



Siskiyou County
Planning Commission Staff Report
February 21, 2024

New Business Agenda Item No. 1
Madden Use Permit (UP-23-10)

Applicant: Shawn & Naimah Madden

Property Owners: Shawn & Naimah Madden
1234 Uplands Way
Mount Shasta, CA

Project Summary The applicant is requesting approval of the following:

- Use Permit approval to allow short-term vacation rental use of an existing single-family dwelling.

Location: The project is located at 1234 Uplands Way, east of the city of Mt. Shasta; APN: 037-380-160; Township 40N, Range 4W, Section 22; Latitude 41.3014°, Longitude -122.2928°.

General Plan: Building Foundation Limitations: Severe Pressure Limitations Soils, Wildfire Hazard, Woodland Productivity, Prime Agricultural Soils

Zoning: Rural Residential Agricultural, 2.5-acre minimum parcel size (R-R-B-2.5)

Exhibits:

- A. Draft Resolution PC 2024-005
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Madden Use Permit (UP-23-10)
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
- B. Comments

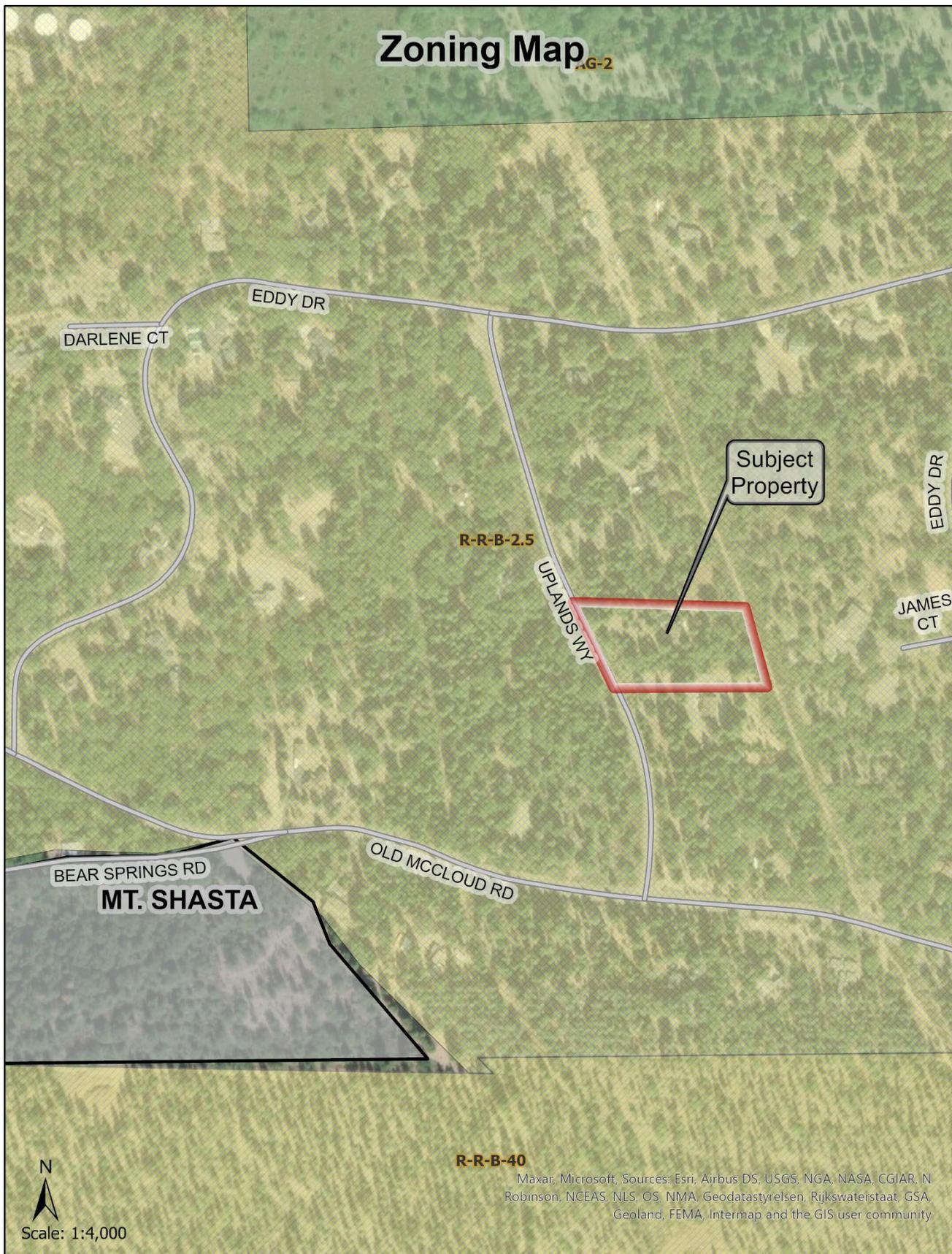


Figure 2: Zoning Map

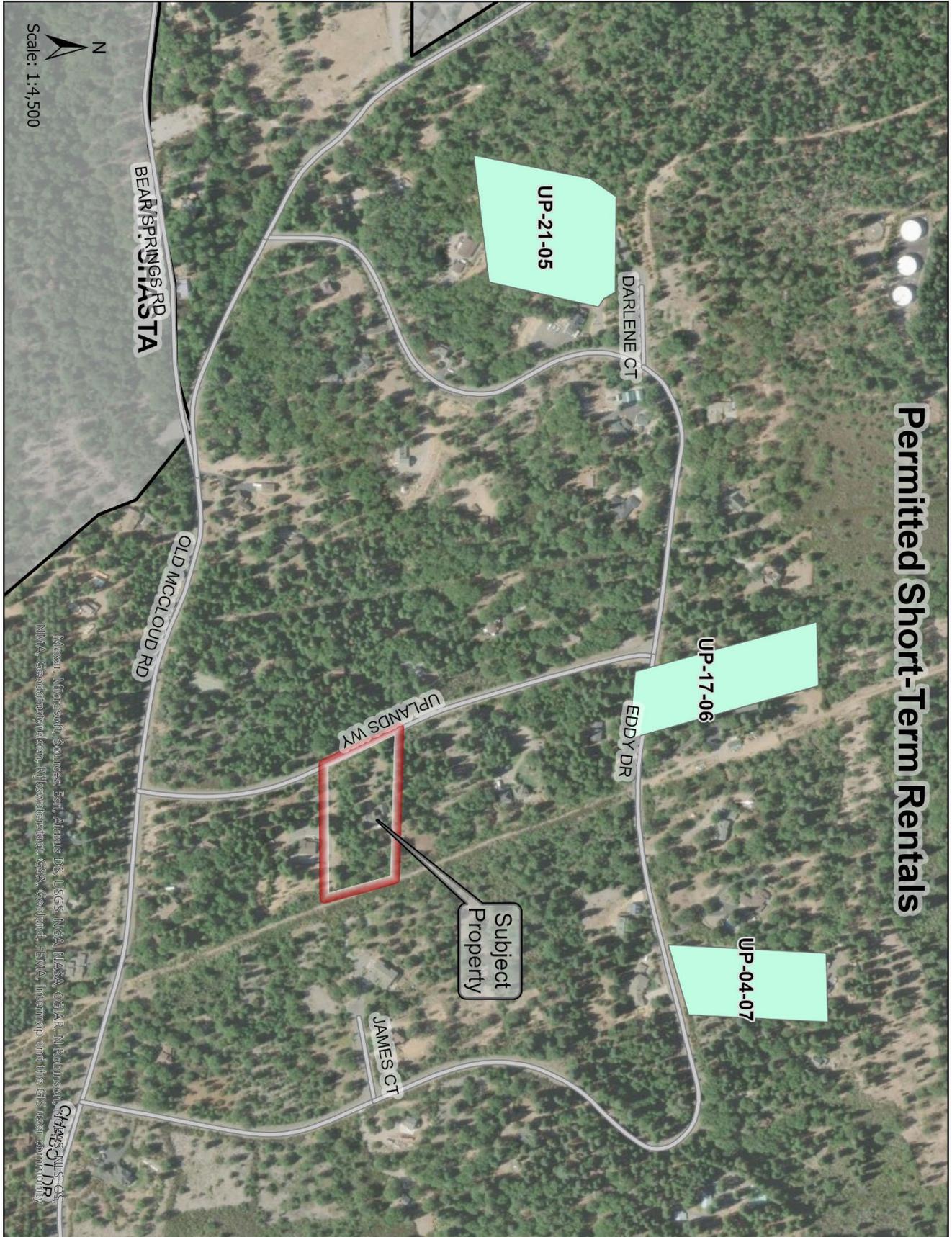


Figure 3: Short-Term Rental Map

Analysis

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay areas for Building Foundation Limitations, Wildfire Hazard, Woodland Productivity and Prime Agricultural Soils. In addition, planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.6, 41.7, 41.9, and 41.18 apply to the proposed project.

Staff has conducted a detailed analysis of each of the required findings and has found that the proposed project is consistent with the applicable General Plan policies governing the subject site. In addition, the use as conditioned would be compatible with the surrounding land uses, has adequate roadway access for transportation and public health and safety provisions, and would not create environmental impacts to on- or off-site resources. The recommended findings are detailed in the General Plan Consistency Findings section of Exhibit A-2 attached to this staff report and are submitted for the Commission's review, consideration, and approval.

Zoning Consistency

The proposed project site is situated in the Rural Residential Agricultural, two and a half-acre minimum parcel size (R-R-B-2.5) district and the proposed short-term vacation rental is a conditionally permitted use pursuant to Section 10-6.1502(h) of the Siskiyou County Code. Based on staff's analysis of the proposed use, staff believes that the necessary findings can be made for approval of the application. The recommended findings are detailed in the Zoning Consistency Findings section of Exhibit A-2 attached to this staff report.

Discussion

Siskiyou County Code Section 10-6.1502(h) allows for vacation rentals in single-family or two-family dwellings subject to the issuance of a use permit. Vacation rentals are also subject to specific conditions, including property management requirements, maximum rental periods, occupancy limits, and parking requirements.

Property Management

Siskiyou County Code, Section 10-6.1502(h)(1) requires that a vacation rental be managed by a County resident or professional property management firm located in Siskiyou County and that such resident or firm be available on a twenty-four (24) hour basis. This requirement is one of the Conditions of Approval itemized in Exhibit A-1 and made a part of this written staff report.

Maximum Rental Period

Maximum Rental period per Siskiyou County Code Section 10-6.1508(h)(2) for each occupancy is limited to no more than thirty (30) consecutive days. This requirement is one of the Conditions of Approval itemized in Exhibit A-1 and made a part of this written staff report.

Inspections

Prior to the issuance of a use permit, both Siskiyou County Building and Environmental Health Department inspections are required to determine whether the facility complies with established standards. The subject property passed inspections on August 31, 2023 and January 9, 2024, respectively.

Parking

Siskiyou County Code, Section 10-6.1502(h)(6) requires one off-street parking space for the vacation rental, plus one additional space for each of the available sleeping rooms. Three sleeping rooms are within the proposed vacation rental; therefore, a total of four off-street parking spaces are required. Adequate off-street parking exists within the garage, on the paved driveway and parking pad.

Property Owners Associations

Pursuant to Siskiyou County Code, Section 10-6.1502(h)(8), the Planning Commission’s action shall consider the decision of duly recognized property owners associations concerning the establishment of vacation rentals within their jurisdiction. This property is not within a property owners association.

Occupancy

The single-family dwelling contains three (3) bedrooms that the applicant proposes to use as sleeping rooms. The three bedrooms may be used for occupancy purposes subject to building inspection requirements. Bedroom number one is approximately 256 square feet. Bedroom number two is approximately 192 square feet. Bedroom number three is approximately 512 square feet. Based on available square footage of the sleeping areas, up to twenty-three guests could be accommodated at any one time in the proposed vacation rental. This figure exceeds what is allowed by Siskiyou County Code Section 10-6.1502(h)(9), which limits occupancy of vacation rentals to a maximum of ten guests at any one time. Also, the existing septic system is only designed to accommodate a maximum is six persons. Therefore, due to the design of the septic system, the occupancy is limited to a maximum of six guests, as itemized in Exhibit A-1 as a Condition of Approval.

Sphere of Influence – City of Mt. Shasta

This property is east of the city of Mt. Shasta and within the Sphere of Influence. Siskiyou County Code Section 10-6.1502(h)(10) requires that vacation rentals within this Sphere of Influence be a minimum of 2.5 acres. The subject parcel is 2.812 acres in size, as mapped in Record Survey Map Book 5, Pages 140 through 142.

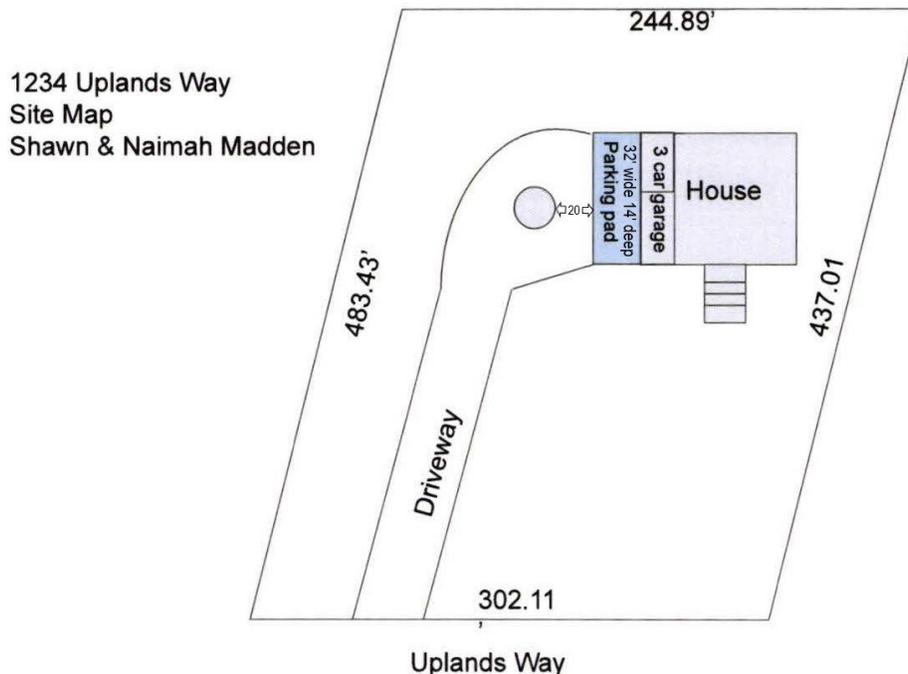


Figure 4: Site and Parking Map

First Floor

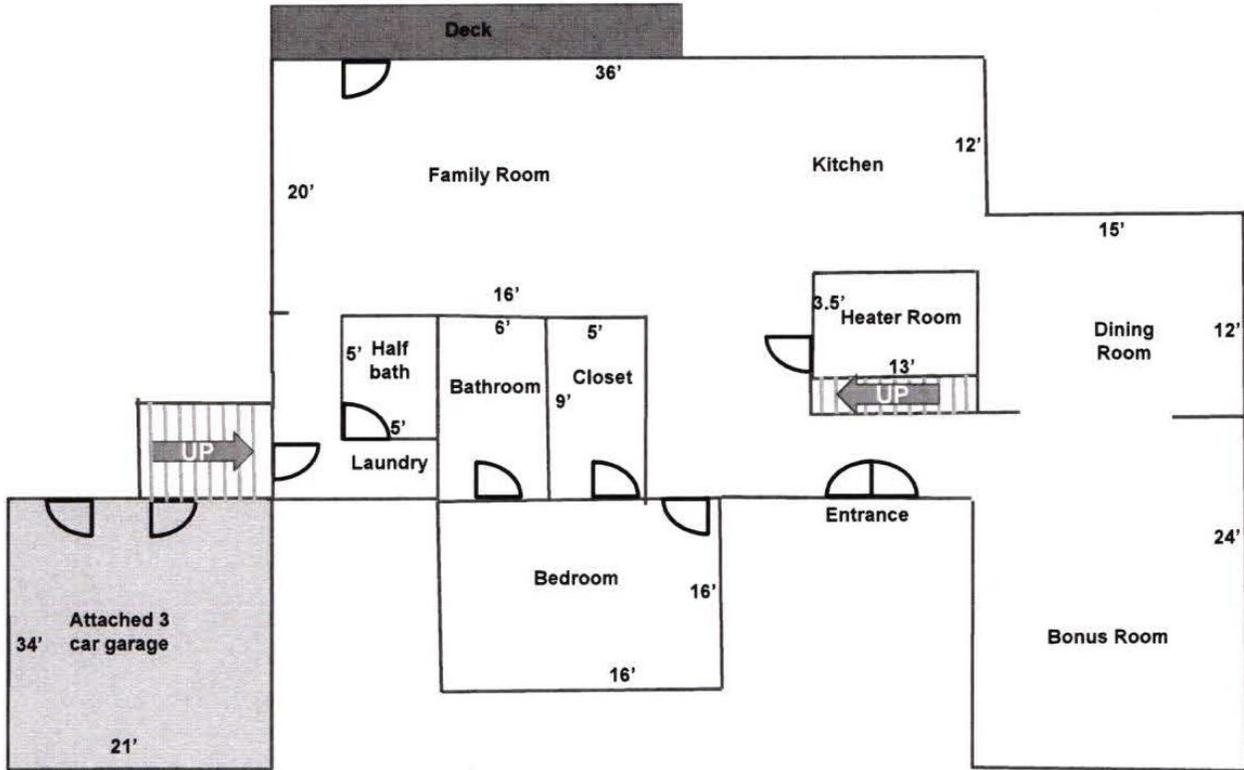


Figure 5: Floor Plan (First Floor)

Second Floor

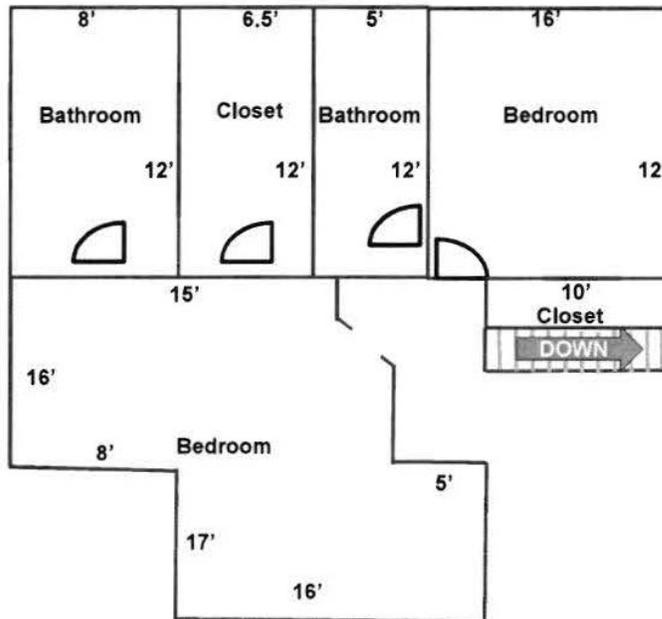


Figure 6: Floor Plan (Second Floor)

Environmental Review

The proposed project (i.e., use of an existing single-family dwelling as a vacation rental) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, *Existing Facilities*. This exemption consists of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency's determination. This exemption fits the proposed project because the use of the existing single-family home will be utilized as a short-term rental.

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Further, the exemption can only be approved if the Commission finds, based on the whole record before it, that there is not substantial evidence that there are unusual circumstances (including future activities) which might reasonably result in the project having a significant effect on the environment.

Calls for Service History

Siskiyou County Sheriff's Department – December 27, 2023

Within the past 12 months, no calls for service were received within the vicinity of the project site.

Siskiyou County Code Enforcement – December 22, 2023

Within the past 12 months, no calls for service were received within the vicinity of the project site.

Comments

A Notice of Public Hearing was published in the Siskiyou Daily News on February 21, 2024 and mailed to property owners within 300 feet of the subject property. No public comments have been received at the time this staff report was written.

Siskiyou County Environmental Health Division – August 31, 2023

Environmental Health has reviewed information related to the proposed short-term vacation rental and provided comments regarding garbage receptacles and trash removal, pool and spa facilities, and well and septic systems. The septic system is adequate for 6 persons.

Planning Response: Compliance with Environmental Health requirements to the satisfaction of Environmental Health has been included as recommended Conditions of Approval (numbers 11, 12, 13, 14, 15 and 16) for the project (see Exhibit A-1).

Siskiyou County Public Works – November 1, 2023

Public Works has reviewed the information related to the proposed short-term vacation rental and has no comments.

California Department of Forestry and Fire Protection (CAL FIRE) – January 24, 2024

Comments were submitted regarding CAL FIRE's requirements for this project, specifically those pertaining to road and street networks, road signing, fuel modification and standards as specified pursuant to Public Resources Code 4290. Also, included is a 4291 Inspection done May 12, 2023 noting no violations.

Planning Response: Compliance with CAL FIRE requirements to the satisfaction of CAL FIRE and Siskiyou County Planning has been included as recommended Conditions of Approval number 17 for the project (see Exhibit A-1).

Siskiyou County Building Division – January 9, 2024

The Building Division reviewed the information related to the proposed short-term vacation rental and performed an on-site inspection on September 11, 2023. Non-Conforming Areas were noted during the first inspection, so a second on-site inspection occurred on January 9, 2024. The subject property passed the inspection as there were no items that needed to be corrected.

Planning Response: Compliance with the Building Code requirements to the satisfaction of the County Building Division has been included as recommended Conditions of Approval number 12 for the proposed project (see Exhibit A-1).

Planning Staff Recommendations

- Adopt Resolution PC 2024-005 taking the following actions:
 - Approve the Use Permit (UP-23-10) request based on the recommended findings and subject to the recommended conditions of approval; and
 - Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Class 1, *Existing Facilities*.

Suggested Motion

I move that we adopt Resolution PC 2024-005, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Madden Use Permit (UP-23-10) and determining the Project Exempt from CEQA.

Preparation

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

Bernadette Cizin, Associate Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, CA 96097

Resolution PC 2024-005

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Madden Use Permit (UP-23-10)

Whereas, Section 10-6.1502(h) of the Siskiyou County Code permits vacation rentals within single-family and two-family dwellings subject to approval of a use permit and provided specific conditions are met; and

Whereas, Shawn and Naimah Madden applied for a use permit to allow for a vacation rental use of a single-family dwelling located at 1234 Uplands Way, east of the city of Mt. Shasta on Assessor Parcel Number 037-380-160; and

Whereas, the Planning Division presented its oral and written staff report on proposed Use Permit UP-23-10 at the Planning Commission's regularly scheduled meeting on February 21, 2024; and

Whereas, the Planning Division recommended Use Permit UP-23-10 be determined categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines because it can be seen with certainty that there would not be any significant impacts to the environment resulting from the project; and

Whereas, the Planning Division recommended approval of Use Permit UP-23-10 subject to the conditions of approval provided in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on February 7, 2024; and

Whereas, hearing notices were posted pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

Whereas, on February 21, 2024, the Chair of the Planning Commission opened the duly noticed public hearing on Use Permit UP-23-10 to receive testimony, both oral and written, following which the Chair closed the public hearing and the Commission discussed Use Permit UP-23-10 prior to reaching its decision.

Now, therefore be it resolved that the Planning Commission adopts the recommended findings set forth in Exhibit A-2 of the written staff report referenced hereto and incorporated herein; and

Be it further resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A, determines the project categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and approves Use Permit UP-23-10 subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein.

It is hereby certified that the foregoing Resolution PC 2024-005 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the Siskiyou County Planning Commission held on the 21st day of February 2024, by the following voice vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Jeff Fowle, Chair

Witness, my hand and seal this 21st day of February 2024.

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2024-005
Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon determination of the categorical exemption(s), a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.

Conditions of Approval

1. The applicant shall include and reference their Use Permit number (UP-23-10) on any written advertisement for the Vacation Rental, including online advertisements.
2. In no instances shall occupancy exceed six (6) persons unless the septic system is upgraded to the satisfaction of Environmental Health and approved to allow additional persons, not to exceed a total occupancy of nine (10) persons.
3. At any time while the property is in use as a Short-Term Vacation Rental, the use of firearms or fireworks upon the property by the short-term renter is prohibited.
4. The following notices shall be posted on or next to the front door within the subject vacation rental at all times that the property is being used as a vacation rental, and to the satisfaction of the Deputy Director of Planning:
 - A. The complete use permit that was approved and issued by the Siskiyou County Planning Division for the subject vacation rental; and
 - B. A notice that details the following information, including but not limited to:
 - Parking restrictions
 - The prohibition of on-street parking along Pine Grove Drive
 - Prohibition of all outdoor burning because this is a wildfire hazard area
 - Prohibition of the use of firearms or fireworks upon the property at any time by the short-term renter

- Emergency contact information, including the Siskiyou County Public Health Department, the 24-hour contact information for the property manager and plumber in the event of an emergency
 - A list of unacceptable items for disposal in the sewer such as diapers, feminine napkins, paper towels, etc.
 - Emergency exits and emergency escape diagram
 - Refuse collection regulations and collection times
 - Restrictions on loud noise (i.e. music, parties) after 10 P.M.
 - A site diagram showing the water shutoff valve location, location of the shutoff tool(s), if any, and a narrative of how to shut off these valves if necessary.
 - Any other applicable or required information.
5. The project shall substantially conform to the application submitted September 22, 2023, including any materials subsequently submitted to the Planning Division prior to the application being deemed complete, and as approved by the Siskiyou County Planning Commission on February 21, 2024. Any proposed amendment(s) shall be submitted to the Deputy Director of Planning. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
 6. The Short-Term Vacation Rental shall be managed by a County resident or professional property management firm located in Siskiyou County, and such resident or firm shall be available on a twenty-four (24) hour basis. Written confirmation in a form acceptable to the Planning Director as to the current property manager shall be submitted prior to use permit issuance. Upon a change of ownership or property management company, written confirmation in a form acceptable to the Deputy Director of Planning shall be provided within ten (10) days of said change.
 7. The maximum rental period shall be thirty (30) consecutive days per occupancy.
 8. A minimum of four (4) off-street parking spaces shall be provided and such parking spaces shall be in accordance with the Siskiyou County Code. As part of any lease agreement, a specific restriction shall be included that requires all guest parking to be located off-street within designated parking spaces and that prohibits parking along Uplands Way. The property owner shall be responsible for enforcing this condition and in the event that this condition is violated, the Department reserves the right to revoke the use permit.
 9. Guests are to be advised that encroachment on the public roadway during plowing operations is prohibited per Siskiyou County Code Sec. 3-4.301. The County of Siskiyou is not responsible for damages to vehicles encroaching on the roadways during snow plowing operations.

10. A Siskiyou County Business License shall be obtained and maintained throughout the use of the residence as a vacation rental.
11. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department, Environmental Health Division of the Siskiyou County Community Development Department, and all other local and state regulatory agencies.
12. An inspection of the existing residence shall be required by both the Building and Environmental Health Division to determine if the facility complies with the standards specified herein. All items noted on the inspection shall be corrected. Proof of compliance is required prior to authorization for use of the dwelling as a vacation rental.
13. The owners of the property, or designated property management firm, shall provide adequate garbage receptacles and shall have the trash removed every seven (7) days from the premises, or as often as necessary to prevent nuisance or threat to public health to the satisfaction of the Environmental Health Department.
14. Pool or spa facilities may not be added to the premises until approval from the Environmental Health Division and the appropriate Building Permit is obtained.
15. Sewage back-ups and/or surfacing sewage in and around the septic system shall be reported telephonically to the Environmental Health Division as soon as possible. Owner/property management agency shall immediately report any signs of sewage disposal system failure.
16. Applicant shall report any water supply problems (i.e., outages, loss of pressure, pump failures, etc.) to the Environmental Health Division. In the event repairs are made to the water distribution system pump, applicant must disinfect and perform bacteriologic analysis. Results must indicate absence of total coliform prior to renting to the general public.
17. The applicant shall comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code Section 4290 and 4291, and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning Division.
18. All outdoor burning is prohibited. Cooking fires contained within an enclosed grill, smoker, or similar device are exempt from the prohibition.
19. The applicant shall provide properly maintained fire extinguishers, which are required for each short-term vacation rental.
20. Smoke detectors and carbon monoxide detectors are required to be installed as per current building code.

21. Transient Occupancy Tax (TOT) shall be collected and paid to the County of Siskiyou as required by Siskiyou County Code Section 8-4.
22. The applicant, shall defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers or employees, concerning the project, or to impose personal liability against such agents (including consultants), officers or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. In the event that the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

Findings

Zoning Consistency/Use Permit Findings

1. The proposed Use Permit, as recommended for approval, is consistent with the applicable elements and policies of the Siskiyou County General Plan.
2. The proposed vacation rental is consistent with the applicable zoning provisions outlined in Section 10-6.1502(h) of the Siskiyou County Code.
3. Due to size, scale, intensity, and location of the project, the proposed use will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare.
4. Due to the size, scale, intensity, and location of the project, the proposed use will not cause damage or nuisances from noise, smoke, odor, dust, vibration, explosion, contamination, fire, or traffic and will be reasonably compatible with the existing and permitted uses in surrounding areas.
5. The Planning Commission has considered all written and oral comments received and based on its analysis of the public testimony and staff's analysis, the Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area.

General Plan Consistency Findings

Composite Overall Policies

Policy 41.3(e) - All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

The proposed vacation rental would be clearly compatible with existing uses adjacent to the project site and would not in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare of the surrounding area.

Policy 41.3(f) – All proposed uses of the land may be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

No new development is proposed as part of this project and, therefore, no disruption of a mapped resource would occur.

Policy 41.6 - There shall be a demonstration to the satisfaction of the Siskiyou County Environmental Health Department and/or the California Regional Water Quality Control Board that sewage disposal from all proposed development will not contaminate ground water.

Sewage disposal for the existing single-family dwelling is provided by connection to an approved private septic system. No new development is proposed as part of this project.

Policy 41.7 - Evidence of water quality and quantity acceptable to the Siskiyou County Environmental Health Department must be submitted prior to development approval.

Water service to the existing single-family dwelling is provided by connection to an approved private groundwater well. No new development is proposed as part of this project.

Policy 41.8 – All proposed development shall be accompanied by evidence acceptable to the Siskiyou County Health Department as to the adequacy of on-site sewage disposal or the ability to connect into an existing city or existing Community Services District with adequate capacity to accommodate the proposed development. In these cases, the minimum parcel sizes and uses of the land permitted for all development will be the maximum density and land uses permitted that will meet minimum water quality and quantity requirements, and the requirements of the county's flood plain management ordinance.

No new development is proposed as part of this project. Sewage disposal and water service is supplied to the existing single-family residence by an approved private groundwater well and septic system.

Policy 41.9 - Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

The project site has access to Uplands Way, a public roadway capable of accommodating the vehicular traffic generated by the proposed use.

Policy 41.18 – Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.

Staff has reviewed all Land Use Element policies and has determined that the proposed vacation rental conforms to the General Plan.

Map 3: Building Foundation Limitations

Policy 8 – Enforce building construction standards (uniform building code) and public works requirements.

No new development is proposed as part of this project, however, prior to issuance of a use permit, a Building Department inspection is required to determine whether the facility complies with established standards. The subject property passed an inspection by the Siskiyou County Building Division on January 9, 2024. No permits or approvals from Public Works are required.

Map 10: Wildfire Hazard

Policy 30 – All development proposed within a wildfire hazard area shall be designed to provide safe ingress, egress, and have an adequate water supply for fire suppression purposes in accordance with the degree of wildfire hazard.

The proposed project is a residential use of an existing residential structure. As a Condition of Approval, the project must comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CALFIRE and Siskiyou County Planning. The project site is accessed by a county-maintained roadway. The nearest fire stations to the proposed project are located approximately 1.25 miles from the Mount Shasta Fire Protection District and 1.3 miles from the Mount Shasta Fire Department.

Map 11: Woodland Productivity

Policy 31 – The minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope.

Policy 32 – Single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

Policy 33 – All land uses and densities shall be designed so as not to destroy timber productivity on large parcels of high suitability woodland soils. (Class I and II.)

No new parcels are proposed as part of this project. Vacation rentals are a permitted use per Policy 32 and the proposed use will not create erosion or sedimentation problems. No new land use or change in density is proposed as a part of this project.

Map 12: Prime Agricultural Soils

Policy 35 – The minimum parcel size on prime agricultural land shall be 40 acres. The permitted uses will not create erosion or sedimentation problems.

No new parcels are proposed as part of this project and the proposed project will not create erosion or sedimentation problems.

Policy 37 – Only agricultural uses are permitted on prime agricultural soil.

The proposed project is residential use of an existing residential structure in a residentially developed neighborhood that will have no adverse impact on the surrounding prime agricultural soils.

California Environmental Quality Act Findings

1. Pursuant to CEQA Guidelines, Section 15301, Class 1, projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, or topographical features involving negligible, or no expansion of use are categorically exempt from the provisions of CEQA. Because the change in use is minor, would not involve a significant expansion of the use beyond that of the existing single-family residential use, and there is no substantial evidence demonstrating that there are unusual circumstances which would result in significant impacts that threaten the environment, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301.
2. The Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
3. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER MADDEN, SHAWN

FILE # 037-380-160

LOCATION 1234 UPLANDS WAY
MT. SHASTA

T 40N , R 4W , SEC. 22 PD# PPI-2307

REQUIREMENTS:

Sewage Disposal Test/Information:

- None Required : Connection to Approved Sewage System
- Engineered Percolation Tests –
Parcels # _____
- Wet Weather Testing
- Engineered Sewage Disposal System
- Other _____

Water Supply Tests/Information:

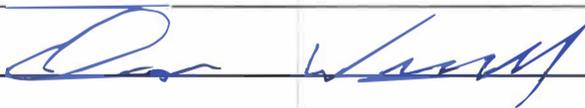
- None Required : Connection to Approved Water System
- Well Logs (Existing Wells) () Well Logs for Adjoining Property
- Drilled Well – Parcels # _____ () Spring Source-Verification
- Pump Test (Static Level) _____ Hours
- Bacteriological Analysis () Chemical Analysis () Physical Analysis
- Other _____

Project Information:

- Location Map () Mark Project Area () Contour Map
- Food Establishment Plans () Swim Pool/Spa Plans
- Waste Information (Non-Sewage)
- Other _____

Comments/Conditions:

SEE COMMENTS

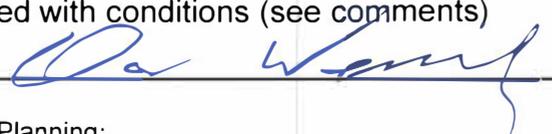
REHS  DATE 8/31/23

ENVIRONMENTAL HEALTH ACTION

Application Accepted () Application Rejected as Incomplete (see comments)

Approved () Recommended for Denial

Approved with conditions (see comments)

REHS  DATE 8/31/23

Date sent to Planning:

**VACATION RENTAL COMMENTS:
MADDEN/ VACATION RENTAL
PPI-2307/UP-_____**

1. Applicant shall provide adequate garbage receptacles and have trash removed every seven days from the premises, or as often as necessary to prevent nuisance or threat to Environmental Health. (included in Comments)
2. Pool or spa facilities may not be added to the premises until approval from the Environmental Health Department and the appropriate Building Permit is obtained (N/A)
3. Water and sewer services are provided by the Community Water Services District (N/A)
4. Sewage back-ups and/or surfacing sewage in and around the septic system shall be reported telephonically to the Environmental Health Department as soon as possible. Owner/property management agency shall immediately report any signs of sewage disposal system failure. Septic system (PN 99-087) is designed to accommodate 3 bedrooms or 6 occupant's maximum. Occupancy shall be regulated so as not to overload existing on-site sewage disposal system. Contact Environmental Health at (530) 841-2100 for information on upgrading said system to accommodate an increased number of occupants. (included in comments)
5. Failure to comply with all conditions will result in initiation of process to revoke Vacation Rental Use Permit or other appropriate enforcement remedies. (included in Comments)
6. Applicant shall report any water supply problems (i.e. outages, loss of pressure, pump failures etc.) to the Environmental Health Department. In the event repairs are made to the water distribution system the pump, applicant must disinfect system and perform a bacteriologic analysis. Results must indicate absence of total coliform prior to renting to general public.
7. Provide Bacteriological results of dwelling water supply indicates the absence of contamination good. (included in comments)
8. Property contains a non-commercial pool. Said pool may not be used by vacation rental occupants under any circumstances. The pool must be appropriately fenced pursuant to Building Department requirements. Owner/Property Management firm shall disclose and advise renters that pool is not to be utilized. The pool must be posted with a sign which is conspicuously placed, that reveals that pool is not to be used by guests. Any water contained in the pool must be maintained so that the bottom is clearly visible and does not facilitate vector propagation. Property is subject to an annual inspection to verify conditions are being met. Said inspection fee shall be as established in Siskiyou County Code (current fee is \$50.00). (N/A)
9. Property contains a non-commercial spa. Said spa may not be used by vacation rental occupants under any circumstances. The spa must be appropriately fenced pursuant to Building Department requirements. Owner/Property Management firm shall disclose and advise renters that spa is not to be utilized. The spa must be posted with a sign which is conspicuously placed, that reveals that spa is not to be used by guests. Any water contained in the spa must be maintained so that the bottom is clearly visible and does not facilitate vector propagation. Property is subject to an annual inspection to verify conditions are being met. Said inspection fee shall be as established in Siskiyou County Code (current fee is \$50.00). (N/A)

From: [Terry E. Smith](#)
To: [Dianne Johnson](#)
Subject: RE: UP2310 15 DAY REVIEW
Date: Wednesday, November 1, 2023 11:53:24 AM

Dianne;
Public Works hasn't any comments.

Terry E. Smith P.E.

Senior Engineer
County of Siskiyou
Department of Public Works
1312 Fairlane Road, Suite 3
Yreka, CA 96097
Office: (530) 842-8278
Fax: (530) 842-8288
tesmith@co.siskiyou.ca.us

From: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>
Sent: Wednesday, November 1, 2023 10:24 AM
To: Jeremy Lipke <jlipke@co.siskiyou.ca.us>; Terry E. Smith <tesmith@co.siskiyou.ca.us>; Boyd, Heather@CALFIRE <Heather.Boyl@fire.ca.gov>; McHenry, Katie <katie.mchenry@fire.ca.gov>; Ed Valenzuela <evalenzuela@co.siskiyou.ca.us>; Craig Kay <ckay@co.siskiyou.ca.us>; Eric Olson <eolson@co.siskiyou.ca.us>; Jeff Clausen <jclausen@co.siskiyou.ca.us>; Jennifer Taylor <jtaylor@co.siskiyou.ca.us>; Thomas Deany <tdeany@co.siskiyou.ca.us>
Cc: Shawn Madden <shawnmadden18@gmail.com>; naimah_madden@yahoo.co
Subject: UP2310 15 DAY REVIEW

Good morning,

Attached is the 15 day review for application UP-2310. Please note, all responses to the application must be received by **November 15, 2023**.

Thank you,

Dianne Johnson

Planning Permit Technician
Siskiyou County Community Development
806 S. Main Street, Yreka, CA 96097
530-841-2148



Siskiyou County Building Division

806 South Main Street · Yreka, California 96097

Phone: (530) 841-2100 · Fax: (530) 841-4076

Siskiyou County Building Division

Vacation Rental Inspection Report

Building Department Vacation Rental Inspection Report

Section 10-6.1502, Title 10, Siskiyou County Code

Applicant General Information

(*Required)

*Owner's Name: Shawn and Naimah Madden *APN: 037 3 8-060-000 Log No.: _____

*Owner's Address (City, State, ZIP): 1234 Uplands Way, Mount Shasta CA 96067

*Owner's Cellphone: (510) 542-6977 *Owner's Email: shawnmadden18@gmail.com

*Vacation Rental Address (City, ZIP): 1234 Uplands Way, Mount Shasta CA 96067

*Number of Bedrooms: 3 *Number of Stories: 2

*Swimming Pool, Spa, Hot Tub, Other (specify): None

*Water Supply: Well Public *Sewage Disposal: Private Public

*Off-Street Parking (one plus number of bedrooms—spaces may be tandem): 5+ (lots of room for parking)

Building Department: Verify if and when a building permit was issued for the building.

Permit #: _____ Date: _____

If no permit was issued, no inspection will be performed until resolved.

Vacation Rental Inspection Checklist

Category	Conforms Date:	Non-Conforming Date:	Remarks: Supplemental Report Attached—Yes / No If yes, number of pages _____
Location: Building, fuel tank, debris away from bldg., etc.	9-11-23		
Sanitation: Potable water (cold & hot), sewage disposal	9-11-23		
Room Dimensions: Ceiling Height, Room Size, etc.	9-11-23		

Category	Conforms Date: 9-11-23	Non-Conforming Date: 9-11-23	Remarks: Supplemental Report Attached—Yes / No If yes, number of pages _____
<i>Corrected 9/11/23</i> Structural: Foundation floor, walls, ceiling, porch, deck, landing and railing, exterior/interior guardrails, steps	<i>Corrected MGH 1-9-24</i>	9-11-23	<i>Step off Back Deck can't be over 3/8" different in height, Its 2 1/2" diff. Can be built up or removed</i>
Plumbing: Required fixtures in good working order, water heater, etc.	9-11-23		
Mechanical: Proper installation, capable of maintaining 68 degrees 3' off of floor, proper heating equipment installation	9-11-23		
Weather Protection: Exterior walls, roof, windows, closure around pipes/venting etc.	9-11-23		
Fire Hazard: Location of LPG tanks, Combustible fuels tanks, etc.	9-11-23		
<i>Corrected 9/11/23</i> Electrical: Exterior WP GFCI outlets, Interior GFCI outlets, lights, switches outlets in good working order	<i>All corrected MGH 1-9-24</i>	9-11-23	<i>- Two switches Don't work anything, may be the missing Fan - Island plug needs to be GFCI - Garage plugs need to be GFCI Protected</i>
Electrical: Smoke detectors carbon monoxide alarms	9-11-23		
Hazardous Premises: Ponds, open wells, etc.	9-11-23		
Exits: Doors, windows, egress windows, width, height, etc.	9-11-23		
Natural Light: Habitable rooms	9-11-23		
Natural Ventilation: Habitable rooms, Bath-rooms etc.	9-11-23		
Handrails/Guardrails: Height/spacing etc.	9-11-23		

Category	Conforms Date:	Non-Conforming Date:	Remarks: Supplemental Report Attached—Yes / No If yes, number of pages _____
Fenestration (glazing): Safety glazing doors, showers/tubs, stairs	9-11-23		
Nuisance (hazard): Anything injurious to health. Sec 3479 CC	9-11-23		Environmental Health check for adequate garage storage, vermin, or rodents
Improper Occupancy: Room or area used for other than designed or intended	9-11-23		
Laundry Facilities: Washer or laundry sink located on premise	9-11-23		
Swimming Pool: Pool, spa, hot tub equipped with required barriers and drains	N/A 9-11-23		Environmental Health check for adequate garage storage, vermin, or rodents
Other:			

Vacation Rental Inspection Results

- Conforms** County of Siskiyou Building Inspector initials and date: _____
- Non-Conforming** County of Siskiyou Building Inspector initials and date: 9MJA 9-11-23
Provide acceptable modifications and/or corrections.
Inspection corrections are listed above. Refer to the above-noted items and/or attached inspection report.
- Re-Inspection Conforms** County of Siskiyou Building Inspector initials and date: 9MJA 1-9-24

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

P. O. Box 128
1809 Fairlane Road
YREKA, CA 96097-0128
(530) 842-3516
Website: www.fire.ca.gov



Date: 1/24/2024

Siskiyou County Department of Public
Health and Community Development
806 South Main Street
Yreka, CA 96097-3321

Attention: Dianne Johnson

Subject: Vacation Rental Use Permit (UP-2310)

The California Department of Forestry and Fire Protection has the following Public Resources Code 4290 requirements for the above referenced project (reference Calif. Code of Regulations Title 14, Division 1.5, Chapter 7, Article 5, Subchapter 2, SRA Fire Safe Regulations):

The Vacation Rental Use Permit was found to be in compliance with the requirements of Public Resources Code §4290 and §4291.

ROAD AND STREET NETWORKS

1273.01, 1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.08, 1273.09

ROAD SIGNING

1274.01, 1274.02, 1274.03, 1274.04

FUEL MODIFICATION

1276.02, 1276.03

SEE THE ATTACHED "4290 CHECKLIST" FOR SPECIFIC CODE REQUIREMENTS.

In addition to the Public Resources Code 4290 requirements, if timber is to be commercially harvested as part of this subdivision creation, the conditions set forth in the Z'berg-Nejedly Forest Practice Act of 1973 (California Code of Regulations Title 14, Division 1.5) must be adhered to.

BLA2316
Date:1/24/2024
Page 2

Additional Public Resources Code 4290 requirements that must be met during subsequent building permit applications are as follows:

DRIVEWAY DESIGN AND SURFACE REQUIREMENTS

1273.01, 1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.08, 1273.09

ADDRESSES FOR BUILDING

1274.08, 1274.09, 1274.10

FUEL MODIFICATION AND STANDARDS

1276.01, 1276.02, 1276.03,

SEE THE ATTACHED "4290 CHECKLIST" FOR SPECIFIC CODE REQUIREMENTS.

If you have any questions, please call Ernest Curran at (530) 842-3516.

Sincerely,
Katie Smith
Forestry Technician-Prevention

For: Greg Roath
Siskiyou Unit Chief

Attachment

Cc: file

UNOFFICIAL COPY

State Minimum Fire Safe Regulations

Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at
govt.westlaw.com/calregs

As of April 1, 2023

California Code of Regulations

Title 14 Natural Resources

Division 1.5 Department of Forestry

Chapter 7 - Fire Protection

Subchapter 2 State Minimum Fire Safe Regulations

Articles 1-5

Contents

Article 1 Administration.....3

- § 1270.00. Title3
- § 1270.01. Definitions.....3
- § 1270.02. Purpose5
- § 1270.03. Scope5
- § 1270.04. Provisions for Application of these Regulations6
- § 1270.05. Local Regulations6
- § 1270.06. Inspections.....6
- § 1270.07. Exceptions to Standards7
- § 1270.08. Distance Measurements.....7

Article 2 Ingress and Egress8

- § 1273.00. Intent8
- § 1273.01. Width.....8
- § 1273.02. Road Surface.....8
- § 1273.03. Grades.....8
- § 1273.04. Radius8
- § 1273.05. Turnarounds8
- § 1273.06. Turnouts.....9
- § 1273.07. Road and Driveway Structures9
- § 1273.08. Dead-end Roads.....10
- § 1273.09. Gate Entrances10

Article 3 Signing and Building Numbering11

- § 1274.00. Intent11
- § 1274.01. Road Signs.....11
- § 1274.02. Road Sign Installation, Location, and Visibility.....11
- § 1274.03. Addresses for Buildings.....11
- § 1274.04. Address Installation, Location, and Visibility.....11

Article 4 Emergency Water Standards.....12

- § 1275.00. Intent12
- § 1275.01. Application.....12
- § 1275.02. Water Supply.....12
- § 1275.03. Hydrants and Fire Valves.....12

Article 5 Building Siting, Setbacks, and Fuel Modification.....13

- § 1276.00 Intent13
- § 1276.01. Building and Parcel Siting and Setbacks13
- § 1276.02. Ridgelines.....14
- § 1276.03. Fuel Breaks.....14
- § 1276.04 Greenbelts, Greenways, Open Spaces and Parks15
- § 1276.05 Disposal of Flammable Vegetation and Fuels.....15

Article 1 Administration

§ 1270.00. Title

Subchapter 2 shall be known as the "State Minimum Fire Safe Regulations," and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

§ 1270.01. Definitions

The following definitions are applicable to Subchapter 2.

- (a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
- (b) Board: California Board of Forestry and Fire Protection.
- (c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.
- (d) CAL FIRE: California Department of Forestry and Fire Protection.
- (e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves
- (f) Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.
- (g) Development: As defined in section 66418.1 of the California Government Code.
- (h) Director: Director of the Department of Forestry and Fire Protection or their designee.
- (i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
- (j) 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.
- (k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.
- (l) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.
- (m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.
- (n) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.
- (o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.
- (p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.

UNOFFICIAL COPY

(q) Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.

(r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.

(s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.

(t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.

(u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.

(v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.

(w) Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.

(x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.

(y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.

(z) Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.

(aa) 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:

(1) access for emergency wildland fire equipment,

(2) safe civilian evacuation,

(3) signing that avoids delays in emergency equipment response,

(4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and

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

(bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.

(cc) State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.

(dd) Strategic Ridgeline: a Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.

(ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.

(ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.

(gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.

(hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.

UNOFFICIAL COPY

- (ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.
- (jj) Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.
- (kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
- (ll) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.
- (mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).
- (nn) Wildfire: Has the same meaning as “forest fire” in Public Resources Code Section 4103.

§ 1270.02. Purpose

- (a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).
- (b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
- (c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

§ 1270.03. Scope

- (a) Subchapter 2 shall apply to:
 - (1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).
 - (2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;
 - (3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
 - (4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.
- (b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
- (c) Affected activities include, but are not limited to:
 - (1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
 - (2) application for a Building permit for new construction not relating to an existing Structure;

- (3) application for a use permit;
 - (4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.
- (d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

§ 1270.04. Provisions for Application of these Regulations

This Subchapter shall be applied as follows:

- (a) the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July, 1 2021, the VHFHSZ.
- (b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.
- (c) the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.

§ 1270.05. Local Regulations

- (a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.
- (b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.
- (c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.
- (d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

§ 1270.06. Inspections

Inspections shall conform to the following requirements:

- (a) Inspections in the SRA shall be made by:
 - (1) the Director, or
 - (2) Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or
 - (3) Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).
- (b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:
 - (1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.
 - (2) The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.
 - (3) The Local Jurisdiction consents to the delegation of inspection authority.
 - (4) The Director may revoke the delegation at any time.
 - (5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.
- (c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.

UNOFFICIAL COPY

(d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.

(e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.

(f) When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.

§ 1270.07. Exceptions to Standards

(a) Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.

(b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative.

At a minimum, 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 proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.

(c) Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.

(d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.

(e) 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 CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.

§ 1270.08. Distance Measurements

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

Article 2 Ingress and Egress

§ 1273.00. Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

(a) All roads shall be constructed to 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.

(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.

(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").

§ 1273.02. Road Surface

(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.

(b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

§ 1273.03. Grades

(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.

(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

§ 1273.04. Radius

(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

(b) The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

§ 1273.05. Turnarounds

(a) Turnarounds are required on Driveways and Dead-end Roads.

UNOFFICIAL COPY

(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.

(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.

(d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.

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

(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.

Figure A/Image 1 on the left is a visual representation of paragraph (b).

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

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

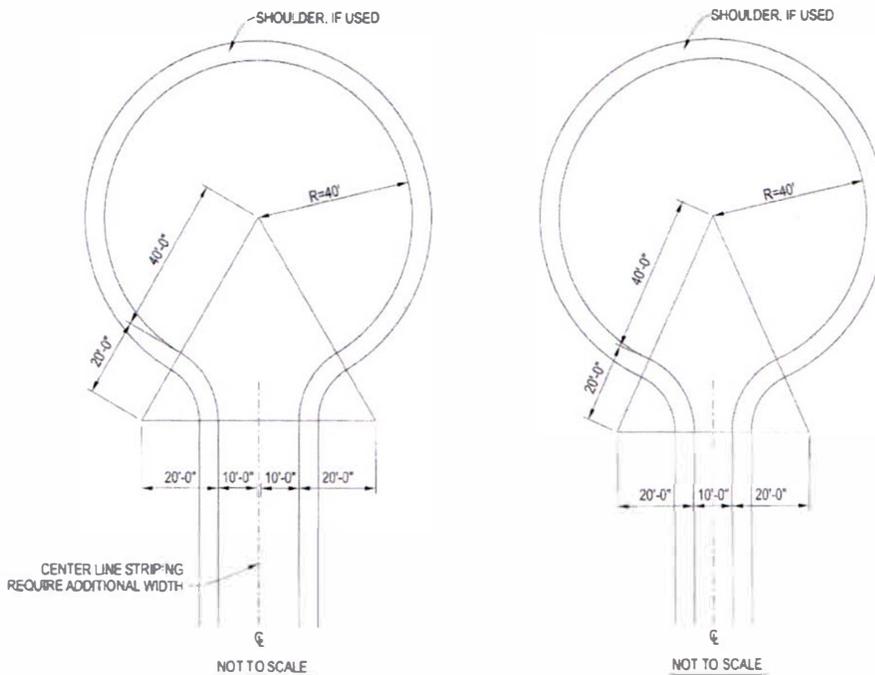


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

§ 1273.07. Road and Driveway Structures

(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.

(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

UNOFFICIAL COPY

Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.

(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.

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

§ 1273.08. 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 - 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

All 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.

(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

§ 1273.09. Gate Entrances

(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").

(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.

(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.

(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.

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

§ 1274.01. Road Signs.

(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.

(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.

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

(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.

(b) Signs required by this article identifying intersecting Roads shall be placed at the intersection of those Roads.

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

(1) at the intersection preceding the traffic access limitation, and

(2) no more than one hundred (100) feet before such traffic access limitation.

(d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

§ 1274.03. Addresses for Buildings.

(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.

(b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.

(c) Addresses for residential Buildings shall be reflectorized.

§ 1274.04. Address Installation, Location, and Visibility.

(a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.

(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.

(c) Address signs along one-way Roads shall be visible from both directions.

(d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

(e) Where a 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.

(f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Article 4 Emergency Water Standards

§ 1275.00. Intent

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

§ 1275.01. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the Local Jurisdiction.

§ 1275.02. Water Supply.

(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 Jurisdiction.

(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.

(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.

(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.

(e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

§ 1275.03. Hydrants and Fire Valves.

(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.

(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.

§ 1275.04. Signing of Water Sources.

(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,

UNOFFICIAL COPY

- (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.

§ 1275.04. Signing of Water Sources.

- (a) Each Fire Hydrant 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 Fire Hydrant 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.

Article 5 Building Siting, Setbacks, and Fuel Modification

§ 1276.00 Intent

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.

§ 1276.01. Building and Parcel Siting and Setbacks

- (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, except as provided for in subsection (b).
- (b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints , and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:
 - (1) non-combustible block walls or fences; or
 - (2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
 - (3) hardscape landscaping; or
 - (4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
 - (5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

§ 1276.02. Ridgelines

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

- (1) Topography;
- (2) Vegetation;
- (3) Proximity to any existing or proposed residential, commercial, or industrial land uses;
- (4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;
- (5) Ability to support effective fire suppression; and
- (6) Other factors, if any, deemed relevant by the Local Jurisdiction.

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

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

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

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

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

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

§ 1276.03. Fuel Breaks

(a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

- (1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or
- (2) an application for a change of zoning increasing zoning intensity or density; or
- (3) an application for a change in use permit increasing use intensity or density.

(b) Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

(c) Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

(d) Fuel Breaks may be required at locations such as, but not limited to:

- (1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;
- (2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;
- (3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;

UNOFFICIAL COPY

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

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

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

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

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

§ 1276.04 Greenbelts, Greenways, Open Spaces and Parks

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

§ 1276.05 Disposal of Flammable Vegetation and Fuels

The disposal, including burning or removal to a site approved by the Local Jurisdiction, in consultation with the Fire Authority, of flammable vegetation and fuels caused by site construction, Road, and Driveway construction shall be in accordance with all applicable laws and regulations.

FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at
govt.westlaw.com/calregs



NOTICE OF DEFENSIBLE SPACE INSPECTION

A fire department representative has inspected your property for fire hazards.

OWNER/TENANT:	INSPECTION ADDRESS: 1234 Uplands Way Mount Shasta Ca		
INSPECTOR NAME: Andrew Jennings	CONTACT NUMBER:	Inspection No. <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	No Violations Observed <input type="checkbox"/>

CHECKED BOXES INDICATE VIOLATIONS

Zone 1 / Within 30 feet of all structures or to the property line (Refer to illustration below):

- A.** Remove all branches within 10 feet of any chimney or stovepipe outlet.
- B.** Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc.
- C.** Remove dead tree or shrub branches that overhang roofs, below or adjacent to windows, or which are adjacent to wall surfaces.
- D.** Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds and needles.
- E.** Remove or separate fuels to maintain spacing between vegetation to interrupt the fire's path. Prune limbs; separate plants and ground cover.
- F.** Remove flammable vegetation and items that could catch fire which are adjacent to, or below, combustible decks, balconies, and stairs.
- G.** Relocate exposed wood piles outside of Zone 1 unless completely covered in a fire-resistant material.

Zone 2 / Within 30-100 feet of all structures or to the property line:

- H.** Cut annual grasses and forbs down to a maximum height of 4 inches.
- I.** Remove fuels to create proper horizontal and vertical spacing among shrubs and trees, and remove lower tree limbs (see diagrams on back).
- J.** All exposed wood piles must have a minimum of 10 feet clearance, down to bare mineral soil, in all directions.
- K.** Remove all dead and dying trees, branches, shrubs, or other plants, and surface debris. Loose surface litter, consisting of fallen leaves or needles, twigs, bark and cones, shall be permitted to a depth of 3 inches.

Other Requirements / Within 100 feet of all structures or to the property line:

- L.** Logs or stumps embedded in the soil must be removed or isolated from other vegetation.
- M.** Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have 10 feet of clearance to bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior.
- N.** Address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road.
- O.** Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch.

IMPORTANT

If any of the boxes are checked above you are hereby notified to correct the violations indicated above. The owner/tenant's failure to correct these violations may result in a citation and fine.

COMMENTS:

REINSPECTION DATE ON OR AFTER: _____



EXHIBIT B - COMMENTS

KNOW THE LAW BE FIRE SMART

100 feet of Defensible Space is required by law. Regulations can be found in 14 CCR § 1299.03, PRC § 4291, BOF General Guidelines, CFC § 505.1, CBC § 2113.9.2. California Building Code Chapter 7A requires certain construction materials and methods for homes in wildland areas. Contact your local fire department for additional requirements to ensure your home is compliant with the law. For more information on laws and codes go to:

READYFORWILDFIRE.ORG/THELAW

PRC § 4119. The department, or its duly authorized agent, shall enforce the state forest and fire laws. The department may inspect all properties, except the interior of dwellings, subject to the state forest and fire laws, for the purpose of ascertaining compliance with such laws.



WILDFIRE IS COMING. ARE YOU READY?

ZONE 0 WITH HOME HARDENING

Science has proven the 0 to 5-foot ember-resistant zone to be critical for protecting homes during wildfires. Eliminating flammable materials and vegetation is essential to prevent flying embers from igniting structures. Defensible space and home hardening are necessary to increase the chances of surviving a wildfire. Take action now to prepare and protect your home before a fire occurs.

Priority list for building or remodeling with ignition-resistant* materials:

- **Roof** (Above all else your roofing is the most important hardening feature)
- **Eaves and Soffits**
- **Walls**
- **Decks**
- **Patio Cover**
- **Fencing**

Other priority activities:

- **Vents:** Cover and protect all openings.
- **Windows:** Protect against blow-outs and install dual-paned windows.
- **Rain Gutters:** Screen or enclose.
- **Chimney:** Cover outlets with non-combustible screens.
- **Garage:** Have an accessible fire extinguisher.
- **Driveways:** Ensure access to your home complies with local fire codes.
- **Water Supply:** Have multiple garden hoses that are long enough to reach all areas of your home.

*Visit ReadyforWildfire.org/hardening-your-home for detailed information on ignition-resistant building materials and all home hardening activities.

VERTICAL SPACING

Eliminate opportunities for a vertical "fire ladder" by:

- Remove branches beneath large trees for a 6-foot minimum clearance.
- Create proper vertical spacing between shrubs and the lowest branches of trees by using the formula shown.



HORIZONTAL SPACING

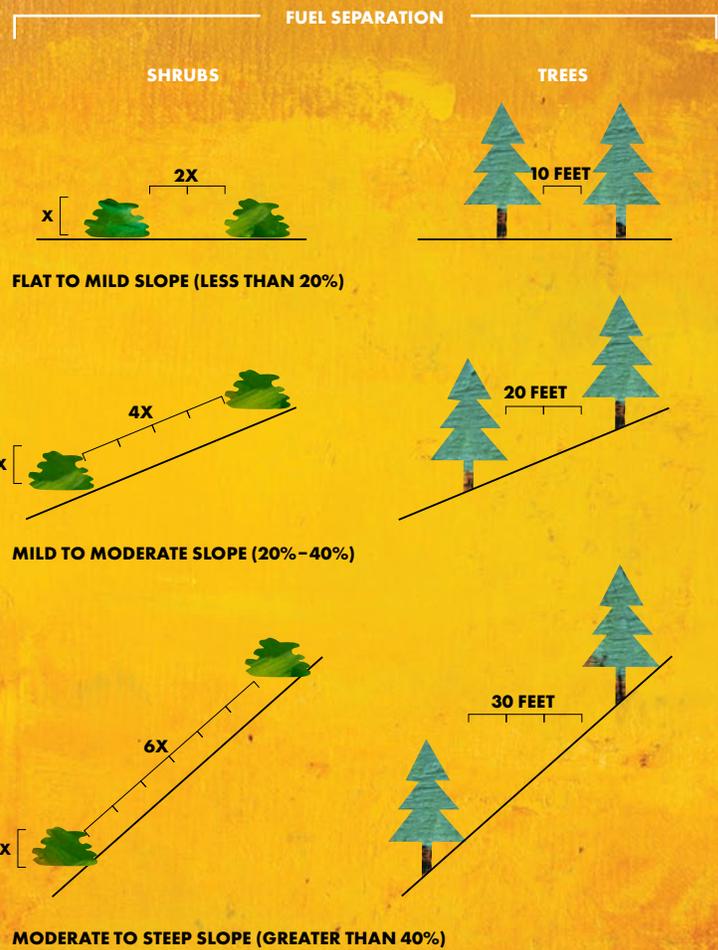
The spacing between grass, shrubs, and trees is crucial to reduce the spread of wildfire. The spacing needed is determined by the type and size of the shrubs and trees, as well as the slope of the land. For example, a property on a steep slope with larger plant life will require greater spacing between trees and shrubs than a level property that has small, sparse vegetation.

Fire-Safe Landscaping

Fire-safe landscaping isn't necessarily the same thing as a well-maintained yard. Fire-safe landscaping uses fire-resistant plants that are strategically planted to resist the spread of fire to your home.

Dead Tree Removal

If you have dead or dying trees on your property the entire tree needs to be removed to reduce wildfire risk. Visit ReadyforWildfire.org/dead-tree-removal to learn about permit requirements.



READY FOR WILDFIRE

It's never been more important to keep on top of preparing your family home, and property for wildfire. Fires are on the rise and are burning hotter faster and more unpredictably than ever before. Create a custom wildfire preparedness plan and more.



readyforwildfire.org



burnpermit.fire.ca.gov



fire.ca.gov/dspace

EXPERT RECOMMENDATIONS



ONE LESS SPARK
ONE LESS WILDFIRE