

Exception - Same Practical Effect 14 CCR §1270.06

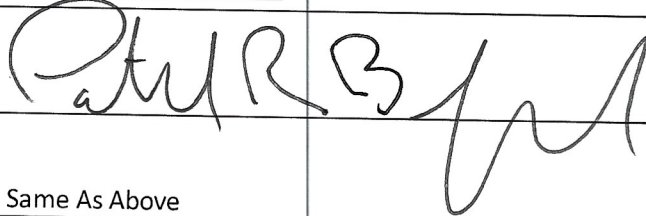
California Department of Forestry and Fire Protection Fire Safe Regulations, 14 California Code of Regulations, §1273.00, require developments in the State Responsibility Area to provide for safe access for emergency wildfire equipment and civilian evacuation concurrently. Applicant hereby requests an exception to standards to provide the same practical effect pursuant to 14 California Code of Regulations §1270.06 due to environmental conditions and physical site limitations. A map of the development project area and licensed professional plans documenting the same practical effect alternative is included with this application as Exhibit A.

To have the same practical effect for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR 1273.00 through 1273.09

INDEMNIFICATION AGREEMENT*

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

Applicant Name: BRANSFORD PATRICK R

Applicant Signature: 

Owner Name: Same As Above

Owner Signature: Same as Above

File Number: UPC18-0037 APN: 030-090-002 Date: 09/02/2021

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Submitted To CalFire: 09/09/2021 Number of Pages: 8

*NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Code Sections Requesting Exception:

<input checked="" type="checkbox"/>	1273.01	Width	
<input type="checkbox"/>	1273.02	Road Surface	
<input type="checkbox"/>	1273.03	Grades	
<input type="checkbox"/>	1273.04	Radius	
<input type="checkbox"/>	1273.05	Turnarounds	
<input type="checkbox"/>	1273.06	Turnouts	
<input type="checkbox"/>	1273.07	Road and Driveway Structures	
<input checked="" type="checkbox"/>	1273.08	Dead-End Roads	
<input type="checkbox"/>	1273.09	Gate Entrances	

Physical Site Limitations and Environmental Conditions:

Due to the location of the existing road and topography, it will cause to environmental impacts like erosion and surface stability to widen the existing private road to 20 feet in width that serves only two parcels after the first gate.

The Existing Road Private Road serves a total of 3 parcels but only after the first address of 2300 then the existing access is less than 20 feet in width.

Alternative Methods to Mitigate the Problem and Provide the Same Practical Effect Toward Defensible Space:

Please Review maps provided total of 2;

The private road know as weeks ranch road is approximately 12 to 18 feet in width for approximately .3 miles in length. The First portion of the road after the first gate is approximately 18-20 feet and has a combination turnout and turnaround.

After the intersection to 2300 there is a cattle holding and loading area. This area has a full turnout and turnaround and is being used to turn around for large trucks from the recent wildland emergency.

Approximately, midway there is an existing turnout that I will maintain.

Between the well building and 2260 there is another area with width to accommodate a turnout and was existing it will be maintained.

I will perform vegetation management along the existing private road to provide defensible space for protection of the ingress and egress of vehicles.

Fire Fighters have access to my property to a 3.2 acre pond, 40,000 gallon pool and a 5000 gallon water at the first cultivation site and 25,000 gallons of water at the second cultivation site near the destroyed residential home.

Alternative Methods to Mitigate the Problem and Provide the Same Practical Effect Toward Defensible Space: Continued

I will continue defensible space on my property and existing shared private road for 3 parcels.

I will update all the address numbers on the access to road to meet Board of Forestry Regulations.

I will continue to work with my neighbor on the shared Secondary Egress road meeting Board of Forestry Regulation Section 1267.01.

I have adequate room and access per my site map 1-2 that will indicate we have the ability to provide access to all types of equipment and was used as a staging area during the fires while using my water sources.

Right to Appeal: The Fire Marshal's acceptance of this Exception to Standards will be reviewed, heard and decided by the decision making body that makes the determination for the development project pursuant to Sonoma County Code Section 26-92 and for subdivisions Section 25-13.5. If the project approval or denial is appealed to the Board of Supervisors pursuant to Sonoma County Code Section 26-92-160 or for subdivisions 25-13.5, to approve the exceptions to standards, the Board of Supervisors must find that the exception(s) proposed meet the requirements set forth in 14 California Code of Regulations §1270.06 and §1271.00. A written copy of any decision granting an appeal within a State Responsibility Area shall be provided to the local CAL FIRE Unit headquarters within ten (10) after the decision is final.



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Exception Site Map

2260 Los Alamos Road

Legend

- Gate
- Growspace
- Turnout or Turnaround



Map 2 of 2 Exception

2260 Los Alamos Road UPC18-0037

Legend

- 📍 2260 Los Alamos Rd
- 🚗 Existing Public Turnouts Estimated 8 total
- 🚗 Existing Turnout
- 🚗 Existing Turnout and Turnaround
- 🚗 Existing Turnout Maintenance Needed
- 📍 Feature 1
- 🚗 Private Road
- 🚗 Private Road to Private Driveway Est. .3 miles
- 📏 Public Right of Way 1 Mile length

