

Table CH-9a. Comparison of Rural Fire Hazards and Management Standards that Apply in Monterey County Coastal Zone.

Area of Concern	Monterey County Ordinance 3600 for building, construction & development in SRAs	CDF/Aromas/ Big Sur Volunteer Fire Protection District	North County Fire Protection District	Carmel Highlands/Cypress Fire Protection District	Pebble Beach Community Services District
Road widths (Two-way traffic)	Minimum of two 9-foot lanes (18 ft total width) providing two-way traffic; unless other standards are provided w/in the ordinance	Minimum of two 9-foot lanes (18 ft total width) providing two-way traffic; unless other standards are provided w/in the ordinance	-	Defers to Monterey County Ordinance 3600 (same as CDF standards).	Minimum of two 9-foot lanes (18-ft total width) providing two-way traffic; unless other standards are provided w/in the ordinance; Alternate standard for access roads: fire apparatus access roads shall have an unobstructed width of not less than 20'
Road widths (One-way traffic)	Minimum of one 12-foot traffic lane; shall provide access zoned for no more than 10du. In no case exceed ½ mile in length (2640'). Turnouts required at approx. mid-point of each one-way road	Minimum of one 10-foot traffic lane; the local jurisdiction may approve one-way roads. Other criteria same as Monterey County Ordinance 3600.	12-foot access road width is required for every building when any portion of exterior wall is located more than 150 feet from Fire Department access.	Defers to Monterey County Ordinance 3600.	Minimum of one 12-foot traffic lane; shall provide access zoned for no more than 10du. In no case exceed ½ mile in length (2640'). Turnout required at approx. mid-point of each one-way road
Dead-end roads	Shall not exceed the following cumulative lengths: 0-.99 acres: 800 feet 1-4.99 acres: 1,320 feet 5-19.99 acres: 2,640 feet 20 acres or >: 5,280 feet *turnarounds on parcels zoned 5 acres or larger shall be provided at a maximum of 1,320' intervals	Shall not exceed the following cumulative lengths: 0-.99 acres: 800 feet 1-4.99 acres: 1,320 feet 5-19.99 acres: 2,640 feet 20 acres or >: 5,280 feet *turnarounds on parcels zoned 5 acres or larger shall be provided at a maximum of 1,320' intervals	-	All dead-end access roads in excess of 150' in length shall require turn around for fire apparatus see diagram for examples.	Shall not exceed the following cumulative lengths: 0-.99 acres: 800 feet 1-4.99 acres: 1,320 feet 5-19.99 acres: 2,640 feet 20 acres or >: 5,280 feet *turnarounds on parcels zoned 5 acres or larger shall be provided at a maximum of 1,320' intervals
Driveway widths	Not less than 12 feet wide; Turnout shall be provided at midpoint for all driveways between 150 and 800 feet long; one turnout required not greater than every 400 feet for driveways > 800 feet.	Shall provide a minimum of 10-foot traffic lane. Turnout shall be provided at midpoint for all driveways between 150 and 800 feet long; one turnout required not greater than every 400 feet for driveways > 800 feet. A	Not less than 12 feet wide; capable of supporting fire apparatus (22 tons), maximum 15% grade. On driveways w 8% grade or more, the finish surfaces shall be A/C pavement/ concrete. Fire sprinklers	Not less than 12 feet wide; capable of supporting fire apparatus (22 tons), maximum 15% grade. On driveways w 8% grade or more, the finish surfaces shall be A/C pavement/ concrete. Fire sprinklers	Not less than 12 feet wide; Turnout shall be provided at midpoint for all driveways between 150 and 800 feet long; one turnout required not greater than every 400 feet for driveways > 800 feet.

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		turnaround shall be provided at all buildings sites on driveways over 300' in length & shall be w/in 50' of the building	present shall allow for modifications per local jurisdictions. ⁱ Turnout required if road is over 250 feet long & < 20 feet wide; driveways not to be < 12 feet wide unobstructed; driveways > 250' but < 800' must have midpoint turnout; > 800' turnout required @ no > 400' intervals.	present shall allow for modifications per local jurisdictions. ⁱⁱ Turnout required if road is over 250 feet long & < 20 feet wide; driveways not to be < 12 feet wide unobstructed; driveways > 250' but < 800' must have midpoint turnout; > 800' turnout required @ no > 400' intervals.	
Gate entrances	Minimum 14-foot width & 2 feet wider than the width of the traffic lane serving the gate	No minimum width. Required to be 2 feet wider than the width of traffic lane serving the gate	Must be at least same width as traffic lane, but in no case less than 12 feet wide.	Must be at least same width as traffic lane, but in no case less than 12 feet wide.	Must be at least same width as traffic lane, but in no case less than 12 feet wide.
Roadway turnouts	Minimum of 10 feet wide & 30 feet long with a minimum 25' taper at each end	Minimum of 10 feet wide & 30 feet long with a minimum 25' taper at each end	See diagram; 12 feet wide, 28 feet long	Minimum of 10 feet wide & 30 feet long with a minimum 25' taper at each end	Minimum of 10 feet wide & 30 feet long with a minimum 25' taper at each end
Road surface	Must be in conformance with local ordinances; must be capable of supporting a 40,000 lb. load	Must be in conformance with local ordinances; must be capable of supporting a 40,000 lb. load	Shall be completed with an all-weather surface capable of supporting fire apparatus (22 tons / 44,000 lbs.)	Defers to MCo ord. 3600; Shall be completed with an all-weather surface capable of supporting fire apparatus (22 tons / 44,000 lbs.). However, when driveways or access roads have a slope of 8% grade or more, the finish surface shall be A/C pavement or concrete. ⁱⁱⁱ	Must be in conformance w/local ordinances & capable of supporting up to 60,000 pounds for fire apparatus. <i>Alternate std:</i> where road grades exceed 8%, a min. roadway surface thickness of 0.17' of asphaltic concrete or 0.34' of aggregate base shall be required.
Alternative Roadway Access?	Roads are required for every building if the 1 st story is located more than 150' from fire department access	-	-	Defers to MCo ord. 3600: Roads are required for every building if the 1 st story is located more than 150' from fire department access	Defers to Mco Ord 3600: Roads are required for every building if the 1 st story is located more than 150' from fire department access

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Roadway Grade	All roads, streets, private lanes & driveways shall not exceed 15% grade	Not to exceed 16% grade	Maximum 15% grade	Defers to MCo ord. 3600: All roads, streets, private lanes & driveways shall not exceed 15% grade	All roads, streets, private lanes & driveways shall not exceed 15% grade
Bridges	Minimum 12' wide	Minimum 12' wide	Minimum 12' wide	Minimum 12' wide	Minimum 12' wide
Vegetation clearing requirements; flexibility?	All parcels 1 acre or greater require 30' setback for buildings & accessory structures from all property lines &/or center of road; For parcels over 1 acre, local jurisdictions shall provide for the same practical effect	Maintain all flammable or other combustible growth around & adjacent to the dwelling or structure 30 feet on each side or to prop line, whichever is nearer. Doesn't apply to single specimens of trees, ornamental shrubbery or similar plants used as ground cover. If extra hazardous conditions exist, local agency can increase clearing from 30- to 100 feet. Grass more than 18" high may be left.	Same as CDF but does not state property line requirements, only applies to perimeter of structures; all other criteria apply. Note: environmentally sensitive areas may require alternative fire protection to be determined by the Fire Chief & Director of Planning & Building.	All flammable vegetation or combustible growth shall maintain clear distance of not less than 30 feet on each side of structure/buildings. Same as CDF w/regard to applying to single specimen of trees etc. provided they do not provide a means of rapidly transmitting fire from the native growth to any structure. Additional firebreak requirements according to CDF standards. See also exceptions...	Remove flammable vegetation from w/in 30' of structures. Limb trees 6' up from ground; Cut dry & dead grass to max. height of 4"; remove all dead standing trees. <u>For Extra hazards:</u> Due to extra hazardous conditions, remove all flammable vegetation from within 100 feet of structures. <u>Other protections</u> - additional fire protection or firebreaks approved by Reviewing Authority may be required in order to provide reasonable safety
Setback for structure defensible space	All parcels 1 acre or larger shall provide 30-foot setback for buildings from all property lines &/or center of road. For parcels less than 1 acre, local jurisdiction' shall provide for same practical effect	All parcels 1 acre or larger shall provide 30-foot setback for buildings from all property lines &/or center of road. For parcels less than 1 acre, local jurisdiction' shall provide for same practical effect	All parcels 1 acre or larger shall provide 30-foot setback for buildings from all property lines &/or center of road. For parcels less than 1 acre, local jurisdiction' shall provide for same practical effect	All parcels 1 acre or larger shall provide 30-foot setback for buildings from all property lines &/or center of road. For parcels less than 1 acre, local jurisdiction' shall provide for same practical effect	All parcels 1 acre or larger shall provide 30-foot setback for buildings from all property lines &/or center of road. For parcels less than 1 acre, local jurisdiction' shall provide for same practical effect
House vs. subdivision	Regulations same for both	Regulations same for both, based on parcels; <i>see individual requirements.</i>	No distinction made; appears to apply to individual single family dwellings	No distinction made; appears to apply to individual single family dwellings	-

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Exceptions/ exemptions	Ordinance states if no other practical alternative exists, as determined by the Reviewing Authority ^{iv} other methods w/the same practical effect are allowed. Alternative standards or measures include but are not limited to ^v	Exemptions are permitted for vegetation management regulations if exterior of structures are made entirely of non-flammable materials. ^{vi} Shall not apply to any land/water area acquired or managed for one of more of the following purposes/uses ^{vii}	Environmentally sensitive areas may require alternative fire protection to be determined by the Fire Chief & Director of Planning & Bldg. Fire sprinklers present shall allow for modifications per local jurisdictions.	Environmentally sensitive areas may require alternative fire protection to be determined by the Fire Chief & Director of Planning & Building.	Environmentally sensitive areas may require alternative fire protection to be determined by the Fire Chief & Director of Planning & Building. Automatic sprinklers exception not listed. The CDF Director may adopt regulations exempting structures with exteriors constructed entirely of nonflammable materials
Fire Sprinklers	-	-	-	Fire sprinklers required for all one- and two-family dwellings, including attached garages, on existing lots of record. EXCEPTION: <u>Carmel Valley Fire Dist.</u> requires automatic fire sprinklers for residences when total floor area exceeds 5,000 sq. ft. or when the Fire Chief requires to mitigate extra hazardous conditions, such as water supply or access problems.	-

Key Definitions (from Monterey County Ordinance 3600 unless otherwise noted)

Defensible Space = Area w/in perimeter of a parcel development, neighborhood, or community where basic wildland fire protection practices are implemented

Driveway = Vehicular access that serves no more than 2 buildings with no more than 3 dwelling units on a single parcel & any number of accessory structures.

Fuel Modification Area = Area where the volume of flammable vegetation has been reduced, providing reduced fire intensity & duration

Roads, Streets, Private Lanes = Vehicular access to more than one parcel; or access to more than one parcel with more than 2 buildings or 4 or more dwelling units.

Very high fire hazard severity zone = an area designated by the Director pursuant to Sec. 51178 that is not a State Responsibility

Area (SRA) (from CDF)

State Responsibility Area = those areas identified pursuant to Sec. 4102 of the Public Resources Code (from CDF)

ⁱ *EXCEPTION: when buildings are protected by an approved automatic fire sprinkler system, the provisions of this section may be modified, subject to approval of the local jurisdiction.*

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^{iv} Reviewing Authority is the Director of the Board of Forestry & Fire Protection, his/her designee, including local fire districts, sharing jurisdiction in State Responsibility Areas.

^v Automatic sprinkler systems; non-combustible construction; extraordinary fuel modification measures; creation of evacuation areas; alternative access routes; alternative roadway modifications.

^{vi} Or condition upon the contents & composition of the structure & may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth w/respect to the area surrounding the structures.

^{vii} 1) Habitat for endangered/threatened species, or any species that is a candidate for listing as an endangered or threatened species by state/federal government; 2) lands kept in a predominantly natural state as habitat for wildlife, plant or animal communities; 3) open space lands that are environmentally sensitive parklands; 4) other lands having scenic values, as declared by the local agency, or by state or federal law. (b) applies whether the land or water area is held in fee title or any lesser interest. This exemption applies to any public agency, any private entity that has dedicated the land or water area to one or more of those purposes or uses, or any combination of public agencies and private entities making that dedication. (c) see document (d) in the event that any lands adjacent to any land or water area described in subdivision(a) are improved such that they are improved such that they are subject to the vegetation mgt. practices outlined above.