

# PLUMAS COUNTY PLANNING DEPARTMENT

555 Main Street, Quincy, CA 95971

Website: [www.plumascounty.us](http://www.plumascounty.us)

Voice (530) 283-7011

FAX (530) 283-6134



## **BOARD OF FORESTRY AND FIRE PROTECTION** **FIRE SAFE REGULATIONS**

### **State Responsibility Area (SRA) and Very High Fire Hazard Severity Zone (VHFHSZ) in Local Responsibility Area (LRA) —Thirty (30) Foot Setback Information—**

#### **Determining if Your Parcel is within the SRA or VHFHSZ in LRA**

To determine if a property is within the SRA or the VHFHSZ in the LRA, use the Fire Hazard Severity Zone (FHSZ) Viewer on the California Department of Forestry and Fire Protection (CAL FIRE) website at <https://egis.fire.ca.gov/FHSZ/>.

#### **Setback for Parcels within the SRA and VHFHSZ in LRA**

A parcel within the SRA and VHFHSZ in the LRA is subject to the setback requirement of California Code of Regulations (CCR), Title 14 Natural Resources (14), Division 1.5 Department of Forestry and Fire Protection, Chapter 7 Fire Protection, Subchapter 2 SRA/VHFHSZ Fire Safe Regulations, Article 5 Fuel Modification Standards, Section 1276.01 Setback for Structure Defensible Space, subsection(a), which states:

##### **“§ 1276.01. Setback for Structure Defensible Space.**

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

#### **Exception to the Thirty (30) Foot Setback – Practical Reasons vs. Preferential Reasons**

Various parcels in Plumas County, for “practical reasons” (e.g., parcel dimensions or size, topographic limitations, existing easements, other restrictions), may not be able to meet the thirty (30) foot setback as specified by 14 CCR § 1276.01(a). When a parcel is unable to meet the thirty (30) foot setback for “practical reasons,” a building permit applicant WILL NOT NEED TO APPLY to the CAL FIRE Lassen-Modoc Unit for an exception request but IS REQUIRED to use a “same practical effect” mitigation option in order to be allowed to reduce the thirty (30) foot setback to the minimum setback of the parcel zoning.

The “same practical effect” options are set forth in 14 CCR § 1276.01(b)(ii) and Plumas County Code (PCC) Sec. 9-2.419(b)(i)-(vi).

See below for “same practical effect” options.

##### **14 CCR § 1276.01(b)(ii)**

“(ii) Same practical effect options may include, but are not limited to, noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with a less than thirty (30) foot setback; or additional structure hardening such as those required in the California Building Code, California Code of Regulations title 24, part 2, Chapter 7A.”

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## **PCC Sec. 9-2.419(b)(i)-(vi)**

- “(i) The building is proposed to be built on a property located within a district that provides structural fire protection and that has an ISO class of 9 or better and the property meets all applicable conditions of that district for provision of structural fire protection by the district; or
- (ii) The construction is for commercial or industrial use consisting of commercial or industrial occupancies meeting the construction standards of the California Building Code; or
- (iii) For all buildings and accessory buildings within thirty (30') feet of the side or rear property lines, all exterior building materials meet the standards of Section 704A and Section 705A Roofing, Ignition-Resistant Construction, Materials and Construction Methods for Exterior Wildfire Exposure, 2013 California Building Code; or
- (iv) The property owner has the right, through easement or similar entitlement, to meet on adjoining property the minimum thirty-foot clearance standards of Public Resources Code Section 4290 and 4291; or
- (v) The side or rear property line is contiguous to a street that provides an area that meets the minimum thirty-foot clearance standards of Public Resources Code Section 4290 and 4291; or
- (vi) The side or rear property line is contiguous to a stream, lake, other body of water or wetland that provides an area that meets the minimum thirty-foot clearance standards of Public Resources Code Section 4290 and 4291.”

When a parcel is able to meet the thirty (30) foot setback; however, for **“preferential reasons”** the applicant prefers to site the structure in a certain location on the property even though the parcel is suitable (e.g., adequate parcel dimensions or size, no issues with topography, no easements or other restrictions) to meet the thirty (30) foot setback from all property lines and/or the center of a road, a building permit applicant WILL NEED TO APPLY to the CAL FIRE Lassen-Modoc Unit for an exception request (*see attached “Request for Exception to Standards” form*) in order to be considered to reduce the thirty (30) foot setback to the minimum setback of the parcel zoning and IS REQUIRED to use a “same practical effect” mitigation option.

## **How to submit a Request for Exception to Standards to the thirty (30) foot setback for “Preferential Reasons”**

Use the attached “Request for Exception to Standards” form, follow the directions, and fill out the form completely. For questions and to submit the form, you may mail or email:

**Alan Thornhill, Fire Captain**  
**CAL FIRE Lassen-Modoc Unit**  
**Attention: Fire Prevention – Plumas County**  
**697-345 Highway 36**  
**Susanville, CA 96130**  
[alan.thornhill@fire.ca.gov](mailto:alan.thornhill@fire.ca.gov)  
**(530) 251-4413**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

Lassen-Modoc Unit

697-345 Highway 36

Susanville, CA 93610

(Erik Hansen Fire Captain Land Use Planning)

530-250-7753

**Request for EXCEPTION to Standards****Applicant Name:** \_\_\_\_\_**Applicant Address/Phone:** \_\_\_\_\_**Assessors Parcel Number:** \_\_\_\_\_**Planning Dept. Permit Number:** \_\_\_\_\_

California Code of Regulations Title 14: Division 1.5- Department of Forestry: Chapter 7- Fire Protection: Subchapter 2 SRA Fire Safe Regulations: Article 1 Administration:

**Subsection 1270.06. Exceptions to Standards**

(a) Upon request by the applicant, exceptions to standards within this subchapter or to local jurisdiction certified ordinances may be allowed by the inspection entity listed in 14 CCR § 1270.05, where the exceptions provide the same practical effect as these regulations towards providing defensible space. Exceptions granted by the inspection entity listed in 14 CCR § 1270.05 shall be made on a case-by-case basis only. Exceptions granted by the inspection entity listed in 14 CCR § 1270.05 shall be forwarded to the appropriate CAL FIRE Unit Office that administers SRA fire protection in that county and shall be retained on file at the Unit Office.

(b) Requests for an exception shall be made in writing to the inspection entity listed in 14 CCR § 1270.05 by the applicant or the applicant's authorized representative. At a minimum, the request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception proposed, and a map showing the proposed location and siting of the exception. Local jurisdictions listed in 14 CCR section 1270.05 may establish additional procedures or requirements for exception requests.

**Directions to Applicant:**

1. You **MUST** contact the County Planning Department prior to submitting this form
2. Complete all sections of this form use additional paper if needed
3. Attach a map showing the proposed location and citing of the exception or mitigation measure
4. Complete all sections of this form use additional paper if needed
5. Attach a map showing the proposed location and citing of the exception or mitigation measure
6. Return by either mail to:

CAL FIRE Lassen Modoc Unit

Attention: Fire Prevention – Plumas County

697-345 Highway 36

Susanville, CA 96130

OR by email to [erik.hansen@fire.ca.gov](mailto:erik.hansen@fire.ca.gov)

**Complete the following Information (2 pages):**

Section A: State the specific section or sections for which an exception is requested.

Section B: State the factual circumstances supporting the need for exception. (Why you are unable to comply with the standard)

Section C: State the mitigation measure and details you propose that will meet the same practical effect as what is required by law.

\_\_\_\_\_  
Applicant (Printed Name)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Received by (Print Name & Title)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved by (Print Name & Title)

\_\_\_\_\_  
Approved by signature