

ORDINANCE NO. 2020-03

Ordinance Amending Chapter 9.16 (Fire Hazards) of the Lassen County Code

The following ordinance, consisting of three sections, was duly and regularly passed and adopted by the Board of supervisors of the County of Lassen, State of California, at a regular meeting of the Board of supervisors held on the 15th day of December, 2020, by the following vote:

AYES: Supervisors Teeter, Gallagher, Hemphill, Albaugh and Hammond.

NOES: None.

ABSTAIN: None.

ABSENT: None.



Chairman of the Board of supervisors, County of
Lassen, State of California

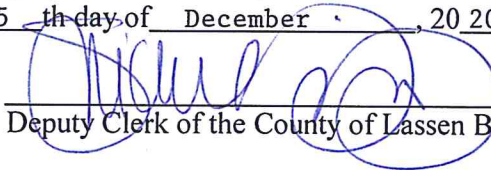
Attest: JULIE BUSTAMANTE

Clerk of the Board

By: 

MICHELE YDERRAGA, Deputy Clerk of the Board

I, MICHELE YDERRAGA, Deputy Clerk of the Board of the Board of supervisors, County of Lassen, do hereby certify that the foregoing ordinance was adopted by the said Board of supervisors at a regular meeting thereof held on the 15 th day of December, 20 20.


Deputy Clerk of the County of Lassen Board of supervisors

THE BOARD OF SUPERVISORS OF THE
COUNTY OF LASSEN ORDAINS AS FOLLOWS:

SECTION ONE: This ordinance shall take effect thirty (30) days after its passage, and before the expiration of fifteen (15) days after its passage a summary shall be published with the names of the members voting for and against the same, once in a local newspaper of the County of Lassen, State of California.

SECTION TWO: Chapter 9.16 of the Lassen County Code is hereby repealed and replaced with the following:

Chapter 9.16 FIRE HAZARDS

9.16.010 Adoption

Public Resources Code section 4290 and any regulations promulgated pursuant to said section are adopted in full in the unincorporated areas of Lassen County, and shall be enforced in both the State Responsibility Areas (SRA) and Local Responsibility Areas (LRA). This Chapter shall be known as the "Lassen County Fire Safe Regulations," and shall constitute the basic wildfire protection standards of the California Board of Forestry.

It is the policy of Lassen County that all new development within the county meet the minimum standards for adequate fire protection for that type of development. Any law, regulation or ordinance involving fire safety which is more restrictive will take precedence over these standards. The standards do not apply to the city of Susanville. State and federal agencies are encouraged to utilize these standards as guidelines.

These fire safety standards shall apply to all new development in Lassen County. Development is defined as parcel map applications, subdivisions and other development which includes commercial, industrial, residential and any development requiring a county permit, whether ministerial (e.g. a building permit) or discretionary (e.g. a use permit or tentative parcel map).

9.16.020 Purpose

- (a) These regulations have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in the State Responsibility Area (SRA) and Local Responsibility Area (LRA).
- (b) The future design and construction of structures, subdivisions and developments in the SRA and LRA shall provide for basic emergency access and perimeter wildfire protection measures as specified in this chapter.
- (c) These measures shall provide for emergency access; signing and building numbering; private water supply reserves for emergency fire use; and vegetation modification. The fire protection standards which follow shall specify the minimums for such measures.

9.16.030 Scope

(a) These regulations shall apply to:

- i. the perimeters and access to all residential, commercial, and industrial building construction within the SRA approved after January 1, 1991 except as set forth below in subsection (b.);
- ii. 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;
- iii. all tentative and parcel maps or other developments approved after January 1, 1991; and
- iv. 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) These regulations do 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:

- i. permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
- ii. application for a building permit for new construction, not relating to an existing structure;
- iii. application for a use permit;
- iv. road construction, including construction of a road that does not currently exist, or extension of an existing road.

(d) Roads used solely for agricultural, mining, or the management and harvesting of wood products shall not be subject to this chapter.

9.16.040 Provisions for Application of These Regulations

This chapter shall be applied as follows:

- (a) Lassen County shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE), the fire warden 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 and LRA.
- (b) the California Department of Forestry and Fire Protection (CAL FIRE), the fire warden or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by Lassen County.

- (c) Lassen County shall ensure that the applicable sections of this chapter become a condition of approval of any applicable construction or development permit or map.

9.16.050 Certification by the California Board of Forestry and Fire Protection

In accordance with section 1270.04 of Title 14 of the California Code of Regulations, this chapter is operative only after certification by the California Board of Forestry and Fire Protection. Any future amendments are also inoperative until certified by the Board of Forestry. Until this ordinance or any amendment is certified, the Fire Safe Regulations (14 CCR, Division 1.5, Chapter 7 Fire Protection, Subchapter 2, Articles 1-5) are operative if there is any inconsistency between this chapter and said Fire Safe Regulations. The Lassen County Planning and Building Department shall maintain a record of certification by the California Board of Forestry and Fire Protection.

9.16.060 Maintenance.

All fire hydrant locations, standpipe systems, signing, bridges, culverts, and other fire protective or extinguishing systems or appliances shall be maintained in an operative condition at all times. Provisions for continued adequate maintenance will be included in the development plans as a requirement for approval by the county. The persons responsible for maintenance must be designated in the development plans. Should the responsible person fail to provide adequate maintenance following proper notice by the responsible fire agency and the county, the county may cause the proper repair, replacement, or maintenance to be done and make the expense a lien against property upon which the work is accomplished.

9.16.070 Enforcement Authority

The fire warden is empowered to enforce all provisions of this chapter. The term "county fire warden" includes any person duly deputized as such by said county fire warden.

9.16.080 Inspections

- (a) Inspection shall be made by:

- i. the fire warden, or
- ii. local jurisdictions that have assumed state fire protection responsibility on SRA lands, or
- iii. Lassen County where the inspection duties have been formally delegated by CAL FIRE or the fire warden to the local jurisdiction.

- (b) Nothing in this section abrogates CAL FIRE's or the fire warden's authority to inspect and enforce state forest and fire laws even when the inspection duties have been delegated pursuant to this section.
- (c) Reports of violations shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in Lassen County and the fire warden.
- (d) 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.

9.16.090 Exceptions

Section 1270.06 (Exceptions to Standards) of the Fire Safe Regulations is amended to read as follows:

- (a) Any legal owner of property subject to the requirements of this chapter and the Fire Safe Regulations may request an exception in accordance with section 1270.06 of the Fire Safe Regulations:
 - i. Exceptions shall be considered by the fire warden in accordance with the Fire Safe Regulations, except that the fire warden shall consult with and consider any recommendation made by any applicable fire protection district before making a decision regarding a request for an exception. The fire warden shall notify the planning and building services department and any applicable fire protection district of the fire warden's decision. If for any reason the fire warden fails to provide notice to the planning and building services department, the property owner may submit evidence to the planning and building services department of the fire warden's action regarding the exception.
 - ii. Within 15 days of the receipt of the fire warden's decision regarding a request for an exception, the planning and building services department shall mail a notice of said decision in accordance with the following:
 - A. If the request for an exception is disapproved by the fire warden, the planning and building services department shall mail notice of the fire warden's action and appeal rights to the property owner only.
 - B. If the request for an exception is approved or conditionally approved by the fire warden, the planning and building services shall mail notice of the fire warden's action and appeal rights to the property owner and to all property owners adjoining the subject property.
 - iii. The fire warden's action regarding a request for an exception may be appealed to the planning commission in accordance with the following:
 - A. Either the property owner or any adjoining property owner, not satisfied with the fire warden's approval or conditional approval of a request for an exception may appeal in accordance with this section.
 - B. Only the property owner may appeal the fire warden's disapproval of a request for an exception.
 - iv. To be considered, any appeal to the planning commission must be submitted within ten days of the notice provided by the planning and building services department. Such an appeal shall be submitted in writing to the planning and building services department, on a form provided by the planning and building

services department, along with the appropriate fee established by the board of supervisors for appeals to the planning commission. The appeal shall provide the basis for the appeal.

- A. Public Hearing. Within sixty days of filing an appeal with the planning and building services department, the appeal shall be scheduled for public hearing before the planning commission. Notice of the hearing shall be given by publication at least one time in a newspaper of general circulation, and by mail or delivery to the subject property owner and to all record owners of property immediately adjacent to the subject property, at least ten days prior to the hearing. If there is no newspaper in general circulation, the notice will be posted in at least three locations. Notice of the public hearing shall be provided to the fire warden and any applicable fire protection district at least ten days prior to the public hearing.
- B. Action by planning commission. Following the public hearing, the planning commission shall make findings of fact showing whether the qualifications of this section have been met, and whether the exception is in harmony with the general purposes of this chapter. Based on the findings, the planning commission shall make a determination to grant the appeal, disapprove the appeal, or modify any conditions that may have been established by the fire warden. The planning and building services department shall notify the fire warden and any applicable fire protection district of the planning commission's decision and provide a copy of any resolution that may have been adopted.
- C. Appeal to the board of supervisors. Any affected party not satisfied with the planning commission's decision, including the fire warden or any applicable fire protection district, may appeal to the board of supervisors within ten days of the planning commission's action regarding the appeal. Such an appeal shall be submitted in writing to the county clerk, along with the appropriate fee established by the board of supervisors for appeals, and shall detail the basis for the appeal. Whenever possible, the board shall hold a public hearing on the appeal within sixty days of receipt by the clerk. Notice of the hearing shall be given by publication at least one time in a newspaper of general circulation, and by mail or delivery to the subject property owner and to all record owners of property immediately adjacent to the subject property, at least ten days prior to the hearing. If there is no newspaper in general circulation, the notice will be posted in at least three locations. The fire warden and any applicable fire protection district will also be provided notice at least ten days prior to the hearing. The planning and building services department shall notify the fire warden and any applicable fire protection district of the board of supervisor's decision and provide a copy of any resolution that may have been adopted.

- (b) An exception approved pursuant to this section shall not authorize any variance from any other fire, zoning or building codes applicable to the proposed project.

9.16.100 Definitions

The words set out in this section shall have the following meanings:

1. "Agriculture" means land used for agricultural purposes as defined in Title 18.
2. "Building" means any structure used or intended for supporting or sheltering any use or occupancy, except Utility and Miscellaneous Group U buildings.
3. "CAL FIRE" means the California Department of Forestry and Fire Protection.
4. "Chief" means the chief officer of a fire protection district or a community services district, or his or her authorized representative.
5. "County" means the county of Lassen.
6. "Dead-end road" means a road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.
7. "Defensible space" means 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.
8. "Development" is as defined in section 66418.1 of the California Government Code.
9. "Director" means the Director of the Department of Forestry and Fire Protection or their designee.
10. "Driveway" means a vehicular access that serves up to two (2) parcels with no more than two (2) residential units and any number of non-commercial or industrial buildings on each parcel.
11. "Distance Measurements" means all specified or referenced distances are measured along the ground, unless otherwise stated.
12. "Exception" means 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.
13. "Exposure hazard" means a structure within fifty feet of another building and one hundred square feet or larger in area. If a structure is of occupancy hazard

classification number 3 or 4, it is considered an exposure hazard if within fifty feet of another building, regardless of size (NFPA Standard 1142).

14. “Fire Safe Regulations” means the regulations codified at Title 14 of the California Code of Regulations , Division 1.5, Chapter 7 Fire Protection, Subchapter 2, Articles 1-5, promulgated pursuant to section 4290 of the Public Resources Code.
15. Fire valve: see hydrant.
16. “Fire flow” means that amount of water available in water systems required for the protection of a building, occupancy, or hazard in addition to average domestic demand.
17. “Fire hazard severity zone” (FHSZ) means a classification of wildland fire behavior influenced by vegetation, climate and topography.
18. “Fire Warden” means the Lassen County fire warden, or their designee as designated by the Lassen County board of supervisors.
19. “Fuel modification area” means an area where the volume of flammable vegetation has been reduced, providing reduced fire intensity and duration.
20. “Greenbelts” means a facility or land-use, designed for a use other than fire protection, which will slow or resist the spread of a wildfire. Includes parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards or annual crops that do not cure in the field.
21. “Hammerhead/T” means a road or driveway that provides a “T” shaped, three-point turnaround space for emergency equipment, being no narrower than the road that serves it.
22. “Heavy commercial” or “heavy industrial” means land use(s) included in occupancy hazard classification numbers 3 and 4 in Chapter 5 of NFPA Standard 1142. Since the listings in Standard 1142 are not exclusive, similar occupancies shall be assigned the same classification number (2017 Edition).
23. “High fire hazard severity zone” (HFHSZ) means those areas designated as “High Fire Hazard Severity” by the California Department of Forestry and Fire Protection in accordance with Section 4203, Public Resources Code.
24. “Hydrant” means a valved connection on a water supply or storage system, having either one two and a half (2 1/2) inch or one four and a half (4 1/2) inch outlet, with male American National Fire Hose Screw Threads (NH), used to supply fire apparatus and hoses with water.

25. “Light commercial” or “light industrial” means land use(s) included in occupancy hazard classification numbers 6 through 7 in Chapter 5 of NFPA Standard 1142. Since the listings in Standard 1142 are not exclusive, similar occupancies shall be assigned the same classification number (2017 Edition).
26. “Local responsibility area (LRA)” means an area within Lassen County located outside the jurisdiction of the California Department of Forestry and Fire Protection. LRAs may be within a local fire protection agency or district (“protected”) or outside such an agency or district (“unprotected”).
27. “Moderate commercial” means land use(s) included in the occupancy hazard classification number 5 in chapter 5 of NPFA Standard 1142. Since the listings in Standard 1142 are not exclusive, similar occupancies shall be assigned the same classification number (2017 Edition).
28. “Moderate fire hazard severity zone” (MFHSZ) means those areas designated as “Moderate Fire Hazard Areas” by the California Department of Forestry and Fire Protection in accordance with Section 4203, Public Resources Code.
29. “Multiple access” means a road or street that has more than one point of ingress/egress with a publicly maintained road.
30. “Occupancy: means the purpose for which a building, or part thereof, is used or intended to be used.
31. “One-way road” means a minimum of one traffic lane width designed for traffic flow in one direction only.
32. “Person” means a natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization, or the manager, lessee, agent, servant, officer or employee of any of them.
33. “Responsible fire agency” means a fire protection district or a community services district having responsibility for providing fire protection within a legally established district boundary.
34. “Residential unit” means 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, mobilehomes, and factory-built housing are considered residential units for the purposes of mandatory measures required in 14 CCR § 1270.01(c).
35. “Road” means a vehicular access to more than two (2) parcels; more than four (4) residential units; or access to any industrial or commercial occupancy. Includes public and private streets and lanes.
36. “Road or driveway structures” means bridges, culverts, and other appurtenant structures which supplement the traffic lane or shoulders.

37. “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:
 - i. access for emergency wildland fire equipment,
 - ii. safe civilian evacuation,
 - iii. signing that avoids delays in emergency equipment response,
 - iv. available and accessible water to effectively attack wildfire or defend a structure from wildfire, and
 - v. fuel modification sufficient for civilian and fire fighter safety.
38. “Shall” indicates a mandatory requirement.
39. “Should” indicates a recommendation or that which is advised but not required.
40. “Shoulder” means vehicular access adjacent to the traffic lane.
41. “State Board of Forestry and Fire Protection” (Board): As defined in Public Resources Code section 730.
42. “State Responsibility Area” is 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.
43. “Structure” means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
44. “Subdivision” means any division of land, and shall include the definition provided in Section 66424 of the Government Code (Subdivision Map Act).
45. “Traffic lane” means the portion of a road or driveway that provides a single line of vehicle travel.
46. “Turnaround” means a road or driveway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.
47. “Turnouts” means a widening in a road or driveway to allow vehicles to pass.
48. “Unclassified fire hazard” means those areas not designated by the California Department of Forestry and Fire Protection in accordance with Section 4203, Public Resources Code.
49. “Utility and Miscellaneous Group U building” means 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.

- 50. “Vertical clearance” means the minimum specified height of a bridge or overhead projection above the road or driveway.
- 51. “Very high fire hazard severity zone” (VHFHSZ) means those areas designated as “Very High Fire Severity Zone” by the California Department of Forestry and Fire Protection in accordance with Section 4203, Public Resources Code, or Section 51176, Government Code.
- 52. “Wildland” means uncultivated areas, hilly or flat, covered by timber, woodland, brush and/or grass.
- 53. “Wildfire” is as defined in Public Resources Code Section 4103 and 4104.

9.16.110 Intent, Emergency Access and Egress

Roads and driveways, whether public or private, unless exempted pursuant to this chapter, 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.

9.16.120 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 chapter, by Title 16 (Subdivisions) or Title 18 (Zoning). 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. Lassen County may approve one-way roads.
- (c) 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.
- (d) 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.
- (e) 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").

9.16.130 Road Surfaces

- (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) Driveways and 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 Lassen County planning and building services department.

9.16.140 Grades

- (a) At no point shall the grade for all roads and driveways exceed 16 percent, unless approved in accordance with subsection “(b)” of this section.
- (b) The grade may exceed 16%, not to exceed 20%, with approval of an exception request pursuant to section 9.16.090, with mitigations to provide for same practical effect.

9.16.150 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.

9.16.160 Turnarounds

- (a) Turnarounds are required on driveways and dead-end roads.
- (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), and as shown in Figure “A” and Figure “B” below:
- (c) If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.
- (d) 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.
- (e) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- (f) 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.

Figure "A" Turnarounds on roads with two ten-foot traffic lanes.

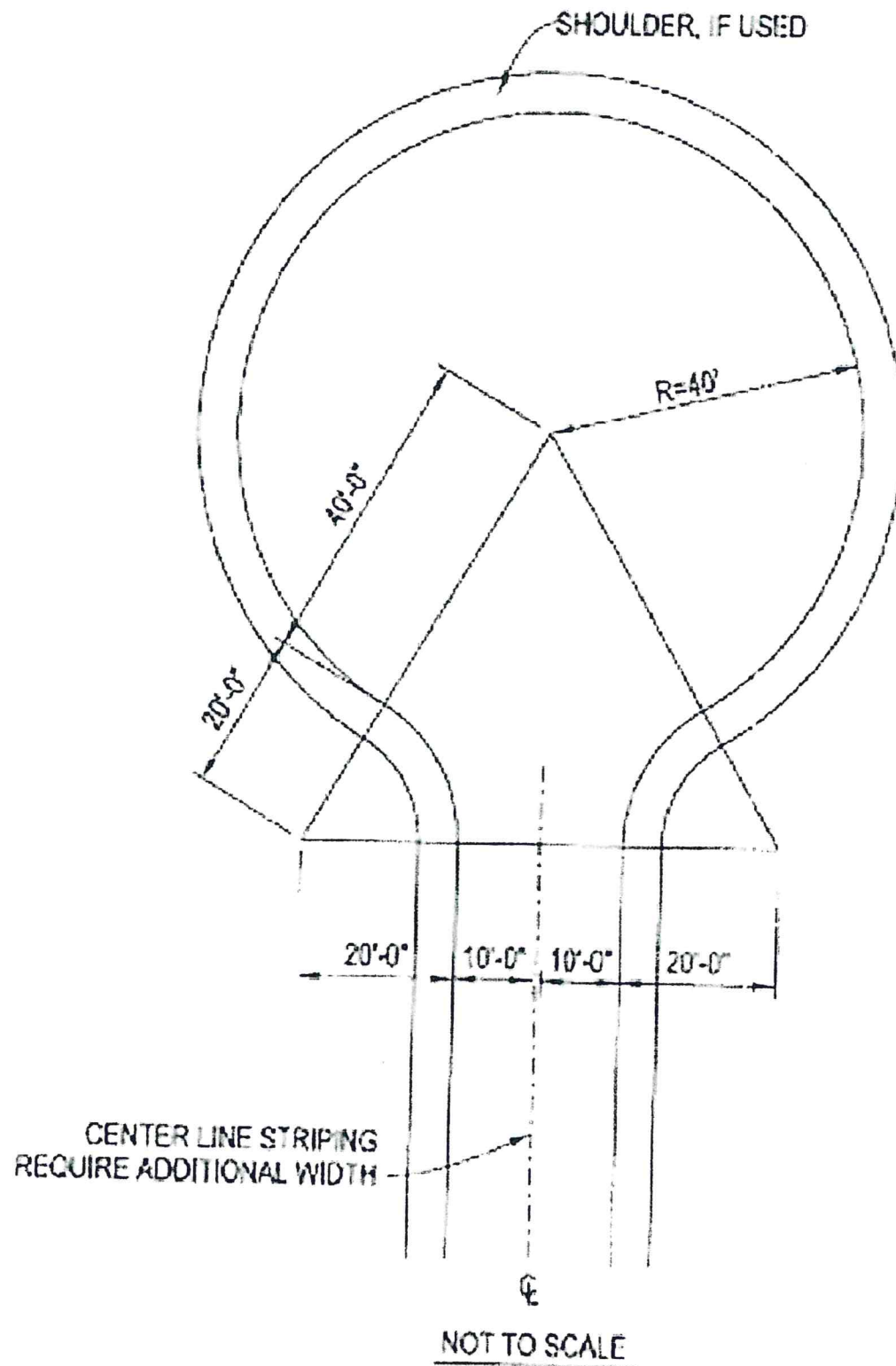
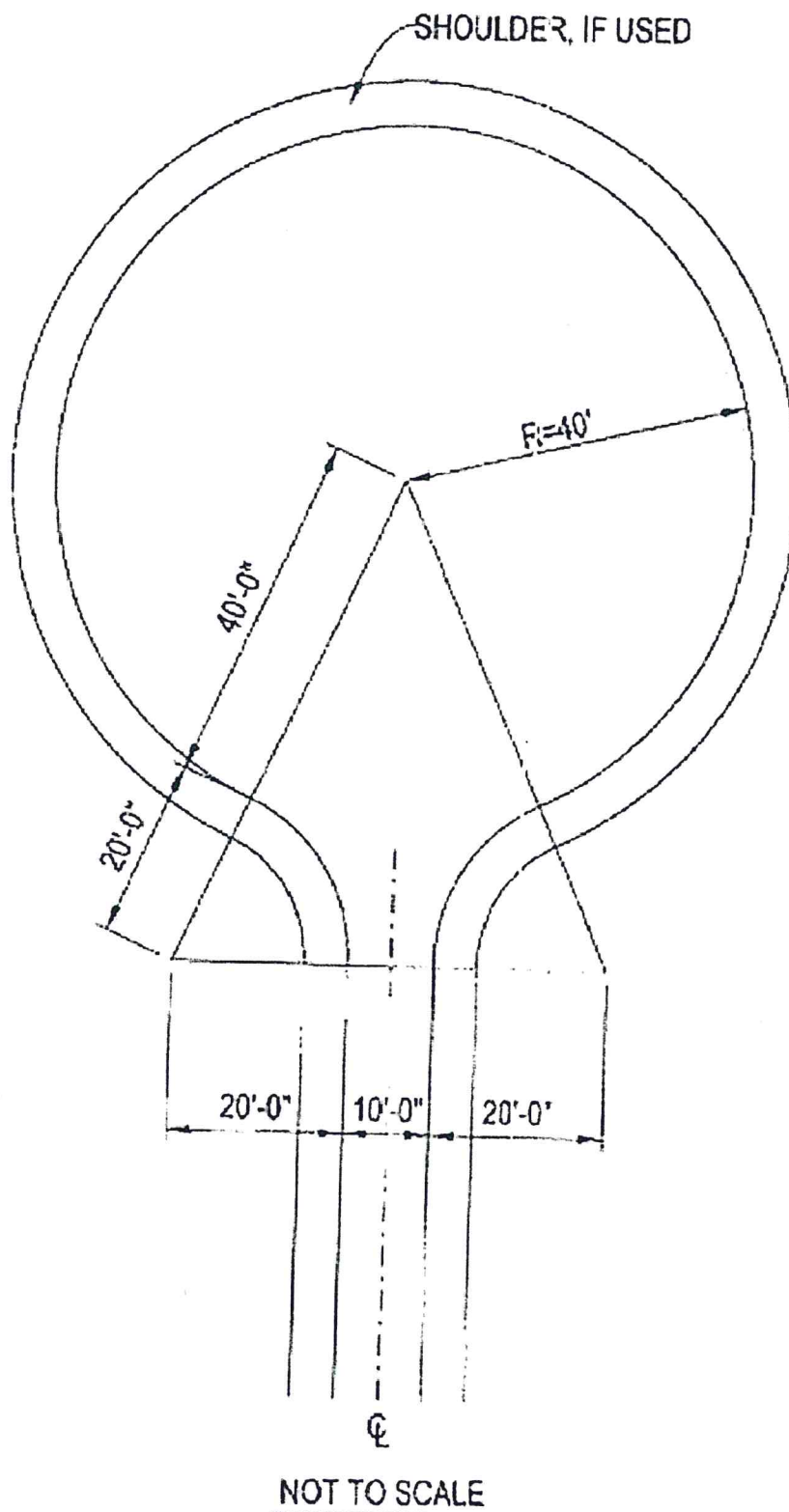


Figure "B" Turnarounds on driveways with one ten-foot traffic lane.



9.16.170 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.

9.16.180 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 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 Lassen County.
- (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 Lassen County planning and building services department, shall be installed and maintained.
- (d) A bridge with only one traffic lane may be authorized by Lassen County; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

9.16.190 Access

Road networks, either public or private, shall provide for safe and ready access for emergency fire equipment. Road and street systems shall provide maximum circulation consistent with topography to meet fire safety needs.

- (a) Multiple access is required for all subdivision, parcel map and parcel map waiver applications to allow for evacuation and emergency equipment access unless otherwise recommended by the county fire warden or the responsible fire protection agency where applicable, and approved by the county, based on one or more of the following findings:
 - i. The acreage divided by the map will not result in parcels below forty acres in size; or
 - ii. The proposed division is within an unclassified fire hazard area; or
 - iii. The length of dead-end roads meets criteria established in section 1273.08 of the State Fire Safe Regulations; or
 - iv. The potential number of lots/parcels to be served by the one access route would not warrant a second route of ingress/egress;
 - v. An adequately maintained and continuously available emergency fire escape road is available. An emergency "fire escape road" requires a minimum twenty-foot right-of-way with a sixteen-foot-wide roadbed. The right-of-way may be a deeded easement or an alternative acceptable to the department of public works. Emergency fire escape roads are to be posted with an approved sign; or

- vi. The resulting lots/parcels front on an existing publicly maintained road; or
- vii. Other suitable measures are recommended by the county fire warden or the responsible fire agency for approval.

Note: These options shall not override or supersede other Lassen County development standards or policies requiring multiple access.

- (b) Access standards and road improvements requirements for primary and secondary access for subdivision, parcel map and parcel map waiver applications will be governed by the State Fire Safe Regulations and Title 16 of Lassen County Code, whichever is more restrictive.
 - i. Bridges and culverts located on roads or streets 200 feet to one-fourth mile in length shall be designed to a minimum of AASHTO HS15-44, and alternate loading and seismic zone 3.
 - ii. Bridges and culverts located on roads over one-fourth mile in length shall be designed to a minimum of AASHTO HS20-44, and alternate loading and seismic zone 3.
- (c) Access standards for existing legally established parcels will be governed by the State Fire Safe Regulations or by Lassen County Code, whichever is more restrictive.
 - i. Bridges and culverts located on private driveways 200 feet to one-fourth mile in length shall be designed to a minimum of AASHTO HS15-44, and alternate loading and seismic zone 3.
 - ii. Bridges and culverts located on private driveways over one-fourth mile in length shall be designed to a minimum of AASHTO HS20-44, and alternate loading and seismic zone 3.
- (d) 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:
 - i. parcels zoned for less than one acre - 800 feet
 - ii. parcels zoned for 1 acre to 4.99 acres - 1,320 feet
 - iii. parcels zoned for 5 acres to 19.99 acres - 2,640 feet
 - iv. 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.

(e) See section 9.16.160 for dead-end road turnaround requirements.

9.16.200 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 from the fire warden and from the Lassen County planning and building services department, if a building permit is required. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the fire warden upon consultation with any applicable fire protection district. The security gates and the emergency operation shall be maintained operational at all times.

9.16.210 Signage 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.

9.16.220 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 Lassen County. 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) stroke, reflectorized, contrasting with the background color of the sign.

9.16.230 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:
 - i. at the intersection preceding the traffic access limitation, and

- ii. 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.

9.16.240 Addresses for Buildings

- (a) All buildings shall be issued an address in accordance with Chapter 12.26 (House Numbering). 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.

9.16.250 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.

9.16.260 Water Supply 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.

9.16.270 Application

The provisions of sections 9.16.280, 9.16.290 and 9.16.300 shall apply in the tentative and parcel map process when new parcels are approved by Lassen County.

9.16.280 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 authority having 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 elsewhere.
- (e) Freeze or crash protection may be recommended by the fire warden and approved by the planning commission or board of supervisors.

9.16.290 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.

9.16.300 Signing of Water Sources

- (a) Each hydrant, fire valve, or access to water shall be identified as follows:
 - i. 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
 - ii. if located along a road,
 - A. 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
 - B. as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.