

Appendix K

Recommended Land Use Goals, Policies, and Implementation Measures

APPENDIX: PROJECTS INVOLVING LAND USE PLANNING

Land Use Planning Recommendations

All three jurisdictions having land use authority over portions of the District recognize the importance of planning to reduce the risk of wildfire. In each case the general plan policies could be strengthened to provide additional protections while still allowing property owners to develop their land. The policies could also be explicitly focused on the wildfire risk and how to address it.

The county and city decision-makers should consider amending their general plans to include policy language like that listed below.

Goal 1: Protect people and property from hazards associated with wildland and structural fires

1. **Limit Risks to Structures.** Ensure that adequate fire protection is provided in new development and when modifications are made to existing structures.
2. **Remove Hazardous Vegetation.** Abate the buildup of vegetation around existing structures or on vacant properties that could help fuel fires
3. **Adopt and Implement a County-wide Community Wildfire Protection Plan.** Develop a proactive approach to manage wildfire losses by identifying hazard risks and enacting effective mitigation strategies.
4. **Regulate Land Uses to Protect from Wildfires.** Use land use regulations, including but not limited to subdivision approvals and denials, as means of protecting people and property from hazards associated with wildfires.
5. **Build and maintain utilities systems to respond to wildfire and that can effectively meet demands during a wildfire, ensuring adequate water supply and electrical services, as well as standby power and other critical equipment.**
6. **Build and maintain a road network that meets the demand for effective access and evacuation during a wildfire. Adopt and enforce design standards for residential areas for roads, signs.**

Implementing actions to implement these policies could include:

1. **Provide Information About Fire Risks.** Work with Metro Fire and local, regional, and State agencies to make maps of areas subject to wildfire risks publicly available, and to provide public information and educational programs regarding fire risks, and techniques for reducing susceptibility to fire damage and areas of low water pressure.
2. **Restrict Land Divisions.** Prohibit new land divisions in very high and high fire hazard areas unless the availability of adequate water for fire suppression is demonstrated and guaranteed; access for firefighting vehicles and equipment is provided from more than one point; necessary fire trails and fuel breaks are provided; fire-resistant materials are used exclusively in construction; and adequate clearances from structures and use of fire-resistant plants in any landscaping is required.
3. **Require Compliance with Fire Department Conditions.** Continue to refer land development and building permit applications to the Metro Fire for review, and incorporate their recommendations as conditions of approval as necessary to ensure public safety.
4. **Review Applications for Fire Safety.** Require applicants to identify defensible space and compliance with fire safety standards, and continue to work with local and State fire agencies to ensure that California Fire Code (with local amendments), local municipal codes, and State standards for construction are applied uniformly countywide.

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5. **Require Sprinkler Systems.** Continue to require installation of automatic fire sprinkler systems in all new structures and existing structures undergoing substantial remodeling, and provide incentives for sprinkler installation in all other habitable structures, especially those in high fire hazard areas.
 6. **Require Fire-Resistant Roofing and Building Materials.** Continue to require and provide incentives for Class A fire-resistant roofing for any new roof or replacement of more than 50% of an existing roof.
 7. **Develop and Maintain Fuel Breaks and Access Routes.** Work with public agencies and private landowners to construct and maintain fuel breaks and emergency access routes to facilitate effective fire suppression.
 8. **Require Adequate Clearance.** Adopt and enforce standards for clearance of vegetation on vacant lots, and around structures, and landscaped areas to ensure timely and adequate removal of potential fire fuel on both public and private property.

These actions would then need to be codified within the jurisdiction's municipal code. The municipal codes for all three jurisdictions affected by this CWPP already contain sections or chapters on fire, and these would be the local place to add requirements consistent with any new policies or implementing actions adopted by the jurisdictions.