Supply.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction. |[ ]  Click or tap here to enter text. |
| (b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, “Standard on Water Supplies for Suburban and Rural Fire Fighting,” 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article. |[ ]  Click or tap here to enter text. |
| (c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available. |[ ]  Click or tap here to enter text. |
| (d) 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. |[ ]  Click or tap here to enter text. |
| (e) Where freeze or crash protection is required by local jurisdictions having authority, such protection measures shall be provided. |[ ]  Click or tap here to enter text. |

**§ 1275.03. Hydrants and Fire Valves.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C. |[ ]  Click or tap here to enter text. |
| (b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.(c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction. |[ ]  Click or tap here to enter text. |
| (c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction. |[ ]  Click or tap here to enter text. |

**§ 1275.04. Signing of Water Sources.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) Each hydrant, fire valve, or access to water shall be identified as follows:(1) if located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or(2) if located along a road,(i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or(ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. |[ ]  Click or tap here to enter text. |

### Fuel Modification Standards

**§ 1276.01. Setback for Structure Defensible Space**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| (a) All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road. |[ ]  Click or tap here to enter text. |
| (b) When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations, or other easements, the local jurisdiction shall provide for same practical effect.(i) Same practical effect requirements shall reduce the likelihood of home-to-home ignition.(ii) Same practical effect options may include, but are not limited to, noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with a less than thirty (30) foot setback; or additional structure hardening such as those required in the California Building Code, California Code of Regulations title 24, part 2, Chapter 7A. |[ ]  Click or tap here to enter text. |
| (c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.  |[ ]  Click or tap here to enter text. |

**§1276.02. Maintenance of Defensible Space Measures.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| To ensure continued maintenance of commonly owned properties in conformance with these standards and to assure continued availability, access, and utilization of the defensible space provided by these standards during a wildfire, provisions for annual maintenance shall be provided in emergency access covenants or similar binding agreements. |[ ]  Click or tap here to enter text. |

**§1276.03. Disposal of Flammable Vegetation and Fuels.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| Disposal, including chipping, burying, burning or removal to a 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. |[ ]  Click or tap here to enter text. |

**§ 1276.04. Greenbelts.**

| Requirements  | Meets | Attached supporting evidence |
| --- | --- | --- |
| Subdivision 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 local authority having jurisdiction and may be consistent with the CAL FIRE Unit Fire Management Plan or Contract County Fire Plan.  |[ ]  Click or tap here to enter text. |

### Verification of compliance with certified local ordinances

The undersigned verifies that the subdivision for which this report is written complies with the requirements in any local ordinances certified as equaling or exceeding and therefore applicable in place of the Fire Safe Development Regulations.

Print name: Click or tap here to enter text.

Position of signing county official: Click or tap here to enter text.

## Section 2: PRC 4291

### Zone 1 Requirements

| Requirement | Meets | Attached supporting evidence |
| --- | --- | --- |
| (1) Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles from the Zone whether such vegetation occurs in yard areas around the “Building or Structure,” on the roof or rain gutters of the “Building or Structure,” or any other location within the Zone. |[ ]   |
| (2) Remove dead tree or shrub branches that overhang roofs, below or adjacent to windows, or which are adjacent to wall surfaces, and keep all branches a minimum of ten feet (10 ft.) away from chimney and stovepipe outlets. |[ ]   |
| (3) Relocate exposed firewood piles outside of Zone 1 unless they are completely covered in a fire-resistant material. |[ ]   |
| (4) Remove flammable vegetation and items that could catch fire which are adjacent to or under combustible decks, balconies and stairs. |[ ]   |

### Zone 2 Requirements

| Requirement | Meets | Attached supporting evidence |
| --- | --- | --- |
| (1) In this zone create horizontal and vertical spacing among shrubs and trees using the “Fuel Separation” method, the “Continuous Tree Canopy” method or a combination of both to achieve defensible space clearance requirements. Further guidance regarding these methods is contained in the State Board of Forestry and Fire Protection's, “General Guidelines for Creating Defensible Space, February 8, 2006,” incorporated herein by reference, and the “Property Inspection Guide” referenced elsewhere in this regulation. |[ ]   |
| (2) In both the Fuel Separation and Continuous Tree Canopy methods the following standards apply:(A) Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of three inches (3 in.).(B) Cut annual grasses and forbs down to a maximum height of four inches (4 in.).(C) All exposed wood piles must have a minimum of ten feet (10 ft.) of clearance, down to bare mineral soil, in all directions. |[ ]   |

### Requirements for Zones 1 & 2

| Requirement | Meets | Attached supporting evidence |
| --- | --- | --- |
| (1) “Outbuildings” and Liquid Propane Gas (LPG) storage tanks shall have the following minimum clearance: ten feet (10 ft.) of clearance to bare mineral soil and no flammable vegetation for an additional ten feet (10 ft.) around their exterior. |[ ]   |
| (2) Protect water quality. Do not clear vegetation to bare mineral soil and avoid the use of heavy equipment in and around streams and seasonal drainages. Vegetation removal can cause soil erosion, especially on steep slopes. Keep soil disturbance to a minimum on steep slopes. |[ ]   |

# Finding 2: Structural fire protection and suppression services

Structural fire protection and suppression services must be available to the subdivision through any of the following entities. Please mark which type of fire service entity applies to this subdivision and reference attached evidence

| Fire Protection Entity |  | Attached supporting evidence |
| --- | --- | --- |
|  A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity. |[ ]   |
| The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code. |[ ]   |

Local fire official description of how structural fire protection and suppression services will be provided:

Click or tap here to enter text.

Local fire official sign-off

Print name: Click or tap here to enter text.

Title: Click or tap here to enter text.