

## **LOCAL GOVERNMENT INVOLVEMENT**

**9042**

(No. 7 September, 1991)

Each Unit is responsible for implementing fire safe recommendations in their area of responsibility. Unit personnel, as assigned by the unit chief, should work with local government planners, building officials, developers, and Boards of Supervisors to integrate fire safe standards into the county general plan, permit issuance and subdivision/development review process.

Local government should be encouraged to adopt and enforce the standards specified in the Fire Safe Guides for Residential Development in California. If circumstances warrant, more restrictive standards, created in conjunction with local jurisdictions, should be developed, proposed, and implemented.

## **STRATEGIC FIRE PLANNING**

**9042.1**

(No. 7 September, 1991)

Strategic Fire Planning should be developed and implemented for large cohesive units under the guidance of the General Plan Safety Element and in conjunction with the planning for drainage, soil erosion, flood control, and sanitation. Planning for fire protection is necessary for full and safe development of watershed areas. To illustrate this planning concept and the basic relationship of fire protection to the development of the wildlands, local planning and fire authorities should develop examples of how planning could be applied to an actual problem area. Such examples or area models would encourage mutual understanding of fire planning principles between planners, land developers, builders, and regulatory agencies of government. A description of this process and an approach to development is found in A discussion of the County General Plan and the Role of Strategic Fire Protection Planning.

## **REVIEW OF DEVELOPMENT PLANS**

**9042.2**

(No. 7 September, 1991)

Proposed lot splits, subdivisions, and other developments should be reviewed for fire protection needs by CDF and local fire agencies in a manner similar to that given by water, road, health, and flood control authorities. Planning recommendations should also be made for large scale housing or planned-unit developments and not just for the traditional subdivisions. In addition to new development plans, appropriate variances and use permits should be reviewed by the responsible fire agencies, including CDF, as well as other control agencies in order to provide the most acceptable levels of fire safety. Changes in zoning relating to use and density as well as area and specific plans or other long and short-range plans should also be reviewed.

## **RECOGNITION OF SPECIAL FIRE PROBLEMS**

**9042.3**

(No. 7 September, 1991)

In establishing conditions for use or development of an area, local government planners should confer with the fire protection agency in whose jurisdiction the area is located. The fire protection agencies, along with local planners, will be able to recommend a comprehensive land-use system that recognizes special fire problems and requirements related to vegetation, topography, weather, transportation systems, water supply systems, building density, hazard reduction, and risk. The overriding concern in developing recommendations must emphasize the implementation of CDF's full mission: protection of life and property from wildfire and prevention of damage to adjacent watersheds and other natural resources. The cost versus risk analysis and economic impact of any recommendations should be considered.

## **LARGE DEVELOPMENT PROJECTS**

**9042.4**

(No. 7 September, 1991)

During each phase of a large development project in high fire-hazard areas, the developer should be required to provide at least two access routes until all phases of development and the permanent road system can be completed. From the start to the completion of a project, the developer should be prepared to provide fire prevention and protection measures deemed necessary by the responsible fire protection agency. Current and projected fire protection needs, including fire facility sites, should be included in all development plans. Assurance bonds of performance can be used to ensure that developers provide fire safe measures that give new residents a reasonable level of protection. The amounts of assurance bonds should be sufficient to compensate for increased costs due to inflated values over the duration of the development. Mutual understanding of fire and construction problems in the hazardous fire areas can lead to a degree of fire protection which would help both the construction industry and the fire protection agencies.

## **DIVISION OF LAND**

**9042.5**

(No. 7 September, 1991)

In order to assure that firesafe standards are applied to high fire hazard areas developed outside of major subdivisions, any division of land into two or more parcels for the purpose of lease, sale, conveyance, or transfer, whether immediate or future, which is not defined as a subdivision, should also be subject to review by the appropriate fire protection authority. Counties may apply the same requirements to major and minor subdivisions, such as road and water requirements, but many have chosen to apply lesser standards to 4x4s and other parcel splits.

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