

Amador County Code

Section 19.50.010

Standards and findings for discretionary projects of five or more units or five or more lots in the high and very high fire hazard severity zones.

Approval of residential discretionary projects of five or more units or five or more lots proposed in zones of high and very high fire hazard severity, as defined and mapped by Cal Fire, is subject to the county making all of the following findings concurrent with project approval:

- A. On balance, the economic, legal, social, technological, and other benefits, including regional or statewide benefits, outweigh any increased risk of wildland fire to public health and safety.
- B. Fire-related impacts will be mitigated to the extent feasible.
- C. Fuel breaks and funding for their maintenance will be included to protect homes and wildlands if requested by local fire authorities, including Cal Fire.
- D. Water or other fire suppression resources will be provided on site for structure fire suppression if requested by local fire authorities.
- E. The development meets the following minimum quality of life standards related to wildland fire response and evacuation:
 - 1. The project is served by an existing fire station capable of providing an average fire response time of no more than fifteen minutes or will be served by a new fire station equipped and staffed for comparable response, as defined by local fire officials.
 - 2. Roads serving the project meet applicable county and state standards to handle evacuation needs and emergency response in case of wildland fire.
 - 3. Building design, location, materials, and landscaping meet or exceed the following standards, subject to approval by local fire authorities:
 - a. Structures will be located to allow fire engine access.
 - b. Landscaping conforms to state defensible space standards.
 - c. Buildings will be isolated from unmanaged, flammable natural vegetation by hardscapes or regularly maintained, modified fuel zones.
 - d. Buildings are designed to minimize the risk of structure fire from wind-blown, wildland fire embers.

- e. Building materials will meet or exceed state standards for fire resistance.
- f. Homes and community buildings will be equipped with automatic fire sprinklers or other equally protective fire suppression measures as allowed by state law. (Ord. 1777 §2 (part), 2018).

The county also maintains this info online and put together a pamphlet to give to realtors and make available otherwise to home buyers.

<https://www.amadorgov.org/departments/planning/wildland-fire>