



**COUNTY OF LAKE**  
COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division  
Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Telephone 707/263-2221 FAX 707/263-2225

**FILED**

With The Board of Supervisors  
Of The County of Lake

Date: 4-18-19

**RECEIVED**

**APR 18 2019**

COUNTY OF LAKE  
BOARD OF SUPERVISORS

**APPEAL TO BOARD OF SUPERVISORS**

Date: April 15, 2019

Project Name (if applicable):

Dawson UP-18-23

Appellant's Name:

Antonio + Doris Guerra-Freire

Appellant's Mailing Address:

P.O. Box 1101, Middletown, CA 95461

15202 Spruce Gravel. 013-060-00

Phone #:

(707) 263-6400

Appellant's Representative

Andre M. Ross, Esq.

Ewing & Associates

955 S. Main St.  
Lakeport, CA

Phone #:

(707) 263-6400

Location of Project:

15232 Spruce Grove Road

Assessor's Parcel Number:

[013-060-18]

Previous Action Taken:

Planning Commission Action on April 11, 2019

approval of MUP 18-23

Date:

Reason for Appeal: (Attach extra sheets if necessary)

please see attached exhibits

Please Note: Appellants have pre-booked and  
pre paid travel reservations between May 2, 2019  
and June 17, 2019 and are therefore available  
before May 2, 2019 or after June 17, 2019

**RECEIVED**

**APR 18**

A. Guerra-Freire / Doris Guerra-Freire

Signature of Appellant/s

Andre M. Ross

**LAKE COUNTY COMMUNITY  
DEVELOPMENT**

**BOS Exhibit A**

FOR OFFICE USE ONLY

Appeal Number: \_\_\_\_\_

Related File#: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Date Received: \_\_\_\_\_

Received By: \_\_\_\_\_

**RECORDING REQUESTED BY:**

Fidelity National Title of California

Escrow No.: 07-490902673-PH

Locate No.: CAFNT0917-0949-0009-0175103770

Title No.: 07-175103770

**When Recorded Mail Document  
and Tax Statement To:**Mr. Jack C. Cowan  
15232 Spruce Grove Road  
Middletown, CA 95461

Doc # 2007021341

Page 1 of 2

Date: 9/12/2007 08:00A

Filed by: FIDELITY NATIONAL TITLE

Filed &amp; Recorded in Official Records

of COUNTY OF LAKE

DOUGLAS W. WACKER

COUNTY RECORDER

Fee: \$546.80

APN: 013-060-18

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED****TAX  
PAID****The undersigned grantor(s) declare(s)****Documentary transfer tax is \$536.80**

- ☒ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale,  
☒ Unincorporated Area City of ,

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Susan D. Lyon and Chester C. Lyon, wife and husband, as joint tenants

hereby **GRANT(S)** to Jack C. Cowan, an unmarried man and Laura A. Miller, an unmarried woman  
as JOINT TENANTS

UNINCORPORATED AREA

the following described real property in the City of , County of Lake, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: September 6, 2007

STATE OF CALIFORNIA

COUNTY OF SonomaON 9-7-07 before me,P. Hage, Notary Public

(here insert name and title of the officer), personally

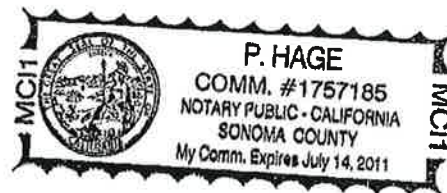
appeared Susan D. Lyon andChester C. Lyon

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature \_\_\_\_\_ (Seal)

Susan D. Lyon  
Susan D. Lyon  
Chester C. Lyon  
Chester C. Lyon

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**FD-213 (Rev 7/96)  
(grant)(06-06)

GRANT DEED

ExhibitA

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Escrow No.: 07-490902673-PH  
Locate No.: CAFNT0917-0949-0009-0175103770  
Title No.: 07-175103770

## EXHIBIT "A"

The land referred to herein below is situated in the Unincorporated Area, County of Lake, State of California and is described as follows:

### TRACT ONE:

Parcel 2 as shown on that certain map filed October 17, 1994 in Book 34 of Parcel Maps at page 19, Lake County Records.

### TRACT TWO:

A 20' (foot) wide Roadway and Public Utility Easement across Parcel 1 as shown on that certain Parcel Map filed in the office of the Lake County Recorder in Book 34 of Parcel Maps at page 19, filed October 17, 1994, the center-line of which is described as follows:

BEGINNING at a point on the Easterly right-of-way line of Spruce Grove Road, as shown on said Parcel Map, that is located South 19° 06' 02" West, a distance of 31.40' (feet) from a point on said right-of-way line that is South 15° 13' 25" West, a distance of 195.53' (feet) from the most Northwesterly corner of Parcel 1 as shown on said Parcel Map; thence leaving said right-of-way line, and running South 52° 24' 59" East, 234.72' (feet); thence South 56° 48' 56" East, 65.07' (feet); thence South 61° 28' 34" East, 232.80' (feet); thence South 44° 59' 45" East, 168.09' (feet); thence South 55° 48' 18" East, 82.85' (feet); thence South 44° 06' 05" East, 91.54' (feet); thence South 36° 25' 02" East, 131.52' (feet); thence South 25° 14' 21" East, 114.82' (feet); thence South 46° 38' 09" East, 31.39' (feet) to a point on the most Southerly line of said Parcel 1, said point lying North 39° 46' 32" West, a distance of 902.99' (feet) from the Section Corner common to Sections 5, 4, 7, & 9 in Township 11 North, Range 6 West, M.D.M.

Exhibit A

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(2)



## PUBLIC RESOURCES CODE - PRC

### **DIVISION 4. FORESTS, FORESTRY AND RANGE AND FORAGE LANDS [4001 - 4958] (** *Division 4 repealed and added by Stats. 1965, Ch. 1144. )*

### **PART 2. PROTECTION OF FOREST, RANGE AND FORAGE LANDS [4101 - 4789.7] ( Part** *2 added by Stats. 1965, Ch. 1144. )*

### **CHAPTER 2. Hazardous Fire Areas [4251 - 4290.5] ( Chapter 2 added by Stats. 1965, Ch. 1144. )**

**4290.** (a) The board shall adopt regulations implementing minimum fire safety standards related to defensible space that are applicable to state responsibility area lands under the authority of the department, and to lands classified and designated as very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code. These regulations apply to the perimeters and access to all residential, commercial, and industrial building construction within state responsibility areas approved after January 1, 1991, and within lands classified and designated as very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code after July 1, 2021. The board may not adopt building standards, as defined in Section 18909 of the Health and Safety Code, under the authority of this section. As an integral part of fire safety standards, the State Fire Marshal has the authority to adopt regulations for roof coverings and openings into the attic areas of buildings specified in Section 13108.5 of the Health and Safety Code. The regulations apply to the placement of mobile homes as defined by National Fire Protection Association standards. These regulations do not apply where an application for a building permit was filed prior to January 1, 1991, or to parcel or tentative maps or other developments approved prior to January 1, 1991, if the final map for the tentative map is approved within the time prescribed by the local ordinance. The regulations shall include all of the following:

(1) Road standards for fire equipment access.

(2) Standards for signs identifying streets, roads, and buildings.

(3) Minimum private water supply reserves for emergency fire use.

(4) Fuel breaks and greenbelts.

(b) The board shall, on and after July 1, 2021, periodically update regulations for fuel breaks and greenbelts near communities to provide greater fire safety for the perimeters to all residential, commercial, and industrial building construction within state responsibility areas and lands classified and designated as very high fire hazard severity zones, as defined in subdivision (i) of Section 51177 of the Government Code, after July 1, 2021. These regulations shall include measures to preserve undeveloped ridgelines to reduce fire risk and improve fire protection. The board shall, by regulation, define "ridgeline" for purposes of this subdivision.

(c) These regulations do not supersede local regulations which equal or exceed minimum regulations adopted by the state.

(d) The board may enter into contracts with technical experts to meet the requirements of this section.

*(Amended by Stats. 2018, Ch. 626, Sec. 9. (SB 901) Effective January 1, 2019.)*

Exhibit B

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**PUBLIC RESOURCES CODE - PRC****DIVISION 4. FORESTS, FORESTRY AND RANGE AND FORAGE LANDS [4001 - 4958] ( Division 4 repealed and added by Stats. 1965, Ch. 1144. )****PART 2. PROTECTION OF FOREST, RANGE AND FORAGE LANDS [4101 - 4789.7] ( Part 2 added by Stats. 1965, Ch. 1144. )****CHAPTER 3. Mountainous, Forest-, Brush- and Grass-Covered Lands [4291 - 4299] ( Chapter 3 added by Stats. 1965, Ch. 1144. )**

**4291.** (a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

(1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection

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report that demonstrates that the dwelling structure was constructed in compliance with applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials, or, conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) The department shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(f) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

*(Amended by Stats. 2018, Ch. 641, Sec. 7. (AB 2911) Effective January 1, 2019.)*

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**WESTLAW California Code of Regulations**[Home Table of Contents](#)**§ 1273.00. Intent.**

14 CA ADC § 1273.00

**BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS**Barclays Official California Code of Regulations Currentness

Title 14. Natural Resources

Division 1.5. Department of Forestry and Fire Protection

Chapter 7. Fire Protection [FNA2]

Subchapter 2. SRA Fire Safe Regulations

Article 2. Emergency Access and Egress

14 CCR § 1273.00

**§ 1273.00. Intent.**

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

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

**HISTORY**

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment of article heading filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).

This database is current through 4/5/19 Register 2019, No. 14

14 CCR § 1273.00, 14 CA ADC § 1273.00

**END OF DOCUMENT**

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**WESTLAW California Code of Regulations**[Home Table of Contents](#)**§ 1273.06. Roadway Turnouts.**

14 CA ADC § 1273.06

BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations Currentness

Title 14. Natural Resources

Division 1.5. Department of Forestry and Fire Protection

Chapter 7. Fire Protection [FNA2]

Subchapter 2. SRA Fire Safe Regulations

Article 2. Emergency Access and Egress

14 CCR § 1273.06

**§ 1273.06. Roadway Turnouts.**

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

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

**HISTORY**

1. New section filed 5-30-91; operative 5-30-91 pursuant to Government Code section 11346.2(d) (Register 91, No. 27).
2. Amendment filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18).

This database is current through 4/5/19 Register 2019, No. 14

14 CCR § 1273.06, 14 CA ADC § 1273.06

**END OF DOCUMENT**

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## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

21095 STATE HIGHWAY 173  
MIDDLETOWN, CALIFORNIA 95461  
(707) 987-3089  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)

June 12<sup>th</sup>, 2018

Mark Roberts  
Associate Planner  
County of Lake  
Community Development Department  
255 North Forbes Street  
Lakeport, California 95453

Subject: Major Use Permit UP 18-23 – M-Type 3, Initial Study, IS 18-28 and Early  
Activation, EA 18-18

APN(s): 013-060-18  
15232 Spruce Grove Road, Lower Lake CA

Mark,

The Sonoma-Lake-Napa Unit has received the Request for Review for the above referenced project. After review, it is determined that this project is within the State Responsibility Area of the State of California as defined in Public Resources Code Sections 4125 thru 4127.

The Director of the Department of Forestry and Fire Protection has designated the Fire Hazard Severity Zone for this project area as being classified as:

- ☐ Very High  
☒ High,  
☐ Moderate

\*Per Public Resources Code Sections 4201 thru 4204.

As such, this project shall adhere as applicable to the following Public Resources Code and Title 14 California Code of Regulation Sections:

☒ **Public Resources Code 4290**

- Road Standards
- Standards for identifying streets, roads and buildings
- Minimum private water supplies for emergency water use (Wildland Fires)
- Fuel Breaks and Greenbelts

**Title 14 California Code of Regulations, Division 1.5, Chapter**  
**7. Subchapter 2 (SRA Fire Safe Regulations)**

**Article 2: Emergency Access and Egress**

**☒ §1273.00: Intent**

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

**☒ §1273.01: Road Width**

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.

**☒ §1273.02: Roadway Surface**

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

**☒ §1273.03: Roadway Grades**

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

**☒ §1273.04: Roadway Radius**

- (a) No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet.
- (b) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than 100 feet.

Exhibit F

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☒ §1273.05: Roadway Turnarounds

Turnarounds are required on driveways and dead-end roads. The minimum turning radius for a turnaround shall be forty (40) feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

☒ §1273.06: Roadway Turnouts

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

☒ §1273.07: Roadway Structures

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

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

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), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus (75,000 pounds). Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction. 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. 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: One Way Roads

All one-way roads shall be constructed to provide a minimum, not including shoulders, of one twelve (12) foot traffic lane. The local jurisdiction may approve one-way roads. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than ten (10) dwelling units. In no case, shall it exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

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☒ §1273.09: Dead End Roads

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

parcels zoned for less than one acre – 800 feet

parcels zoned for 1 acre to 4.99 acres – 1320 feet

parcels zoned for 5 acres to 19.99 acres – 2640 feet

parcels zoned for 20 acres or larger – 5280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at 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.

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

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

☒ §1273.10: Driveways

All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane and fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet.

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.

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

☒ §1273.11 Gate Entrances

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 fifteen (15) feet.

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.

Security gates shall not be installed without approval and 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.

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.

### **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, street, and buildings shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway.

This section shall not restrict the size of letters of numbers appearing on street signs for other purposes.

#### **☐ §1274.01: Size of Letters, Numbers and Symbols for Street and Road Signs**

Size of letters, numbers, and symbols for street and road signs shall be a minimum 4-inch letter height, ½ inch stroke, reflectorized, contrasting with the background color of the sign.

#### **☐ §1274.02: Visibility and Legibility of Street and Road Signs**

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

#### **☐ §1274.03: Height of Street and Road Signs**

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

#### **☐ §1274.04: Names and Numbers on Street and Road Signs**

Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or nonduplicating naming within each county. All signs shall be mounted and oriented in a uniform manner.

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This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

☐ §1274.05: Intersecting Roads, Streets and Private Lanes

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

☐ §1274.06: Signs Identifying Traffic Access Limitations

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

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

☐ §1274.07: Installation of Road, Street and Private Lane Signs

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

☒ §1274.08: Addresses for Buildings

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

☒ §1274.09: Size of Letters, Numbers and Symbols for Addresses

Size of letters, numbers and symbols for addresses shall be a minimum 4-inch letter height, ½ inch stroke, reflectorized, contrasting with the background color of the sign. Address identification shall be plainly legible and visible from the street or road fronting the property. Addresses shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the address identification cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the address.

**☒ §1274.10: Installation, Location and Visibility of Addresses**

All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

Where multiple addresses are required at a single driveway, they shall be mounted on a single post.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

**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 having authority. 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.

**☒ §1275.10: General Standards**

Water systems that comply with the below standard or standards meet or exceed the intent of these regulations. Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2012 Edition, hereby incorporated by reference, and California Fire Code, California Code of Regulations title 24, part 9, shall be accepted as meeting the requirements of this article. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, if the

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

**☒ §1275.15: Hydrant/Fire Valve**

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

The hydrant serving any building shall:

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

Be located at a turnout or turnaround, along the driveway to that building or along the road that intersects with that driveway.

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

**☒ §1275.20: Signing of Water Sources**

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

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

If located along a street or road, a reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire retardant post. The sign post shall be within 3 feet of said hydrant/fire valve, with the sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway, or

As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

## **Article 5: Fuel Modification Standards**

### **☒ §1276.00: Intent**

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelt shall provide

- (1) increased safety for emergency fire equipment and evacuating civilians by its utilization around structures and roads, including driveways; and
- (2) a point of attack or defense from a wildfire.

### **☒ §1276.01 Setback for Structure Defensible Space**

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

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

### **☒ §1276.02 Disposal of Flammable Vegetation and Fuels**

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

### **☒ §1276.03 Greenbelts**

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.

### **☒ Public Resources Code 4291**

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

- (1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The

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amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from

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the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials, or, conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) The Department of Forestry and Fire Protection shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(f) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

**Title 14 California Code of Regulations, Division 1.5, Chapter 7, Subchapter 3**

**Article 3: Fire Hazard Reduction Around Buildings and Structures**

**§1299.03: Requirements**

Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained in two distinct "Zones" as follows: "Zone 1" extends thirty feet (30 ft.) out from each "Building or Structure," or to the property line, whichever comes first; "Zone 2" extends from thirty feet (30 ft.) to one hundred feet (100 ft.) from each "Building or Structure," but not beyond the property line. The vegetation treatment requirements for Zone 1 are more restrictive than for Zone 2, as provided in (a) and (b) below. The Department of Forestry and Fire Protection's "Property Inspection Guide, 2000 version, April 2000," provides additional guidance on vegetation treatment within Zone 1 and Zone 2, but is not mandatory and is not intended as a substitute for these regulations.

(a) Zone 1 Requirements:

- (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.

(b) Zone 2 Requirements:

- (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.

(c) For both Zones 1 and 2:

(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.

**☒ §1299.04: Additional Clearances**

(a) An insurance company that insures an occupied "Building or Structure" may require additional clearance beyond that required under § 1299.03 only if a fire expert designated by the Director provides findings that the clearing is necessary.

(b) Within the intent of the regulations, a fire expert designated by the Director may require more than one hundred feet (100 ft.) of defensible space. A fire expert cannot require additional defensible space clearance beyond the property line.

(c) Further guidance to property owners on implementation of this regulation is contained in the "General Guidelines for Creating Defensible Space" and the "Property Inspection Guide," both of which are referenced elsewhere in this regulation.

**☒ Public Resources Code 4291.3**

Subject to any other applicable provision of law, a state or local fire official, at his or her discretion, may authorize an owner of property, or his or her agent, to construct a firebreak, or implement appropriate vegetation management techniques, to ensure that defensible space is adequate for the protection of a hospital, adult residential care facility,

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school, aboveground storage tank, hazardous materials facility, or similar facility on the property. The firebreak may be for a radius of up to 300 feet from the facility, or to the property line, whichever distance is shorter.

☒ **Public Resources Code 4292**

Except as otherwise provided in Section 4296, any person that owns, controls, operates, or maintains any electrical transmission or distribution line upon any mountainous land, or forest-covered land, brush-covered land, or grass-covered land shall, during such times and in such areas as are determined to be necessary by the director or the agency which has primary responsibility for fire protection of such areas, maintain around and adjacent to any pole or tower which supports a switch, fuse, transformer, lightning arrester, line junction, or dead end or corner pole, a firebreak which consists of a clearing of not less than 10 feet in each direction from the outer circumference of such pole or tower. This section does not, however, apply to any line which is used exclusively as telephone, telegraph, telephone or telegraph messenger call, fire or alarm line, or other line which is classed as a communication circuit by the Public Utilities Commission. The director or the agency which has primary fire protection responsibility for the protection of such areas may permit exceptions from the requirements of this section which are based upon the specific circumstances involved.

☒ **Public Resources Code 4293**

Except as otherwise provided in Sections 4294 to 4296, inclusive, any person that owns, controls, operates, or maintains any electrical transmission or distribution line upon any mountainous land, or in forest-covered land, brush-covered land, or grass-covered land shall, during such times and in such areas as are determined to be necessary by the director or the agency which has primary responsibility for the fire protection of such areas, maintain a clearance of the respective distances which are specified in this section in all directions between all vegetation and all conductors which are carrying electric current:

- (a) For any line which is operating at 2,400 or more volts, but less than 72,000 volts, four feet.
- (b) For any line which is operating at 72,000 or more volts, but less than 110,000 volts, six feet.
- (c) For any line which is operating at 110,000 or more volts, 10 feet.

In every case, such distance shall be sufficiently great to furnish the required clearance at any position of the wire, or conductor when the adjacent air temperature is 120 degrees Fahrenheit, or less. Dead trees, old decadent or rotten trees, trees weakened by decay or disease and trees or portions thereof that are leaning toward the line which may contact the line from the side or may fall on the line shall be felled, cut, or trimmed so as to remove

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such hazard. The director or the agency which has primary responsibility for the fire protection of such areas may permit exceptions from the requirements of this section which are based upon the specific circumstances involved.

If there are any questions regarding these requirements, please feel free to contact me via email.

Regards,

**Chris A. Vallerger**  
Fire Captain  
California Department of Forestry  
And Fire Protection  
Sonoma-Lake-Napa Unit  
(707) 987-3089  
[Chris.Vallerger@fire.ca.gov](mailto:Chris.Vallerger@fire.ca.gov)

Cc: Greg Bertelli, Division Chief, LNU North Division  
Willie Sapeta, Fire Chief, Lake County Fire Protection District  
LNU PRC 4290 File

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