

# Proposed Amendments to Sonoma County Code Chapter 13A, Ordinance 6148

Sonoma County Board of Supervisors Meeting  
April 21, 2019

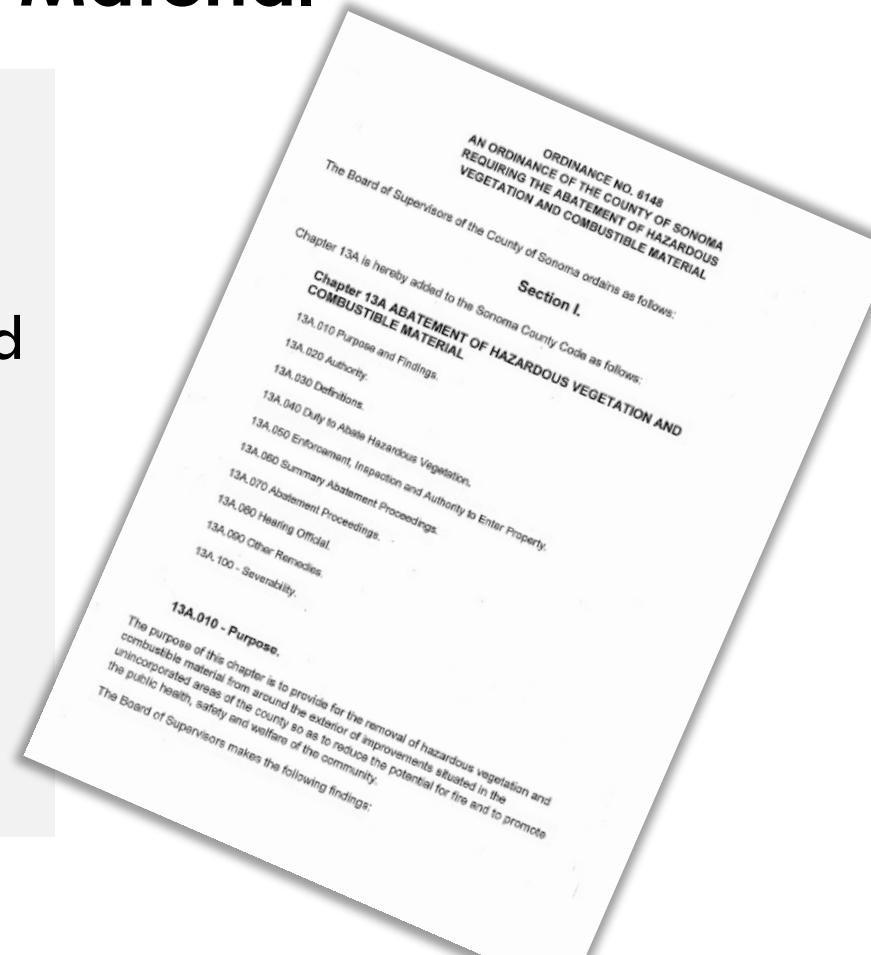


# Chapter 13A Sonoma County Code

## Abatement of Hazardous Vegetation and Combustible Material

### 13A History

- **April 19, 2016**
  - Ordinance 6148 adopted
- **May 19, 2018**
  - County Wide
- **2020**
  - Revisions





# Chapter 13A

- Currently applies to parcels **zoned for five acres or less** in unincorporated Sonoma County
- Allows Sonoma County to **order abatement** of non-compliant properties
- Allows inspection and enforcement on **Improved AND Unimproved** parcels

# Why Revisions?

- **Ordinance created before 2017 fires**
  - ▣ Higher awareness & acceptance of need for vegetation management
  - ▣ Better understanding of the importance of near-structure fuel reduction
- **Experience gained during inspections**
  - ▣ Fire districts input
  - ▣ Environmental community input to enhance protection of habitat



# Proposed Amendments

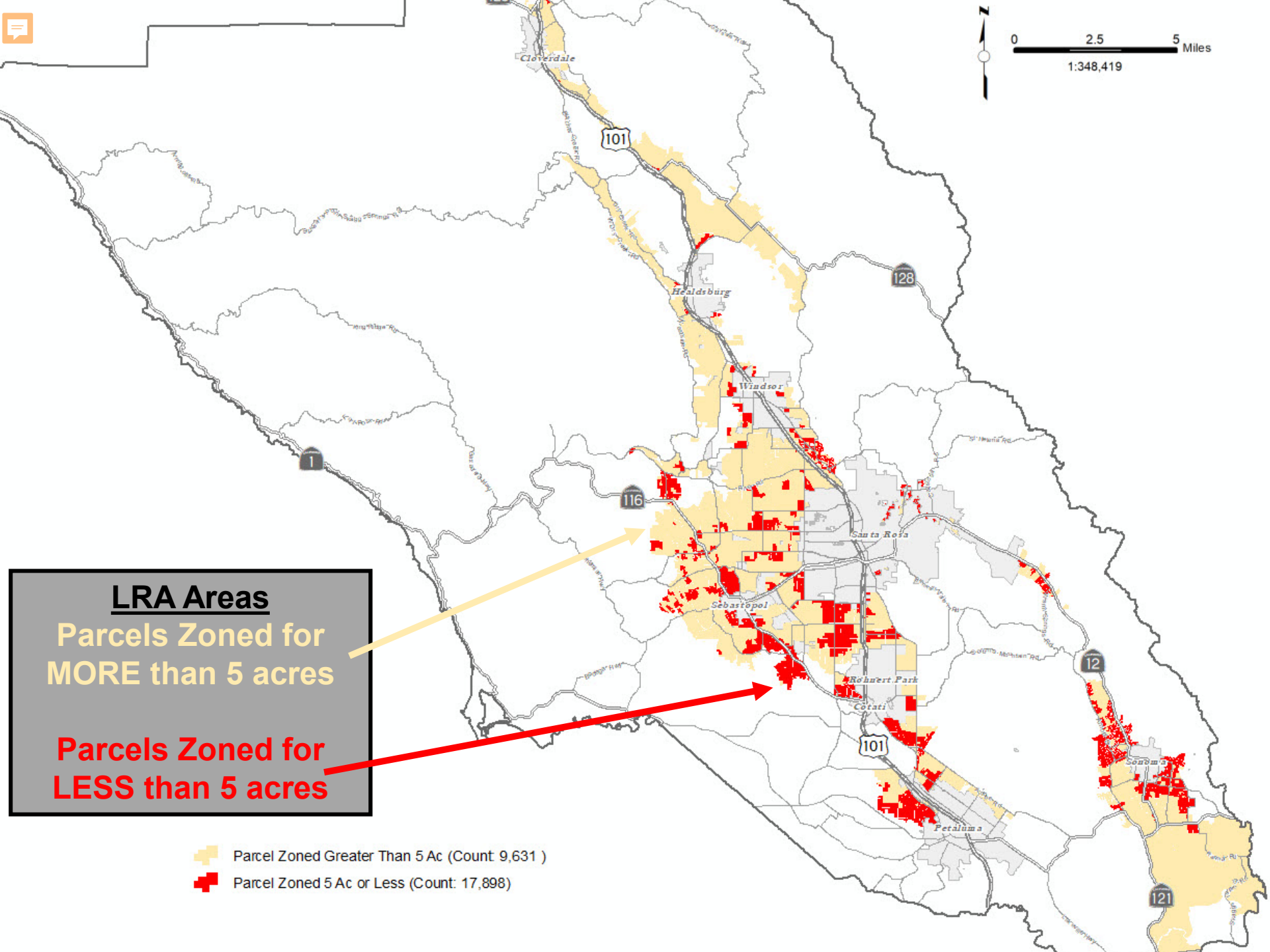


# Remove

## “Zoned for five acres or less”

### □ Reason to amend:

- Many unincorporated parcels are zoned larger than five acres
  - 13A requirements are not enforceable on these parcels, either in through Vegetation Management Inspection Program or through complaints
- Parcel zoning size varies greatly across unincorporated areas
  - Difficult to select areas for inspections where **all** parcels are zoned for less than five acres
    - Patchwork inspection and enforcement
- Parcel zoning is not an appropriate determinant for whether or not a property owner is subject to the defensible space requirements



# “Zoned for five acres or less”

- **Removing zoned for 5 acre limitation:**
  - Means defensible space standards of 13A applicable on
    - **all** improved or unimproved parcels in unincorporated areas
- **ONLY applies to areas regulated by 13A:**
  - 100' defensible space zone
  - Private Roadsides and Driveways





# Amendments: Improved Parcels

- Within 30-feet of structures (or to property line), “Defensible Space Zone”
  - ▣ More emphasis on removal of dead and dying and hazardous vegetation on and adjacent to structures
  - ▣ Move or cover wood piles
- To 100 feet from structures (or to property line)
  - ▣ Previously 30-100 feet
  - ▣ More specific requirements for pruning, limbing, grass, logs and stumps
- Other Requirements
  - ▣ Adds requirement to clear around propane tanks

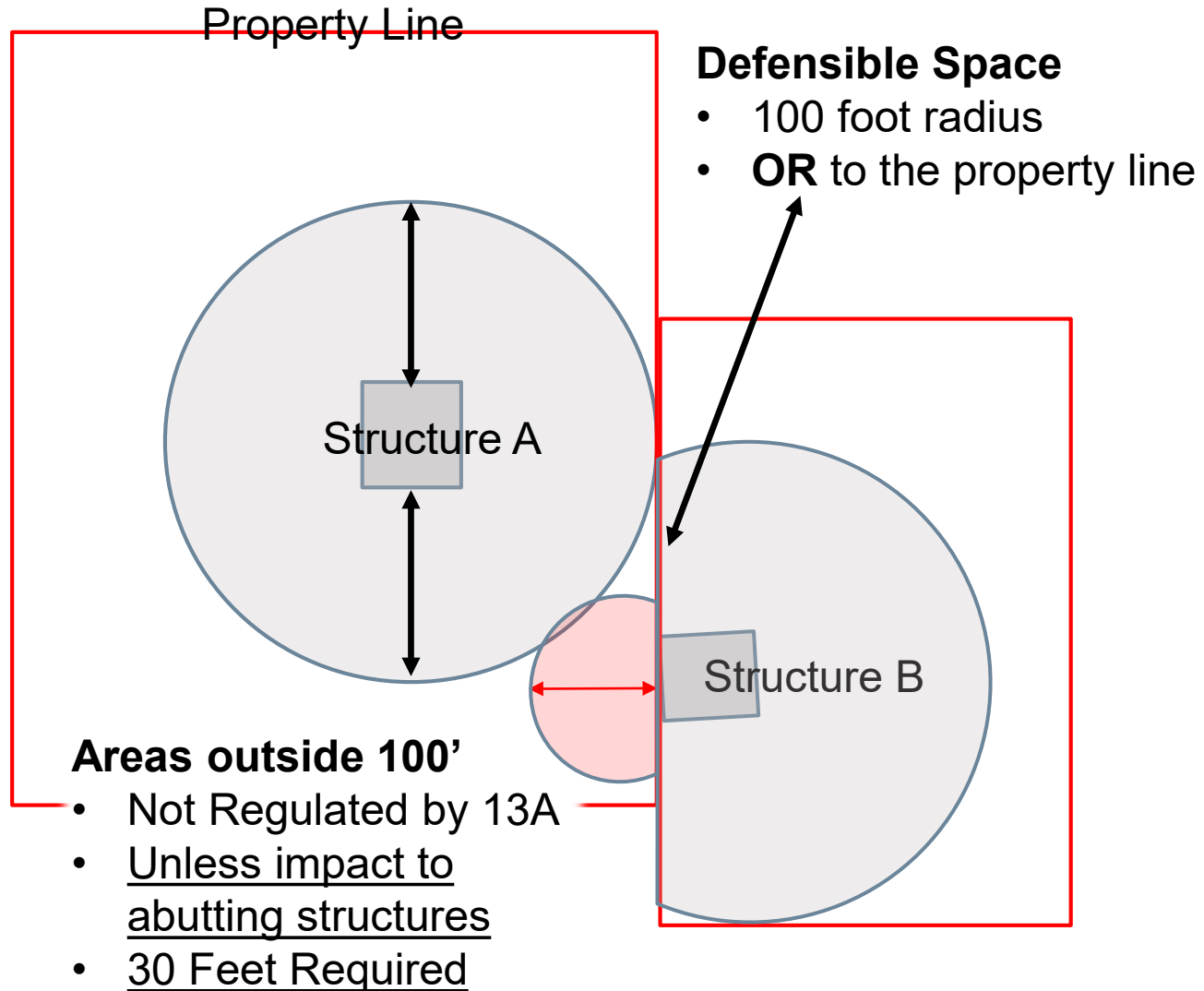
# Requirements for Unimproved

- 13A allows for inspection and enforcement on unimproved parcels:
  - ▣ Requires unimproved parcel to modify vegetation to allow for defensible space for a home on an adjoining parcel
  - ▣ Requires 10 feet horizontal and 15 feet vertical vegetation management on private roads and driveways.

# Amendments: Unimproved

- Increases the required distance from home on adjoining parcel from 10 feet to 30 feet.
- Adds portions of improved parcels where vegetation impacts neighboring buildings that are not regulated by 13A

# Diagram



# Discussion and Questions

