

# Community Wildfire Protection Ordinance

Project No. PRJ2020-002395-(1-5)  
Advance Planning Case No. RPPL2020007456  
Countywide

Planner: Cameron Robertson  
Section: Environmental Planning & Sustainability

# Agenda

---

## 1. Project Introduction

- Background
- Project Development

## 2. Proposed Ordinance

- Applicability
- Title 21 (Subdivisions)
- Title 22 (Planning & Zoning) – Hillside Management Area Ordinance



Photo: LACoFD – Woolsey Fire

# PROJECT INTRODUCTION



# Introduction

## Community Wildfire Protection Ordinance

- Amends **Title 21 (Subdivisions)** and **Title 22 (Planning & Zoning)** to strengthen existing development standards to:
  - Provide adequate evacuation egress
  - Improve standards for public safety
  - Reduce risk within Very High Fire Hazard Severity Zone (VHFHSZ) and Hillside Management Area (HMA)

➔ **RPC recommended approval on June 14, 2023**



Photo: Woolsey Fire Evacuation

# Background - County

- **Motion by Board of Supervisors**  
February 2020
- **General Plan Safety Element**  
Policy implementation
- **Comprehensive County strategy**  
Pre-disaster planning
- **Increasing fire risks** due to climate change and development in WUI



Photo: SF Chronicle – Butte County Sheriff evacuate Paradise residents

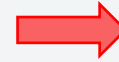
# State Law

---

## Fire hazard planning requirements for local jurisdictions:

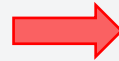
---

- Senate Bill No. 1241 (2012)
- California Government Code 66474



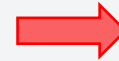
**Subdivision Requirements**

- Senate Bill No. 379 (2015)
- California Government Code 65302



**Very High Fire Hazard Zone Map**

- Senate Bill No. 99 (2019)
- Assembly Bill No. 747 (2019)
- Assembly Bill No. 1409 (2020)
- Public Resources Code 4290-4291

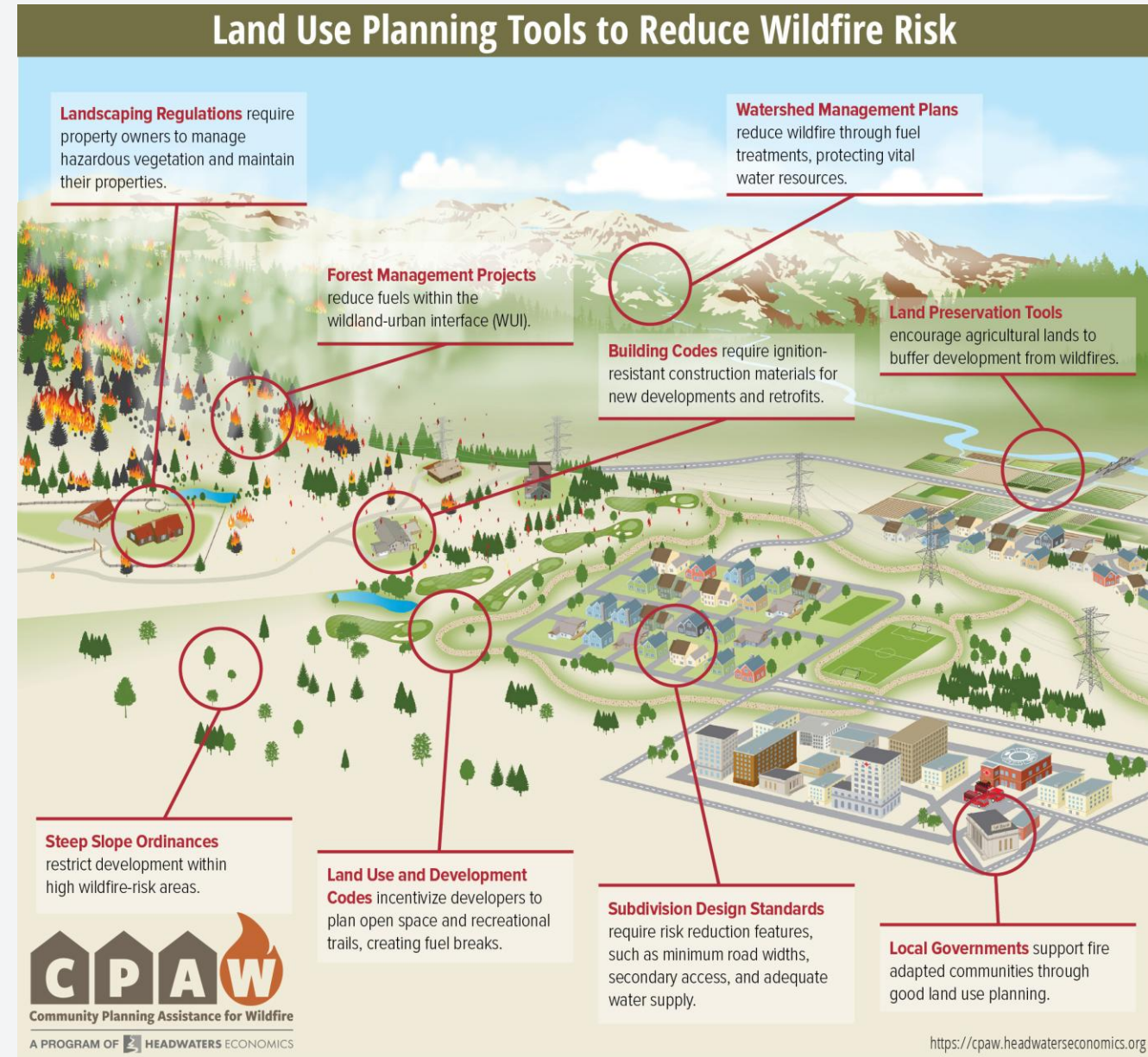


**Evacuation Planning Requirements**



# Project Development

- **Community Planning Assistance for Wildfire (CPAW)** program grant award
- **Woolsey Fire After Action Report** recommendations
- **General Plan Safety Element**
- **State standards** and planning guidance



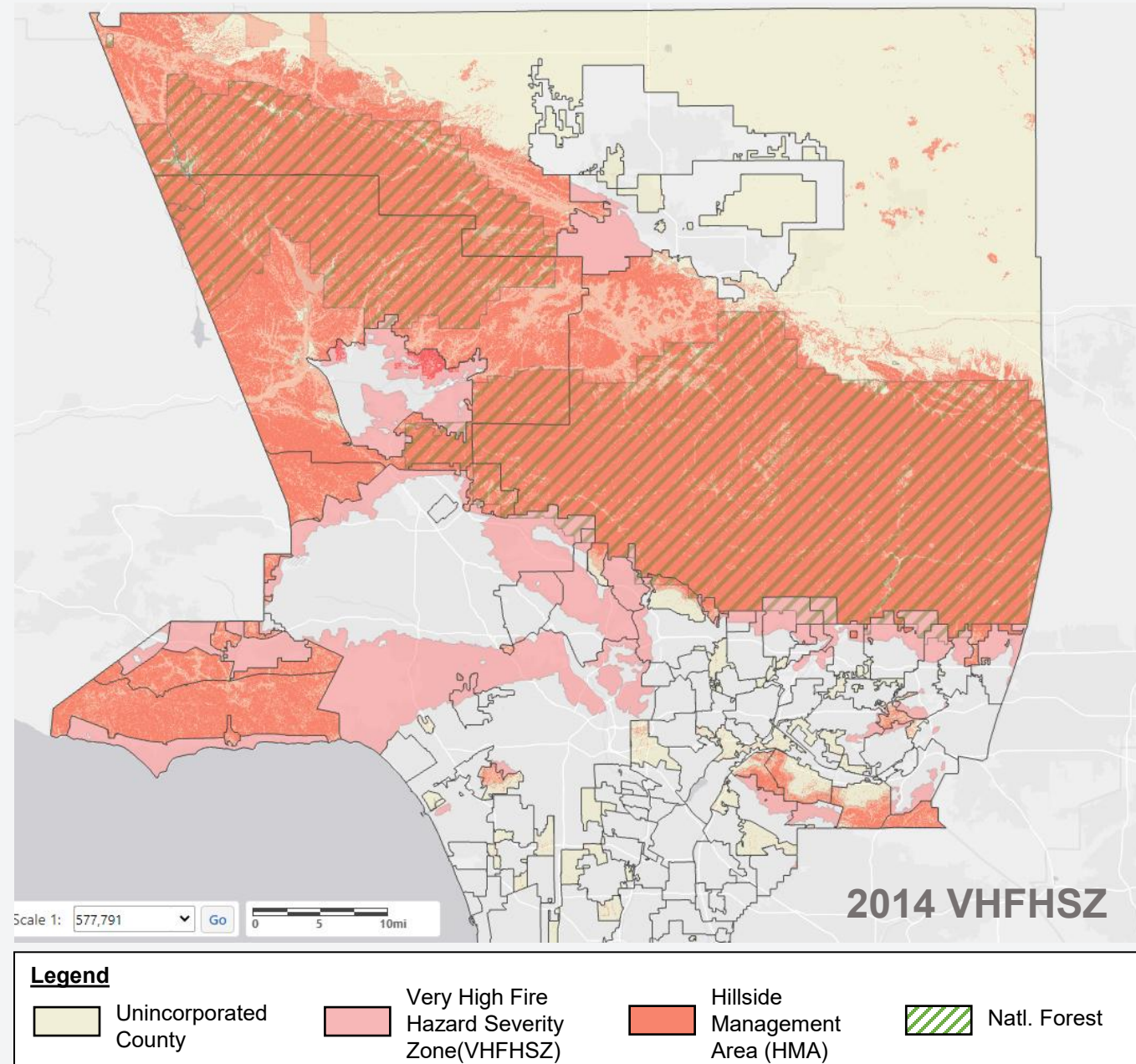
# PROPOSED ORDINANCE



# Applicability

- Unincorporated LA County
- **Very High Fire Hazard Severity Zone (VHFHSZ)**
- **Hillside Management Areas**  
(Hillsides with slopes 25% or steeper)
- New development applications after the effective date of the Ordinance

➡ **State SRA / LRA FHSZ mapping updates**





# Title 21 (Subdivisions)

Proposed amendments to Title 21 include:

- **Reduced number of parcels** that can be created through subdivision with only a single means of access
- **Strengthened road access requirements** for emergency ingress and egress
- Requirement for **fuel modification plan** and **evacuation route analysis** to be submitted as part of the Tentative Map application.



Photo: LACoFD – Woolsey Fire



# Title 22 (Planning & Zoning)

**Existing Hillside Management Area (HMA)  
Ordinance** - 25% slope or steeper

Proposed amendments to Title 22 include:

- **CUP** for new primary use development located on terrain with **50% slope or steeper**
- Additional **design guidelines** for site planning, road circulation, building design, and landscaping

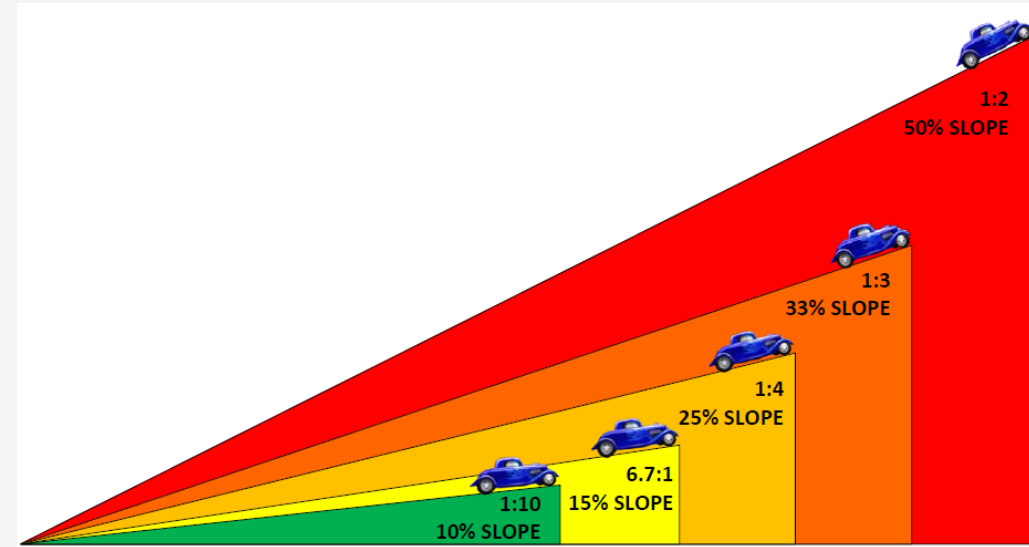


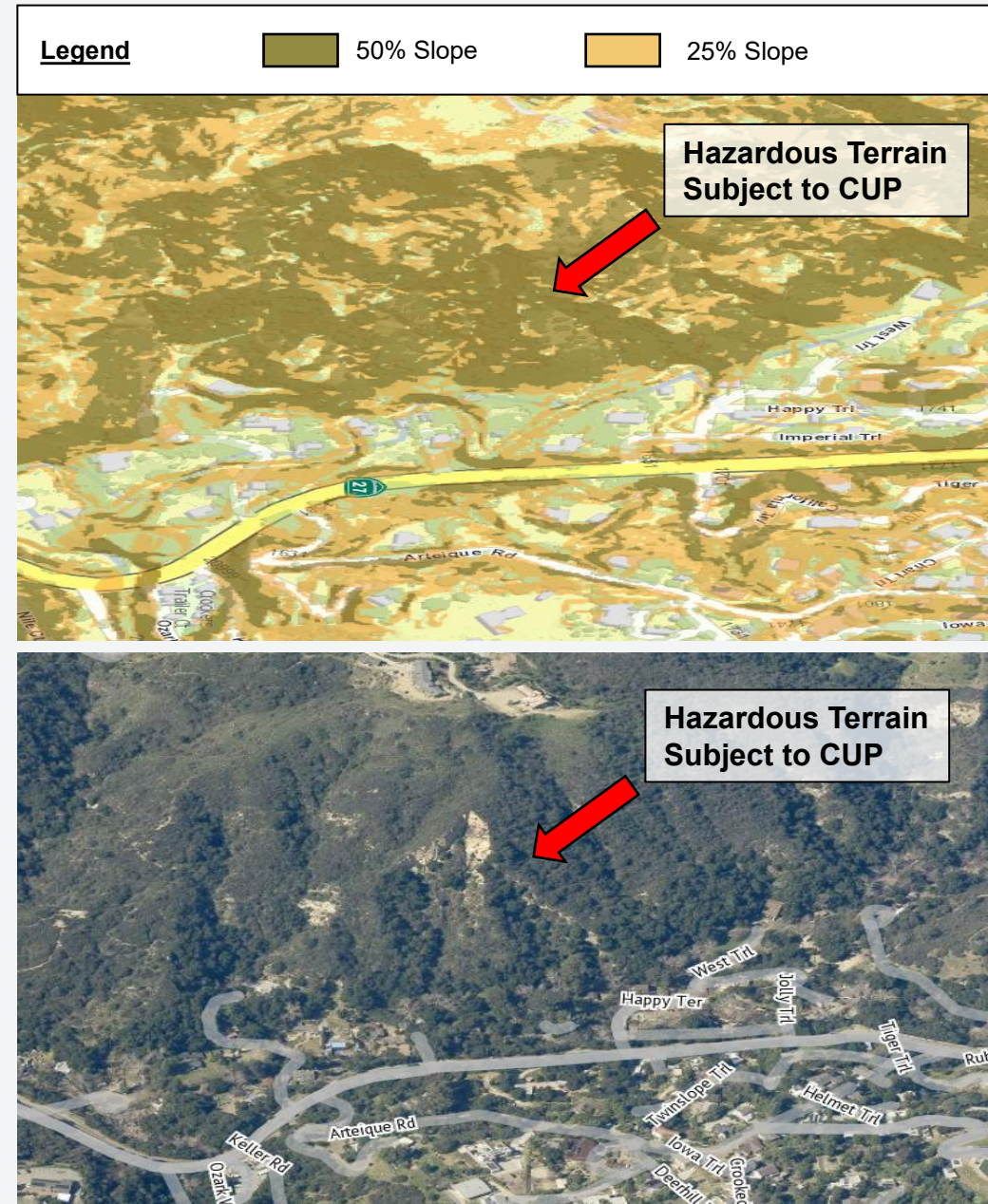
Photo: LACoFD – Woolsey Fire



# Title 22 (Planning & Zoning)

## Design Guidelines (selected based on project)

- Locating structures **away from mid-slope** locations and providing a **minimum setback from steep terrain**
- Locating all structures onsite to **consolidate Fuel Modification Zones A and B**
- Providing a minimum **200-foot setback** from designated **open space**
- Providing native oaks for wildfire ember screening and slope-adjusted vegetation clearance



# CONCLUSION

-  **Implements State guidance and General Plan strategies for wildfire planning**
-  **Strengthens emergency egress and access standards**
-  **Limits development intensification in WUI and VHFHSZ without adequate egress**
-  **Improves standards for public safety in hazard areas**
-  **Protects existing and future communities**



# Questions