

BOARD OF FORESTRY AND FIRE PROTECTION

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Kristin C. Doud
Associate Planner
Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

September 14, 2015

Re: Stanislaus County Safety Element Review

Dear Ms. Doud,

The State Board of Forestry and Fire Protection (Board) is required to review and provide recommendations to the safety element of county and local government general plans when such plans are being amended. This review is in accordance with Government Code (GC) 65302.5, which requires the Board to review the fire safety elements when the general plan contains State Responsibility Areas or Very High Fire Hazard Severity Zones.

Enclosed is the final review and recommendations for the Stanislaus County General Plan Safety Element. The Board has prepared this document in cooperation with members of the CAL FIRE Land Use Planning Program. Government Code 65302.5 also requires the Stanislaus County Planning & Community Development Department to consider and accept the recommendations made by the Board and communicate in writing to the Board its reasons for not accepting any recommendations.

The submitted Safety Element includes references to Public Resources Code (PRC) 4290 that should be revised to reflect the regulations in Title 14 (see page 3 of attached Assessment) that make specific the PRC statute. In addition, the Board would like to notify the County of changes to Title 14 taking effect on January 1, 2016. The Board recommends Stanislaus County adopt local ordinances that meet or exceed the regulations in 14 CCR § 1270 et seq to be used in lieu of the minimum state standards in the State Responsibility Area. Alternatively, the county may adopt the regulations in 14 CCR § 1270 as the county-wide standard for development. Information on the new regulations can be found online at http://bofdata.fire.ca.gov/board_joint_policies/local_government/.

Thank you for the opportunity to participate in your planning process and we look forward to working with you on these recommendations. We hope this input leads to greater protection and reduced cost and losses from wildfires to Stanislaus County and adjacent wildlands.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Keith Gillless".

J. Keith Gillless
Chair, Board of Forestry and Fire Protection

CC: Chief Pete Muñoa, CAL FIRE Land Use Planning

Stanislaus County

General Plan Safety Element Assessment Tier 1

September 14, 2015

Board of Forestry and Fire Protection



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Jurisdiction: CSR	Notes:	CAL FIRE Unit: TCU/SCU	Date Received:
County: Stanislaus	LUPP Reviewer: Kevin Lindo	Unit Contact: Roy Evan (TCU), Robert Chew (SCU)	Date Reviewed: 09/03/15

Purpose and Background: The State Board of Forestry and Fire Protection (Board) is required to review and make recommendations for the safety element of general plan updates in accordance with Government Code (GC) 65302.5. The review and recommendations apply to those general plans with State Responsibility Area (SRA) (Public Resources Code (PRC) 4125) or Very High Fire Hazard Severity Zone Local Responsibility Area (VHFHSZ LRA) (GC 51177(i), PRC 4125).

The statutory requirements for the Board review and recommendations pursuant to GC 65302.5 (a)(1) and (2), and (b) are as follows:

- *“The draft elements...to the fire safety element of a county’s or a city’s general plan...shall be submitted to the Board at least 90 days prior to... the adoption or amendment to the safety element of its general plan [for each county or city with SRA or VHFHSZ].”*
- *“The Board shall... review the draft or an existing safety element and report its written recommendations to the planning agency within 60 days of its receipt of the draft or existing safety element....”*
- *“Prior to adoption of the draft element..., the Board of Supervisors... shall consider the recommendations made by the Board... If the Board of Supervisors...determines not to accept all or some of the recommendations..., the Board of Supervisors... shall communicate in writing to the Board its reasons for not accepting the recommendations.”*

Methodology for Review and Recommendations: The Board established a standardized method to review the safety element of general plans. The methodology includes 1) examining the safety element for inclusion of factors that are important for mitigation of wildfire hazard and risks, and 2) making recommendations related to these factors. The evaluation factors and recommendations below were developed using CAL FIRE technical documents and input from local fire departments.

Enclosed is the most expansive set of recommendations suggested by the Board, known as a Tier 1 Assessment. These recommendations are directed at communities that include:

- Overall high population densities; or
- High proportion of SRA or 20% or more of a city’s acreage is VHFHSZ LRA; or
- Population centers in or adjacent to VHFHSZ SRA, if there is no designated VHFHSZ LRA in the county; or
- Within the context of neighboring jurisdictions, the location of VHFHSZ in the jurisdiction creates an overall picture of contiguous fuels that threaten population or economic centers.

As local fuels, boundaries, populations, and other variables change throughout time, Board staff have the discretion to re-assign a jurisdiction into a lower or higher assessment tier. Staff will consider:

- Variations in population and population density; or
- Changes in proportion of land designated VHFHSZ (lower or higher); or
- Firefighting capabilities (paid, volunteer, equipment, etc) and contract changes; or
- Past planning efforts and involvement of organizations such as local Fire Safe Councils and new initiatives or efforts that have emerged over time; or
- Changes to the context of VHFHSZ within the region – does the VHFHSZ in a jurisdiction combine with neighboring fuels to create a continual pattern of very high fire risk in a way that it hadn't previously?

A full list of communities to be evaluated under Tier 1 are listed below.

Counties (alphabetical)

Counties (alphabetical)				
Alameda	Glenn	Monterey	San Diego	Solano
Alpine	Humboldt	Napa	San Joaquin	Sonoma
Amador	Kern	Nevada	San Luis Obispo	Stanislaus
Butte	Lake	Orange	San Mateo	Tehama
Calaveras	Lassen	Placer	Santa Barbara	Trinity
Alameda	Los Angeles	Plumas	Santa Clara	Tulare
Alpine	Madera	Riverside	Santa Cruz	Tuolumne
Contra Costa	Marin	Sacramento	Shasta	Ventura
Del Norte	Mariposa	San Benito	Sierra	Yolo
El Dorado	Mendocino	San Bernardino	Siskiyou	Yuba
Fresno				

Cities (alphabetical by county)

Alameda	Los Angeles con't	Napa	Riverside con't	San Mateo
Oakland	Glendale	Calistoga	Lake Elsinore	Hillsborough
Butte	Glendora	Nevada	Murrieta	San Carlos
Paradise	Hidden Hills	Calistoga	San Bernardino	Woodside
Contra Costa	Irwindale	Grass Valley	Big Bear Lake	Santa Barbara
El Cerrito	La Canada Flintridge	Nevada City	Colton	Santa Barbara
Lafayette	La Habra Heights	Truckee	Grand Terrace	Santa Clara
Orinda	La Verne	Orange	Highland	Los Gatos
Richmond	Los Angeles	Aliso Viejo	Loma Linda	Monte Sereno
El Dorado	Malibu	Anaheim	Rancho Cucamonga	Saratoga
Placerville	Monrovia	Brea	Redlands	Shasta
SouthLakeTahoe	Palmdale	Laguna Beach	San Bernardino	Redding
Lake	Palos Verdes Estates	Laguna Niguel	Yucaipa	Shasta Lake
Clearlake	Pasadena	Lake Forest	San Diego	Siskiyou
Los Angeles	RanchoPalosVerdes	Newport Beach	Encinitas	Dunsmuir
Agoura Hills	Rolling Hills	Rancho Santa Margarita	Escondido	Fort Jones
Avalon	Rolling Hills Estates	San Clemente	Poway	Mount Shasta
Azusa	San Dimas	Yorba Linda	San Diego	Weed
Beverly Hills	Santa Clarita	Placer	San Marcos	Tuolumne
Bradbury	Sierra Madre	Colfax	Santee	Sonora
Burbank	Westlake Village	Plumas	San Luis Obispo	Ventura
Calabasas	Whittier	Portola	Atascadero	Moorpark
Claremont	Marin	Riverside	Pismo Beach	Ojai
Diamond Bar	Mill Valley	Banning	San Mateo	Simi Valley
Duarte	Monterey	Beaumont	Belmont	Thousand Oaks
	Carmel	Calimesa	Half Moon Bay	

Review Process and Timeline

The county/local jurisdiction and CAL FIRE Land Use Planning staff will receive and review technical guidance documents, the Board assessment, and relevant information from CAL FIRE and the Governor's Office of Planning and Research.



The county or local jurisdiction will work closely with CAL FIRE Land Use Planning staff during the development of the general plan and the safety element in particular.



At least 90 days prior to the adoption or amendment of the General Plan: The county or local jurisdiction will submit the safety element to the Board of Forestry & Fire Protection for review. Jurisdictions are encouraged to send safety elements to the Board prior to the 90 day statutory requirement for greater collaboration.



No more than 60 days later: The Board will consider staff recommendations and approve as-is or with changes at the next Board meeting. This deadline may be modified upon mutual agreement between Board staff and local jurisdictions.

Tier 1 General Plan Safety Element Recommendations

Please click on the appropriate box to “check” whether the plan satisfies each point. Standard recommendations are included in the checklist but please highlight or add additional comments as necessary.

Wildfire Protection Planning

1.1 General Plan references and incorporates County or Unit Fire Plan. Yes Partial No

Recommendation: Identify, reference or create (if necessary) a fire plan for the geographic scope of the General Plan. General Plan should incorporate the general concepts and standards from any county fire plan, fire protection agency (federal or state) fire plan, and local hazard mitigation plan. Identify or reference the local Unit Fire Plan and, if applicable, the Community Wildfire Prevention Plan.

Priority: High Medium Low N/A

Recommendation: Ensure fire plans incorporated by reference into the contain evaluations of fire hazards, assessment of assets at risk, prioritization of hazard mitigation actions, and implementation and monitoring components.

Priority: High Medium Low N/A

Additional Wildfire Protection Planning Recommendations:

- 1.1- Incorporate local CAL FIRE Unit Fire Plans into the Safety Element.
- Anticipated next update of Local Hazard Mitigation Plan?

2.0 Land Use Planning:

2.1 Goals and policies include mitigation of fire hazard for future development. Yes Partial No

Recommendation: Establish goals and policies for specific ordinances addressing evacuation and emergency vehicle access; water supplies and fire flow; fuel modification for defensible space; and home addressing and signing.

Priority: High Medium Low N/A

Recommendation: Specify the local ordinances, code sections, or regulations addressing the above standards, particularly any ordinances that address right-of-way, easement, and other reasonable offsite and onsite improvements for a division of land which qualifies for a Parcel Map rather than a Tentative/Final Map under the Subdivision Map Act.

Priority: High Medium Low N/A

Recommendation: Develop fire safe development codes used as standards for fire protection for new development in State Responsibility Area (SRA) within the entity’s jurisdiction that meet or exceed statewide standards in Title14 California Code of Regulations Section 1270 et seq.

Priority: High Medium Low N/A

Recommendation: Adopt, and have certified by the BOF, local fire safe ordinances which meet or exceed standards in 14 CCR § 1270 for State Responsibility Area.

Priority: High Medium Low N/A

Recommendation: Consider mitigation of previously developed areas that do not meet Title 14 California Code of Regulations Section 1270 et seq. or equivalent local ordinance.

Priority: High Medium Low N/A

- 2.2 Disclose wildland urban interface hazards, including Fire Hazard Severity Zone designations and other vulnerable areas as determined by CAL FIRE or fire prevention organizations. Describe or map any Firewise Communities or other firesafe communities as determined by the National Fire Protection Association, Fire Safe Council, or other organizations. Yes Partial No

Recommendation: Specify whether the entity has a Very High Fire Hazard Severity Zones (VHFHSZ) designation pursuant GC 51175 and include a map of the zones that clearly indicates any area designated VHFHSZ.

Priority: High Medium Low N/A

Recommendation: Adopt CAL FIRE recommended Fire Hazard Severity Zones including model ordinances developed by the Office of the State Fire Marshal for establishing VHFHSZ areas.

Priority: High Medium Low N/A

Recommendation: Discuss and/or include local fire hazard maps.

Priority: High Medium Low N/A

- 2.3 The design and location of new development provides for adequate infrastructure for the safe ingress of emergency response vehicles and simultaneously allows civilian egress during an emergency: Yes Partial No

Recommendation: Develop a policy that approval of parcel maps and tentative maps is conditional based on meeting regulations adopted pursuant to §4290 and 4291 of the Public Resources Code, particularly those regarding road standards for ingress, egress, and fire equipment access.

Priority: High Medium Low N/A

Recommendation: Develop pre-plans for fire prone areas that address civilian evacuations to temporary safety locations.

Priority: High Medium Low N/A

- 2.4 When approving parcel maps and use a permit, consideration is given to providing adequate water supply infrastructure that meets zoning and fire protection needs. Yes Partial No

Recommendation: Develop a policy that approval of parcel maps is conditional based on meeting zoning requirements and fire safe development codes.

Priority: High Medium Low N/A

Additional Land Use Planning Recommendations:

- **2.1- New standards for 14 CCR § 1270 will go into effect January 1, 2016. Recommend to adopt new codes and have certified by the Board. References in Safety Element to PRC 4290 should be changed to 14 CCR § 1270.**
- **2.2- There is mention of Fire Hazard Severity Zones as areas of concern and no of these zones is needed for reference to the location of the designated areas as VHFHSZ.**
- **The need for evacuation plans has been identified within the Safety Element; recommend their development in conjunction with a visual map of the routes that are to be utilized in affected areas.**

3.0 Housing/Structures and Neighborhoods:

3.1 Incorporation of current fire safe building codes. Yes Partial No

Recommendation: Adopt building codes for new development in State Responsibility Areas or incorporated areas with VHFHSZ that are based on those established by the Office of the State Fire Marshal in Title 19 and Title 24 CCR, referred to as the “Wildland Urban Interface Building Codes.”

Priority: High Medium Low N/A

3.2 Identification and actions for substandard fire safe housing and neighborhoods relative to fire hazard area. Yes Partial No

Recommendation: Identify and map existing housing structures that do not conform to contemporary fire standards in terms of building materials, perimeter access, and vegetative hazards in VHFHSZ or SRA by fire hazard zone designation.

Priority: High Medium Low N/A

Recommendation: Identify plans and actions to improve substandard housing structures and neighborhoods. Plans and actions should include structural rehabilitation, occupancy reduction, demolition, reconstruction, neighborhood –wide fuels hazard reduction projects, community education, and other community based solutions.

Priority: High Medium Low N/A

Recommendation: Identify plans and actions for existing residential structures and neighborhoods, and particularly substandard residential structures and neighborhoods, to be improved to meet current fire safe ordinances pertaining to access, water flow, signing, and vegetation clearing.

Priority: High Medium Low N/A

3.3 Consideration of diverse occupancies and their effects on wildfire protection.

Yes Partial No

Recommendation: Ensure risks to uniquely occupied structures, such as seasonally occupied homes, multiple dwelling structures, or other structures with unique occupancy characteristics, are considered for appropriate and unique wildfire protection needs.

Priority: High Medium Low N/A

3.4 Fire engineering features for structures in VHFHSZ. Yes Partial No

Recommendation: Ensure new development proposals contain specific fire protection plans, actions, and codes for fire engineering features for structures in VHFHSZ. Examples include codes requiring automatic sprinklers in VHFHSZ.

Priority: High Medium Low N/A

4.0 **Conservation and Open Space:**

4.1 Identification of critical natural resource values relative to fire hazard areas. Yes Partial No

Recommendation: Identify critical natural resources and other “open space” values within the geographic scope of the General Plan.

Priority: High Medium Low N/A

4.2 Inclusion of resource management activities to enhance protection of open space and natural resource values. Yes Partial No

Recommendation: Develop plans and action items for vegetation management that provides fire damage mitigation and protection of open space values. Plans should address protection of natural resource financial values, establishment of fire resilient natural resources, protection of watershed qualities, and protection of endangered species habitats. Actions should consider prescribed burning, fuel breaks, and vegetation thinning and removal

Priority: High Medium Low N/A

Recommendation: Establish goals and policies for reducing the wildland fire hazards within the entity’s boundaries, especially on vacant residential lots and greenbelts and, with the relevant partners, on adjacent private wildlands or federal lands with fire hazards that threaten the entity’s jurisdiction.

Priority: High Medium Low N/A

4.3 Integration of open space into fire safety effectiveness. Yes Partial No

Recommendation: Establish goals and policies for incorporating systematic fire protection improvements for open space. Specifics policies should address facilitation of safe fire suppression tactics, standards for adequate access for firefighting, fire mitigation planning with agencies/private landowners managing open space adjacent to the GP area, water sources for

fire suppression, and other fire prevention and suppression needs.

Priority: High Medium Low N/A

4.4 Urban forestry plans relative to fire protection. Yes Partial No

Recommendation: Ensure residential areas have appropriate fire resistant landscapes and discontinuous vegetation adjacent to open space or wildland areas.

Priority: High Medium Low N/A

Recommendation: Evaluate and resolve existing laws and local ordinances which conflict with fire protection requirements. Examples include conflicts with vegetation hazard reduction ordinances and listed species habitat protection requirements.

Priority: High Medium Low N/A

4.5 Mitigation for unique pest, disease and other forest health issues leading to hazardous situations. Yes Partial No

Recommendation: Establish goals and policies that address unique pest, disease, exotic species and other forest health issues in open space areas for purposes of reducing fire hazard and supporting ecological integrity.

Priority: High Medium Low N/A

Additional Conservation and Open Space Recommendations:

- 4.4- No Urban Forestry exists in this county.

5.0 Circulation and Access:

5.1 Adequate access to high hazard wildland/open space areas. Yes Partial No

Recommendation: Establish goals and policies for adequate access in Very High Fire Hazard Severity Zones that meet or exceed standards in Title 14 CCR 1270 for lands with no structures, and maintain conditions of access in a suitable fashion for suppression access or public evacuation.

Priority: High Medium Low N/A

5.2 Standards for evacuation of residential areas in high hazard areas. Yes Partial No

Recommendation: Goals and policies should be established to delineate residential evacuation routes and evacuation plans in high or very high fire hazard residential areas.

Priority: High Medium Low N/A

5.3 Incorporate a policy that provides for a fuel maintenance program along roadways in the agency having jurisdiction. Yes Partial No

Recommendation: Develop an adaptive vegetation management plan that considers fuels, topography, weather (prevailing winds and wind event specific to the area), fire ignitions and fire history.

Priority: High Medium Low N/A

- 5.4 Adequacy of existing and future transportation system to incorporate fire infrastructure elements. Yes Partial No

Recommendation: Establish goals and policies for proposed and existing transportation systems to facilitate fire infrastructure elements such as turnouts, helispots and safety zones.

Priority: High Medium Low N/A

6.0 Defensible Space

- 6.1 Develop geographic specific fire risk reduction mitigation measures using fuel modification. Yes Partial No

Recommendation: Include policies and recommendations that incorporate fire safe buffers and greenbelts as part of the development planning. Ensure that land uses designated near very fire hazard severity zones are compatible with wildland fire protection strategies/capabilities.

Priority: High Medium Low N/A

- 6.2 Fuel modification around homes. Yes Partial No

Recommendation: Establish ordinances in SRA or VHFHSZ for vegetation fire hazard reduction around structures that meet or exceed the Board of Forestry and Fire Protection's Defensible Space Guidelines for SRA and the Very High Fire Hazard severity zones, including vacant lots.

See http://www.bof.fire.ca.gov/pdfs/Copyof4291finalguidelines9_29_06.pdf

Priority: High Medium Low N/A

Recommendation: Reduce fuel around communities and subdivisions, considering fuels, topography, weather (prevailing winds and wind event specific to the area), fire ignitions and fire history.

Priority: High Medium Low N/A

- 6.3 Fire suppression defense zones. Yes Partial No

Recommendation: Establish goals and policies that create wildfire defense zones for emergency services, including fuel breaks or other staging areas where WUI firefighting tactics could be most effectively deployed.

Priority: High Medium Low N/A

7.0 Emergency Services:

7.1 Map/describe existing emergency service facilities and areas lacking services, specifically noting any areas in SRA or VHFHSZs. Yes Partial No

Recommendation: Include descriptions of emergency services including available equipment, personnel, and maps of facility locations.

Priority: High Medium Low N/A

Recommendation: Initiate studies and analyses to identify appropriate staffing levels and equipment needs commensurate with the current and projected emergency response environment.

Priority: High Medium Low N/A

7.2 Assessment and projection of future emergency service needs. Yes Partial No

Recommendation: Ensure new development includes appropriate facilities, equipment, personnel and capacity to assist and support wildfire suppression emergency service needs. Future emergency service needs should be:

- Established consistent with state or national standards.
- Developed based on criteria for determining suppression resource allocation that includes elements such as identified values and assets at risk, ignition density, vegetation type and condition, as well as local weather and topography.
- Local Agency Formation municipal services reviews for evaluating level of service, response times, equipment condition levels and other relevant emergency service information.

Priority: High Medium Low N/A

7.3 Adequacy of training. Yes Partial No

Recommendation: Establish goals and policies for emergency service training that meets or exceeds state or national standards.

Priority: High Medium Low N/A

7.4 Inter-fire service coordination preparedness/mutual aid and multi-jurisdictional fire service agreements. Yes Partial No

Recommendation: Adopt the Standardized Emergency Management System for responding to large scale disasters requiring a multi-agency response. Ensure and review mutual aid/automatic aid and other cooperative agreements with adjoining emergency service providers.

Priority: High Medium Low N/A

8.0 **Post Fire Safety, Recovery and Maintenance:**

The post fire recommendations address an opportunity for the community and landowners to re-evaluate land uses and practices that affect future wildfire hazards and risk. They also provide for immediate post-fire life and safety considerations to mitigate potential losses to life, human assets and critical natural resources.

8.1 Evaluation of redevelopment. Yes Partial No

Recommendation: In High and Very hazardous areas, ensure redevelopment utilizes state of the art fire resistant building and development standards to improve past ‘substandard’ fire safe conditions.

Priority: High Medium Low N/A

8.2 Long term maintenance of fire hazard reduction mitigation projects. Yes Partial No

Recommendation: Provide polices and goals for maintenance of the post-fire-recovery projects, activities, or infrastructure.

Priority: High Medium Low N/A

8.3 Reevaluate hazardous conditions and provide for future fire safe conditions. Yes Partial No

Recommendation: Incorporate goals and policies that provide for reassessment of fire hazards following wildfire events. Adjust fire prevention and suppression needs for both short and long term fire protection.

Priority: High Medium Low N/A

Recommendation: Develop burn area recovery plans that incorporate strategic fire safe measures developed during the fire suppression, such as access roads, fire lines, safety zones, and fuelbreaks, and helispots.

Priority: High Medium Low N/A

8.4 Post fire life and safety assessments. Yes Partial No

Recommendation: Develop frameworks for rapid post-fire assessment and project implementation to minimize flooding, protect water quality, limit sediment flows and reduce other risks on all land ownerships impacted by wildland fire.

Priority: High Medium Low N/A

Recommendation: Identity flood and landslide vulnerability areas related to post wildfire conditions.

Priority: High Medium Low N/A

Recommendation: Establish goals and policies that address the intersection of flood /landslide/post fire burn areas into long term public safety protection plans. These should include treatment assessment of fire related flood risk to life, methods to control storm runoff in burn areas, revegetation of burn areas, and drainage crossing maintenance.

Priority: High Medium Low N/A

Recommendation: Encourage rapid post-fire assessment, as appropriate, and project implementation to minimize flooding, protect water quality, limit sediment flows and reduce other risks on all land ownerships impacted by wildland fire.

Priority: High Medium Low N/A

8.5 Restore sustainable landscapes and restore functioning ecosystems. Yes Partial No

Recommendation: Develop burn area recovery plans, evaluation processes and implementation actions that encourage tree and biomass salvage, reforestation activities, create resilient and sustainable landscapes, and restore functioning ecosystems.

Priority: High Medium Low N/A

8.6 Incorporate wildlife habitat/endangered species considerations. Yes Partial No

Recommendation: Establish goals and policies for consideration of wildlife habitat/endangered species into long term fire area recovery and protection plans, including environmental protection agreements such as natural community conservation plans.

Priority: High Medium Low N/A

8.7 Native species reintroduction. Yes Partial No

Recommendation: Incorporate native species habitat needs as part of long term fire protection and fire restoration plans.

Priority: High Medium Low N/A

9.0 Terrorist and homeland security impacts on wildfire protection:

These recommendations are included to address fire protection needs related to terrorist acts or other homeland security preparedness and response actions. Both preparedness and incident response can adversely impact fire protection. Adverse effects include substantially decreasing emergency resources' availability, responsiveness and effectiveness by diverting resources, interrupting communications, or restricting emergency access.

9.1 Emergency response barriers. Yes Partial No

Recommendation: Identify goals and policies that address vital access routes that if removed would prevent fire fighter access (bridges, dams, etc.). Develop an alternative emergency access plan for these areas.

Priority: High Medium Low N/A

9.2 Prioritizing asset protection from fire when faced with a lack of suppression forces.

Yes Partial No

Recommendation: Identify and prioritize protection needs for assets at risk in the absence of response forces.

Priority: High Medium Low N/A

Recommendation: Establish fire defense strategies (such as fire ignition resistant areas) that provide adequate fire protection without dependency on fire resources (both air and ground) and could serve as safety zones for the public or emergency support personnel.

Priority: High Medium Low N/A

9.3 Communication channels during incidents. Yes Partial No

Recommendation: Establish goals and policies consistent with the Governor's Blue Ribbon Fire Commission of 2005 for communications and interoperability. Example goals and policies should address fire personnel capability to communicate effectively across multiple frequency bands and update and expansion of current handheld and mobile radios used on major mutual aid incidents.

Priority: High Medium Low N/A

Chapter 5

SAFETY ELEMENT

INTRODUCTION

Stanislaus County is prone to a variety of natural disasters. With several rivers traversing the County, flooding is a concern. Although there are no major faults in the valley portion of Stanislaus County, some faults do exist in the foothills on the eastern and western edges of the County. Earthquakes could occur that would cause severe damage in portions of the County.

Stanislaus County is susceptible to nearly every type of safety hazard in existence with the exception of tidal waves and major hazardous waste disposal sites. Information on the various types of safety hazards is provided in Chapter 5 of the "Stanislaus County General Plan - Support Documentation" and summarized herein.

Seismic and Geological Hazard. Several known faults exist within Stanislaus County. They are located in the extreme eastern part of the County and in the Diablo Range west of I-5. These faults could cause ground shaking of an intensity approaching "X" (ten) on the Modified Mercalli Scale, which would result in very serious damage to most structures. The existence of unreinforced masonry buildings could cause severe loss of life and economic dislocation in an earthquake.

The area west of I-5 (Diablo Range) is noted for unstable geologic formations that are susceptible to landslide. A portion of the southern part of this area includes the Ortigalita Fault, part of which is designated as an Alquist-Priolo Earthquake Fault Zone. This prohibits most construction without a geologic study.

One of the hazards associated with seismic activity that has a major potential for destruction and loss of life is dam failure. Entire cities could be under 10 feet of water or more within a few hours of failure.

Flood Hazards. The major flooding in Stanislaus County occurs along the **Tuolumne River, San Joaquin River, Stanislaus River and Dry Creek.** ~~and isolated stretches of the Tuolumne River.~~ Creeks such as Salado, Sand, and Orestimba also experience flooding. Portions of the Stanislaus River still flood to the extent that there can be crop damage, but the Corps of Engineers has purchased flowage easements so that they have the "right" to flood this area.

Fire Hazards. Urban fires are generally man-caused fires that can be mitigated through proper building code requirements, fire flow minimums and zoning or subdivision ordinance requirements. Wildland fires are generally limited to the foothills on either side of the County. Although there is less of a hazard to structures and people, controlling such fires is more difficult because of their inaccessibility.

Hazardous Materials. The use, transportation and disposal of hazardous materials is becoming an issue of increasing concern. State laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters. Routes are being specified to limit transportation of hazardous material such as nuclear waste.

Other Safety Hazards. Airports located in urban areas or areas with dwellings in the approach

or take-off pattern may cause safety problems for both the airplanes and occupants on the ground. Large antennas, **communication facilities, and wind power facilities** in the agricultural area may be hazardous to crop dusters if not properly located. Streets and roads in terms of width, location and level of maintenance are important to safe travel of the public and for emergency vehicle (sheriff, fire, ambulance) access.

Unprotected canals in urban areas and lack of, or insufficient, street lighting are safety problems. Dust and dirt moved as a result of erosion can also cause safety problems, as can the uncovered transportation of sand and gravel material.

Multi-Jurisdictional Hazard Mitigation Plan

The **Stanislaus County Board of Supervisors adopted the Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan update on May 24, 2011.** ~~State Office of Emergency Services approved the County's Multi-Jurisdictional Hazard Mitigation Plan on April 29, 2005 and the plan was approved by the Federal Emergency Management Agency (FEMA) on July 22, 2005~~ **20, 2011.** ~~The Board of Supervisors adopted the Plan on December 13, 2005~~

The County and **58 48** other jurisdictions participated in **updating** the Multi-Jurisdictional Hazard Mitigation Plan. Each of these **58 48** participating jurisdictions ~~had their governing body formally adopt~~ **utilize** the ~~County of~~ Stanislaus Multi-Jurisdictional Hazard Mitigation Plan, along with their individual plan, as their own Local Hazard Mitigation Plan. The County's plan serves as the umbrella plan with each individual jurisdiction's plan considered an annex. The Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan is incorporated into the Safety Element of the General Plan and shall be implemented as appropriate.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Prevent loss of life and reduce property damage as a result of natural disasters.

~~(Comment: Stanislaus County is prone to a variety of natural disasters. With several rivers traversing the County, flooding is a concern. Although there are no major faults in the valley portion of Stanislaus County, some faults do exist in the foothills on the eastern and western edges of the County. Earthquakes could occur that would cause severe damage in portions of the County.)~~

POLICY ONE

The County will adopt (and implement as necessary) plans inclusive of the Multi-Jurisdictional Hazard Mitigation Plan, to minimize the impacts of a natural and man-made disasters.

IMPLEMENTATION MEASURES

1. The County ~~Office of Emergency Services~~ **Sheriff's Department** will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster, including dam failure. Evacuation routes will serve all of the jurisdictions in the County;

therefore plans for evacuation routes must be coordinated with these cities.

Responsible Department: ~~Sheriff's Department, Office of Emergency Services / Fire Warden~~**Emergency Services**

2. The County will follow the policies included in the adopted **County of Stanislaus Multi-Jurisdictional Hazard Mitigation Plan**. New development shall not conflict with policies included in that document.
Responsible Department: ~~Sheriff's Department, Office of Emergency Services / Fire Warden,~~ **Planning**
3. The County will make information available to landowners in areas subject to flooding to help them form a flood control district.
Responsible Department: ~~Planning – Flood Plain Administrator~~ **Public Works**
4. Development, except that which is consistent with the County General Plan at the time the Patterson Agreement is executed, in the area known as the Sperry Avenue Corridor, shall be required to participate in the solution of the Salado Creek flooding problem.
Responsible Departments: ~~Planning Department, Planning Commission, Board of Supervisors~~
5. In the event of a major ~~threat, wildfire threatening the towns of Knight's Ferry or La Grange,~~ the Sheriff, ~~Office of Emergency Services / Fire Warden, and Fire Safety Departments~~ **and the Local Fire Agency having jurisdiction** may mandate and coordinate evacuation of ~~those towns~~ **the threatened area**.
Responsible Departments: ~~Sheriff's Department, Fire Safety Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Emergency Services~~
6. The County has adopted a Multi-Jurisdictional Hazard Mitigation Plan, and will implement and evaluate the Plan on a regular basis as necessary to comply with state and federal laws.
Responsible Department: ~~Office of Emergency Services / Fire Warden~~

POLICY TWO

Development should not be allowed in areas that are within the designated floodway **or any areas that are known to be susceptible to being inundated by water from any source.**

(Comment: The Federal Emergency Management Agency (FEMA) has developed floodway maps which identify areas prone to flooding.)

IMPLEMENTATION MEASURES

1. Development within the 100-year flood boundary shall meet the requirements of Chapter ~~16.40~~ **16.50** (Flood Damage ~~Protection~~ **Prevention**) of the County Code and within the designated floodway shall obtain ~~Reclamation Board~~ **Central Valley Flood Protection Board** approval.
Responsible Departments: ~~Planning – Flood Plain Administrator~~**Public Works, Planning Commission, Board of Supervisors**
2. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to flooding.

Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.

Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

- 3. The County shall amend its Zoning Ordinance, as needed, for compliance with the Central Valley Flood Protection Act of 2008 (and any subsequent amendments)**

Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

POLICY THREE

Development should not be allowed in areas that are particularly susceptible to seismic hazard.

IMPLEMENTATION MEASURES

1. The County shall enforce the Alquist-Priolo Earthquake Fault Zoning Act.
Responsible Departments: Building Permits Division Inspections, Planning Department, Planning Commission, Board of Supervisors
2. Development in areas of geologic hazard shall be considered for approval only where the development includes an acceptable evacuation route.
Responsible Departments: Sheriff's Department, Fire Safety Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Emergency Services, Public Works, Planning Department, Planning Commission, Board of Supervisors
3. Development proposals adjacent to reservoirs shall include evaluations of the potential impacts from a seismically induced seiche.
Responsible Departments: Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors
4. The routes of new public roads in areas subject to significant seismic hazard shall be designed to minimize seismic risk.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors
5. Where it is found that right-of-way widths greater than those specified in the Circulation Element are necessary to provide added safety in geologically unstable areas, additional width shall be required.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY FOUR

Development west of I-5 in areas susceptible to landslides (as identified in this element) shall be permitted only when a geological report is presented with (a) documented evidence that no such potential exists on the site, or (b) identifying the extent of the problem and the mitigation measures necessary to correct the identified problem.

IMPLEMENTATION MEASURES

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to landslide. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated or a statement of overriding concerns adopted.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. Development west of I-5 shall include a geological report unless the Chief Building Official ~~and Planning Director~~ **are** satisfied that no need for the study is present.
Responsible Departments: Planning Department, ~~Building Inspections~~ Building Permits Division
3. The routes of new public **and private** roads in areas subject to landslides shall be designed to minimize landslide risks.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors

POLICY FIVE

Stanislaus County shall support efforts to identify and rehabilitate structures that are not earthquake resistant.

IMPLEMENTATION MEASURE

1. The County shall take advantage of programs that would provide funds to identify and rehabilitate structures that do not currently meet building standard minimums for earthquake resistance.
Responsible Department: Board of Supervisors, Chief Executives Office, ~~Building Permits Division~~ Inspections, Planning Department

GOAL TWO

Minimize the effects of hazardous conditions that might cause loss of life and property.

POLICY SIX

All new development shall be designed to reduce safety and health hazards.

IMPLEMENTATION MEASURES

1. Review development proposals and require redesign when necessary to ensure that buildings are designed and sited to minimize crime and assure adequate access for emergency vehicles. **The County shall promote the design of structures, streetscapes, pathways, project sites and other elements of the built environment that allow for surveillance of publically accessible areas.**
Responsible Departments: Sheriff's Department, ~~Fire Safety Office of Emergency Service / Fire Warden, Local Fire Agency Having Jurisdiction~~
2. Fencing shall be required between canals and new urban development when recommended by an irrigation district.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
3. Development standards shall be imposed to provide street lighting, storm drainage, **adequate** setbacks, fire walls **and fire safe standards for defensible space.**
Responsible Departments: Public Works, Planning Department, ~~Fire Safety Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Planning Commission, Board of Supervisors~~
4. All building permits shall be reviewed to ensure compliance with the ~~Uniform Building Code~~ **California Code of Regulation, Title 24, California Building Codes.**
Responsible Departments: Building Permits Division ~~Inspections, Local Fire Agency Having Jurisdiction~~

POLICY SEVEN

Adequate fire and sheriff protection shall be provided.

IMPLEMENTATION MEASURES

1. The County shall continue to implement the funding strategies **for Capital Improvements and ongoing operations as** identified under Policy Twenty-Two of the Land Use Element.
Responsible Departments: Building Permits Division ~~Inspections, Board of Supervisors, Public Works~~
2. All discretionary projects in the County shall be referred to the ~~Fire Safety Department and to the appropriate fire district~~ **Office of Emergency Services / Fire Warden, and**

the Local Fire Agency having jurisdiction for comment. The comments of these agencies will be used to condition or recommend modifications of the project as it relates to fire safety and rescue issues. **All projects in State Responsibility Areas or Very High Fire Hazard Severity Zone shall be routed to CALFire for comments.**

Responsible Departments: Planning Department, ~~Fire Safety Office of Emergency Services / Fire Warden, Local and State Fire Agency Having Jurisdiction~~

3. The County ~~Fire Safety Department~~ **Fire Warden and the Local Fire Agency having jurisdiction** shall work with the California Department of Forestry and Fire Protection and with local fire ~~districts~~ **agencies** to minimize the danger from wildfire **by establishing adequate fire suppression and setbacks. All building permits and discretionary projects located within State Responsibility Areas and Very High Fire Hazard Severity Zones, the Strategic Fire Plans of the local and adjoining jurisdictions CalFire units shall be followed.**

Responsible Department: ~~Fire Safety Office of Emergency Services / Fire Warden, Local and State Fire Agency Having Jurisdiction~~

4. Discretionary projects ~~outside of fire districts~~ shall be considered for approval only when they are found to include adequate fire protection.

Responsible Departments: ~~Fire Safety Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Planning Department, Planning Commission, Board of Supervisors~~

5. New development, ~~other than agricultural,~~ shall have **adequate** water to meet the fire flow standards established in ~~Appendix 5-A~~ **the current adopted fire code, and the current California Public Resources Code 4290, and when located within the State Responsibility Area and Very High Fire Hazard Severity Zones, the National Fire Protection Association 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting.**

Responsible Departments: ~~Fire Safety Office of Emergency Services / Fire Warden, Local and State Fire Agency Having Jurisdiction, Planning Department, Planning Commission, Board of Supervisors~~

6. All discretionary projects shall be referred to the Sheriff's Department for comment **and evaluation of security features including crime prevention through design.** Comments from the Sheriff will be used to either condition or modify the project.

Responsible Departments: Sheriff's Department, Planning Department, Planning Commission, Board of Supervisors

7. All building permits and discretionary projects within the State Responsibility Areas **and Very High Fire Hazard Severity Zones,** as identified by the **current** California Department of Forestry and Fire Protection **Fire Hazard Severity Zone maps,** shall meet the minimum **State** development standards, ~~included in Article 1-5, Subchapter 2 SRA Fire Safe Regulations, Chapter 7 Fire Protection, Division 1.5 Department of Forestry, Title 14 Natural Resources,~~ **including the current chapters of the California Fire Code regarding requirements for wild land – urban interface fire areas, the California Building Code and Residential Code Materials and Construction Methods for Exterior Wildfire Exposure, and California Public Resources Code Section 4290 and 4291,** or more stringent specific standards as may

be adopted by the Board of Supervisors for this County.

Responsible Departments: *Building Permits Division Inspections, Public Works, Planning Department, ~~Fire Safety Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction~~, Planning Commission, Board of Supervisors, CalFire*

8. All discretionary projects shall be referred to the ~~Regional Emergency Medical Services Office Agency~~ **Local Emergency Medical Services Agency** for comments related to ambulance service.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY EIGHT

Roads shall be maintained for the safety of travelers.

IMPLEMENTATION MEASURES

1. New urban development shall provide street lighting, storm drainage, setbacks, ~~fire walls~~, and other safety features as the specific case may require **for all modes of travel (automobile, pedestrian, bicycle, etc.)**.

Responsible Departments: *Public Works, ~~Fire Safety Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction~~, Planning Commission, Board of Supervisors*

2. New development shall conform to the standards in the County **Department of Public Works** Specifications and Improvement Standards for maintenance and improvement of roads.

Responsible Departments: *Public Works, Planning Commission, Board of Supervisors*

3. The Sheriff's Department shall enforce California Vehicle Code Section 23114 related to material falling from overloaded trucks carrying sand, gravel and other materials.

Responsible Department: *Sheriff's Department*

4. Private access roads in the State Responsibility Areas, as designated by the California Department of Forestry and Fire Protection, shall be designed to meet state-mandated standards for such roads.

Responsible Departments: *~~Fire Safety Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction~~, Planning Department, Planning Commission, Board of Supervisors*

5. Private access roads in agricultural parcel maps should not include "dead ends" longer than one mile.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY NINE

The County shall support the formation of improvement districts (including flood control districts) **or overlay zones** to ~~eliminate mitigate~~ safety hazards.

IMPLEMENTATION MEASURES

1. Fire ~~Districts~~ **Agencies**, Sheriff's Department, etc. should be encouraged to request that the Board of Supervisors impose development fees to help support **capital needs**. ~~their services~~. Such requests shall be accompanied by supporting documentation.
Responsible Departments: ~~Fire Safety Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Sheriff's Department, County Executive Office, Board of Supervisors~~
2. The County will work with ~~the Fire Safety Department~~ the State Department of Forestry and Fire Protection and **the local fire districts agencies having jurisdiction** to ensure that adequate fire suppression measures are provided in areas without access to a public water system. These measures may include restrictions on building materials as well as the provision of adequate access and appropriate facilities for suppressing a fire.
Responsible Departments: ~~Fire Safety Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction, Building Permits Division Inspections, Board of Supervisors~~
3. **The County may consider the adoption of overlay zones for the purpose of alerting property owners to restrictions relating to safety hazards.**
Responsible Departments: ~~Planning Department, Planning Commission, Board of Supervisors~~

POLICY TEN

The County shall limit the siting of air strips.

IMPLEMENTATION MEASURE

1. The County policy regarding the siting of air strips shall be enforced. (See Appendix 5-B)
Responsible Departments: ~~Planning Department, Planning Commission, Board of Supervisors~~
2. **Development proposals for the establishment of an air strip shall include easements to restrict development on neighboring properties as required by County policy. The developer shall document existing easements and demonstrate the ability to acquire additional easements, if needed, prior to project approval. Projects shall be conditioned to require easements be recorded prior to development of the air strip.**
Responsible Departments: ~~Planning Department, Planning Commission, Board of Supervisors~~

POLICY ELEVEN

Restrict large communication **and wind power facilities** ~~antennas~~ within the agricultural area with respect to maximum height, markings (lights) and location to provide maximum safety levels.

IMPLEMENTATION MEASURES

1. **All communication facilities shall meet the siting standards established by**

Chapter 21.90 -Communication Facilities of the Zoning Ordinance. ~~An amendment to the A-2 (General Agriculture) zoning districts will be processed by June 30, 1995 to require that, before communication towers are approved, a finding must be made that measures have been taken to minimize the effect of the tower on crop dusting activities. (On September 19, 1995, the Board of Supervisors approved an amendment to the zoning ordinance establishing siting standards for communication towers in all zoning districts.)~~

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. **Discretionary development proposals** ~~Use permit applications~~ for communication towers and wind power facilities in the A-2 (General Agriculture) zone district shall be referred to the crop dusting companies which typically service the area of the proposed tower for notice and comment.

Responsible Department: Planning Department

POLICY TWELVE

The Airport Land Use Commission Plan and County Airport Regulations (Chapter 17 of the County Code) shall be updated as necessary, maintained and enforced.

IMPLEMENTATION MEASURES

1. Development within areas protected by the Airport Land Use Commission Plan shall only be approved if they meet the requirements of the Plan.

Responsible Departments: Planning, Airport Land Use Commission, Planning Commission, Board of Supervisors

2. The Airport Land Use **Commission** Plan shall be updated, **as necessary**, to conform to current state **and federal** law ~~when funds are budgeted for the project.~~

Responsible Departments: Planning Department, Airport Land Use Planning Commission

3. All amendments to a land use designation, zoning district, or zoning regulation affecting land within the Airport Land Use Plan boundary shall be referred to the Airport Land Use Commission for comment. If that commission recommends denial, the Board of Supervisors may overrule that recommendation only by a two-thirds majority vote.

Responsible Departments: Planning Department, Airport Land Use Commission, Board of Supervisors

4. The height and exterior materials of new structures, **protected by the Airport Land Use Commission Plan** ~~in the Airport Zone of the Modesto, Oakdale, Patterson or Turlock airports as defined in the Stanislaus County Airport Regulations,~~ shall be reviewed to determine whether they conform to those regulations.

Responsible Departments: Planning Department, Board of Supervisors

POLICY THIRTEEN

The Department of Environmental Resources shall continue to coordinate efforts to identify locations of hazardous materials and prepare and implement plans for management of spilled hazardous materials as required.

IMPLEMENTATION MEASURES

1. The County will continue to provide planning efforts to locate and minimize the effects of hazardous materials through the County's adopted emergency plan.
Responsible Department: Environmental Resources

2. The County has prepared a Hazardous Waste Management Plan which is the guideline for managing hazardous waste in this County. The goals, objectives, conclusions, recommendations and implementation measures of that plan are hereby incorporated as a part of the Safety Element, along with any modifications which may result from state review of the Hazardous Waste Management Plan.
Responsible Departments: Board of Supervisors, Environmental Resources

3. The Area Plan for Emergency Response to Hazardous Substance Release, required by the California Health and Safety Code, will be incorporated as part of the Safety Element when that plan is adopted.
Responsible Departments: Environmental Resources, Office of Emergency Services / Fire Warden, Sheriff's Department, Emergency Services

POLICY FOURTEEN

The County will continue to enforce state-mandated structural Health and Safety Codes, including but not limited to the ~~Uniform California~~ Building Code, the ~~Uniform Housing International Property Maintenance~~ Code, the ~~Uniform California~~ Fire Code, the ~~Uniform California~~ Plumbing Code, ~~the National California~~ Electric Code, and Title 24, **Parts 1-9**.

(Comment: The ~~Uniform California~~ Building Code includes provisions for safe construction under the most current standards. The ~~Uniform Housing International Property Maintenance~~ Code provides for upgrading of existing dwellings to eliminate health and safety problems without requiring upgrading of non-hazardous conditions.)

IMPLEMENTATION MEASURES

1. All building permits shall be reviewed to ensure compliance with the ~~Uniform California~~ Building Code.
Responsible Department: Building Permits Division Inspections

2. All complaints of substandard dwellings shall be acted upon to ensure compliance with the ~~Uniform Housing International Property Maintenance~~ Code.
Responsible Departments: ~~Building Inspections~~ Building Permits Division, Environmental Resources

3. The ~~Uniform California~~ Fire Code shall be followed in inspections and maintenance of structures regulated under that code.
Responsible Department: ~~Fire Safety~~ Office of Emergency Services / Fire Warden, Local Fire Agency Having Jurisdiction

POLICY FIFTEEN

The County will support the Federal Emergency Management Agency (FEMA) Flood Insurance Program so that residents who qualify may purchase such protection.

(Comment: If Stanislaus County adopts a flood hazard reduction ordinance that meets FEMA standards, property owners whose property is located within certain areas identified by FEMA

as flood hazard areas may purchase insurance against flood damage. Chapter ~~16.40~~ **16.50** of the Stanislaus County Code meets the FEMA standards.)

IMPLEMENTATION MEASURE

1. Stanislaus County will maintain and enforce Chapter ~~16.40~~ **16.50** (Flood Damage ~~Protection~~ **Prevention**) of the County Code to meet FEMA standards.
Responsible Departments: Public Works, Board of Supervisors

APPENDIX 5-A

FIRE FLOW STANDARDS

New or Existing Water Systems

New development shall not be permitted to diminish the fire flow of an existing water system below the following minimum standards, established in the current adopted Fire Code.

1. _____ Lot density of three or more single-family residential units per acre. _____ 1,000 gpm
2. _____ Duplex residential units, neighborhood business of one story. _____ 1,500 gpm
3. _____ Multiple residential, one and two stories; light commercial or light industrial. _____ 2,000 gpm
4. _____ Multiple residential, three stories or higher; heavy commercial or heavy industrial. _____ 2,500 gpm

New water systems also must meet the minimum fire flow standards established above, in the current adopted Fire Code.

Exception: With the installation of an approved, supervised, automatic sprinkler system in accordance with the National Fire Protection Association Pamphlet #13, throughout the building, a 50% reduction may be granted. In no case shall there be less than 500 gpm provided on site.

No Existing Water System

Where there is no established water system, in the rural areas of Stanislaus County, the following guidelines shall apply:

The installation of reservoirs, pressure tanks, elevator tanks, or other fixed systems capable of supplying the required fire flow and/or static source shall be in accordance with the National Fire Protection Association Pamphlet #1231, Water Supplies for Rural and Suburban Fire Fighting.

Source: Stanislaus County Fire Warden's Office

APPENDIX 5-B
AIRPORT SITING STANDARDS

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: March 6, 1984

No. 84-367

On motion of Supervisor Blom, Seconded by Supervisor Simon,
and approved by the following vote,
Ayes: Supervisors: Blom, Simon, Cannella and Chairman Starn
Noes: Supervisors: None
Excused or Absent: Supervisors: Terry
Abstaining: Supervisor: None D-2

THE FOLLOWING RESOLUTION WAS ADOPTED:

IN RE: ESTABLISHING POLICIES FOR THE SITING OF NEW AIRPORTS, AGRICULTURAL
SERVICE AIRPORTS AND TEMPORARY AGRICULTURAL SERVICE AIRPORTS

WHEREAS, after receiving a report concerning private airports in Stanislaus
County, this Board referred the matter to the Planning Commission for study and
possible recommendations; and

WHEREAS, the Commission held a public hearing to gain input from private
airport owners, pilots, cropdusters and other interested parties; and

WHEREAS, after much discussion, the Planning Commission recommends that this
Board adopt the "Establishing Policies for the Siting of New Airports, Agricultural
Service Airports and Temporary Agricultural Service Airports" as submitted,

NOW, THEREFORE, BE IT RESOLVED that this Board of Supervisors does hereby
adopt the "Establishing Policies for the Siting of New Airports, Agricultural Service
Airports and Temporary Agriculatural Service Airports" to wit:

ATTEST: BETH MEYERSON-MARTINEZ, Clerk
Stanislaus County Board of Supervisors,
State of California,

Rochelle A. Tilton

By: Rochelle A. Tilton, Assistant Clerk

ESTABLISHING POLICIES FOR THE SITING OF NEW
AIRPORTS, AGRICULTURAL SERVICE AIRPORTS, AND TEMPORARY
AGRICULTURAL SERVICE AIRPORTS

WHEREAS, it is the duty of the Stanislaus County Board of Supervisors to promote and protect the health, safety, comfort, convenience and general welfare of the residents of Stanislaus County; and

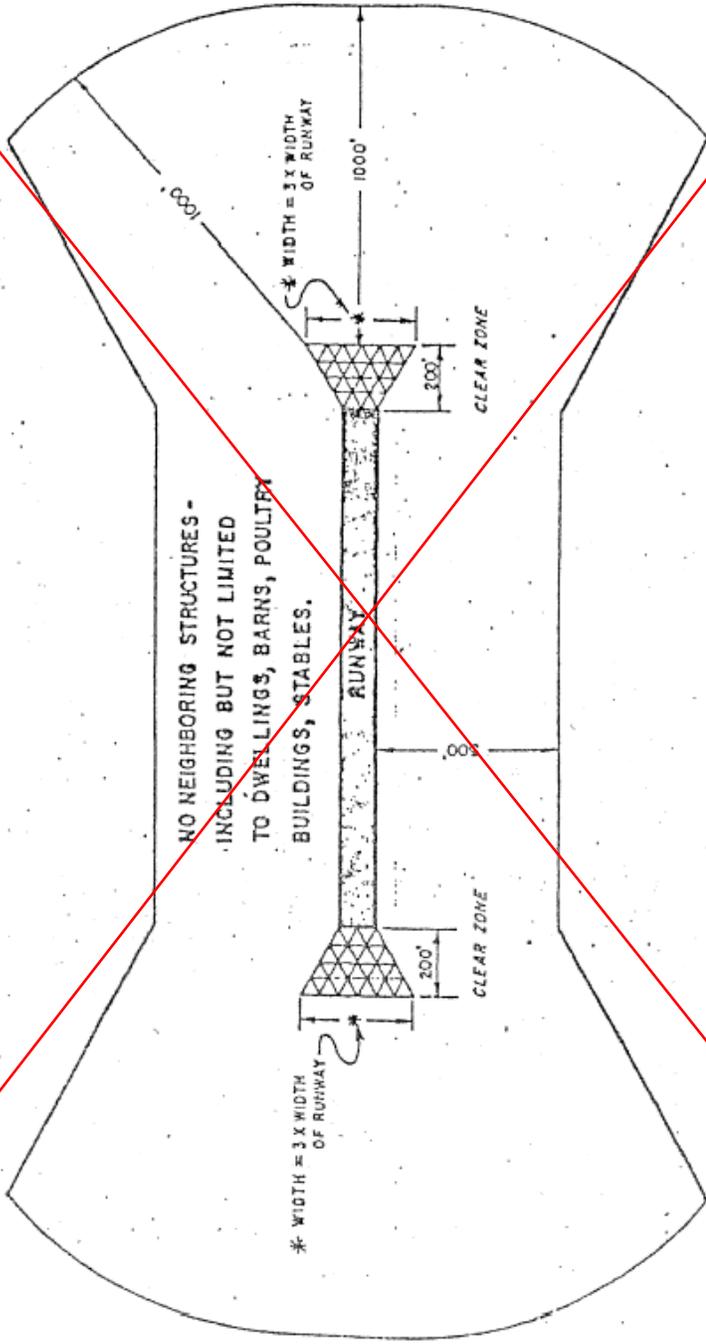
WHEREAS, private airstrips, private airports, crop duster landing strips and heliports are presently permitted upon approval of a use permit in A-2 (Exclusive Agriculture) and certain R-A (Rural Residential) zones; and

WHEREAS, the Board of Supervisors recognizes the fact that airports, agricultural service airports and temporary agricultural service airports are necessary for the economy and convenience of the people of Stanislaus County; and

WHEREAS, careful consideration must be given to the siting, layout and design of any new airport, agricultural service airport or temporary agricultural service airport in these areas to protect the health, safety, comfort, and general welfare of the residents of Stanislaus County,

NOW, THEREFORE, BE IT RESOLVED that the following policies shall be utilized as guidelines by Stanislaus County when considering an application for a use permit or staff approval application to locate any new airport or temporary agricultural service airport or expand any existing airport or temporary agricultural service airport.

1. Provide a clear zone for a distance of two-hundred feet (200') from the end of the runway. The clear zone shall start at the ends of the runway and at a point two-hundred feet (200') from the end of the runway be three (3) times the width of the runway.
2. Be no closer to any neighboring dwelling, barn, shop, poultry building, or similar agricultural structure than: (a) 1000 feet from the ends of the runway, or (b) 500 feet to the sides of the runway. This shall not be construed so as to prohibit the owner of any airport from having their own dwelling(s), barn(s), shop(s), poultry building(s), or similar agricultural structure(s) within this area.
3. Be located so that air or surface traffic shall not constitute a nuisance or danger to neighboring property, farms, dwellings or structures.
4. Show that adequate controls or measures will be taken to prevent offensive dust, noise, vibrations, or bright lights.
5. Obtain when necessary approval of the California Department of Transportation, Division of Aeronautics and the Federal Aviation Administration prior to the issuance of the use permit.



NO NEIGHBORING STRUCTURES -
INCLUDING BUT NOT LIMITED
TO DWELLINGS, BARNs, POULTRY
BUILDINGS, STABLES.

* WIDTH = 3 X WIDTH
OF RUNWAY

* WIDTH = 3 X WIDTH
OF RUNWAY

1000'

200'

CLEAR ZONE

CLEAR ZONE

1000'

1000'

RUNWAY