



## **Subdivision Review Program – Development Identification**

**Purpose:** The purpose of this document is to provide instructions to local jurisdictions on distinguishing “groupings” of rural homes, existing developments, or communities based on each unique jurisdictional geographical area without an adequate secondary egress.

**Background:** Pursuant to Assembly Bill 2911, which added Section 4290.5 to the Public Resource Code:

*4290.5. (a) On or before July 1, 2021, and every five years thereafter, the board, in consultation with the State Fire Marshal, shall survey local governments, including counties, cities, and fire districts to identify existing subdivisions located in a state responsibility area or a very high fire hazard severity zone, identified pursuant to Section 51178 of the Government Code, without a secondary egress route that are at significant fire risk.*

*(b) (1) The board, in consultation with the State Fire Marshal and the local government that identified the subdivision, shall develop recommendations to improve the subdivision’s fire safety. The recommendations may include, but are not limited to, the following:*

- (A) Creating secondary access to the subdivision.*
- (B) Improvements to the existing access road.*
- (C) Other additional fire safety measures.*

**Definition:** For purposes of this guideline, “subdivision” means an existing residential development of more than 30 dwelling units.

**Important:** For purposes of the CAL FIRE Subdivision Review Program. This will be our program’s standard operating guideline when determining grouping of homes, existing developments and to assist in the determination of locked gates, and limited access gates.

Pursuant to **14 CCR § 1267.01, Fire Safety Survey**

An adequate secondary egress route is a road, navigable by a passenger vehicle weighing 6,000 pounds or less, of equal construction standard to the primary road. The secondary road does not have to be rated to carry the same quantity of traffic (e.g., a two-lane paved road and a one-lane paved road is acceptable).

(ii) An adequate secondary egress route is not:

- (A) a road with locked gates or limited access; or
- (B) a road that directs traffic to the same outlet road as the primary road or results in a circular traffic flow, to the extent practicable.

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## 14 CCR § 1267.01 Fire Safety Survey

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(B) a road that directs traffic to the same outlet road as the primary road or results in a circular traffic flow, to the extent practicable.

### EXAMPLE: 1267.01 (ii) (A) - LOCKED GATES



### EXAMPLE: 1267.01 (ii) (A) - LIMITED ACCESS GATES



### **Emergency Vehicle Access Gates**



These examples below are not considered locked or limited access gates for purposes of this program. This will be the standard process for program staff when local CAL FIRE Units, Cities/Counties within a specific area do not provide existing development information.

Due to the subjective nature of interpreting map data, it is acknowledged that results may vary from one jurisdiction to another.



**Guard Shack**



**Key Pads**

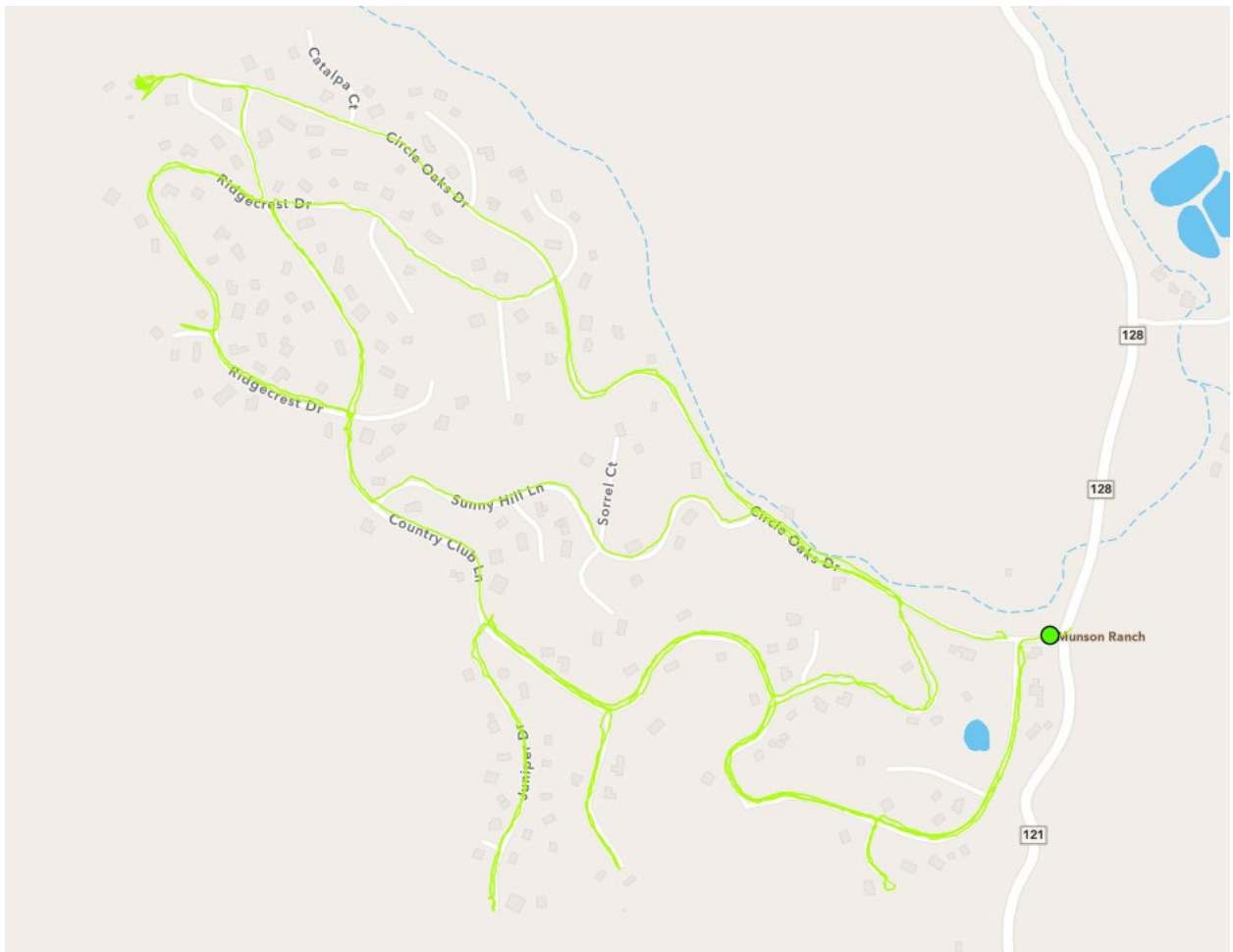


**Automatic Gates**



These examples provided below would qualify for the inclusion in the Subdivision Review Program's fire safety survey process.

**EXAMPLE: 1267.01 (ii) (B) - CIRCULAR TRAFFIC ROAD**

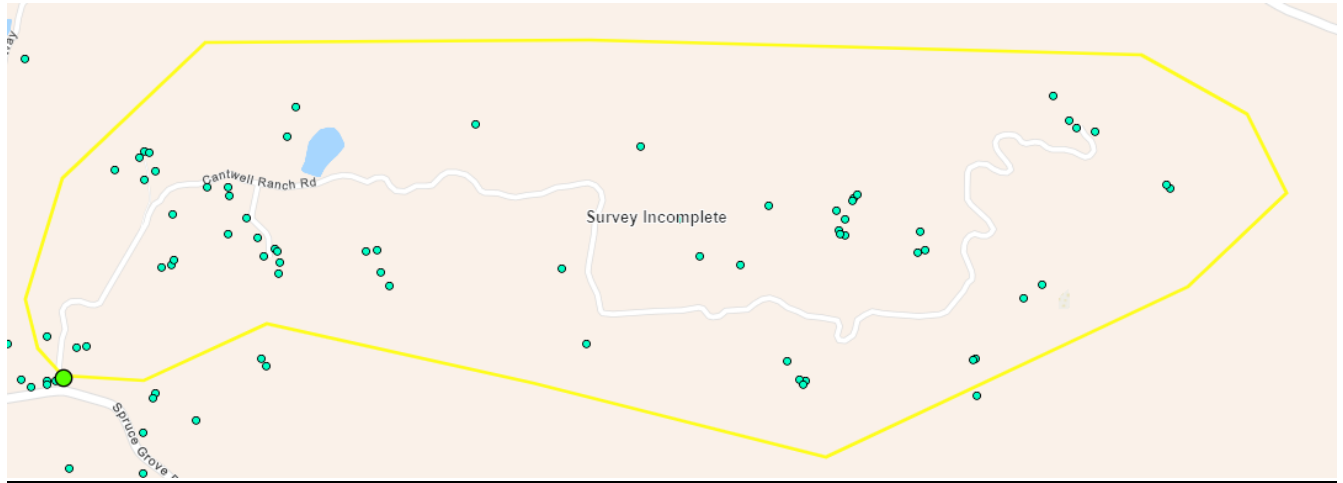




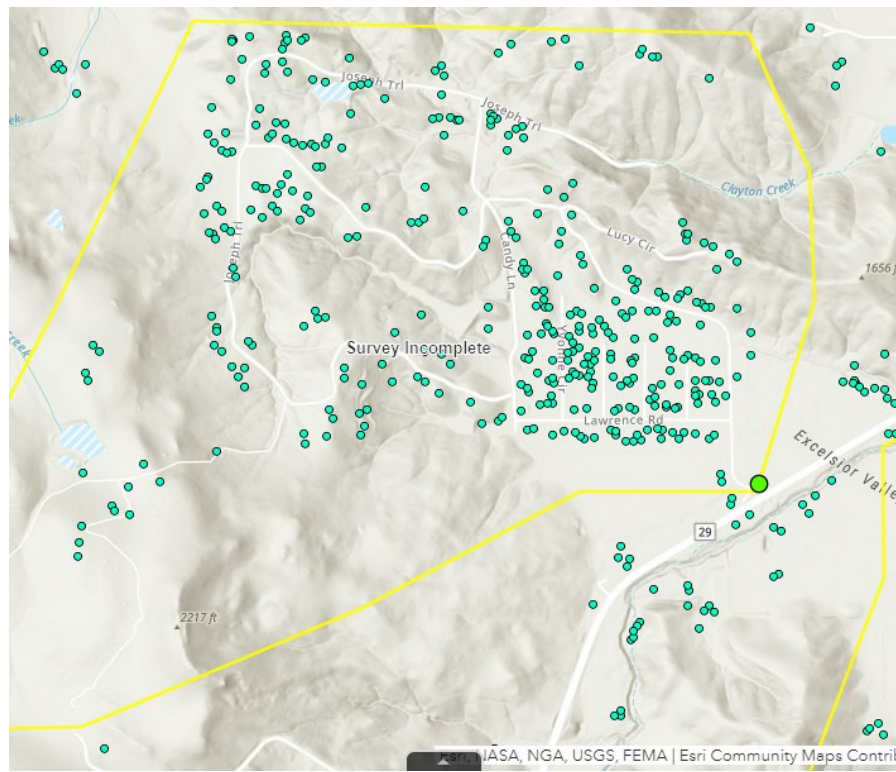


## EXAMPLES: Existing Development Identification

### Example: Geographical - Rural Areas – Typical ridge line road in the SRA

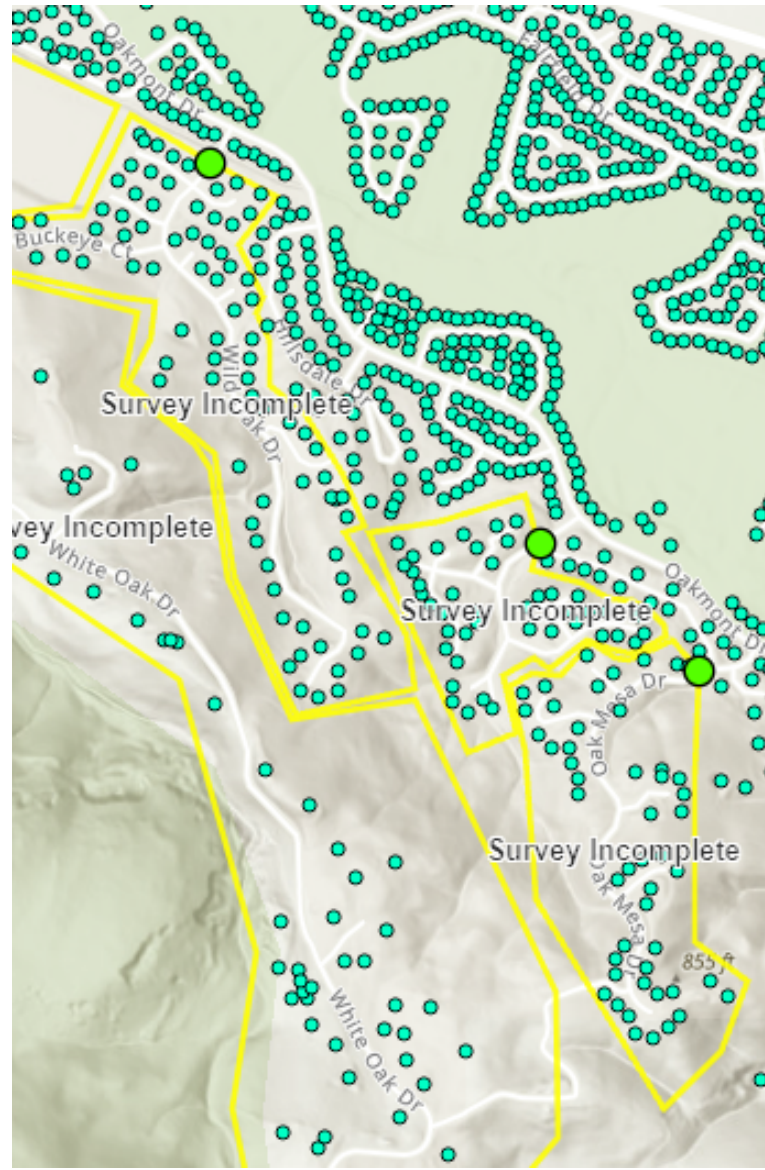


### Example: More rural areas: This is an entire community located in the SRA with only one means of egress.





**Example: “Groupings” of more than 30 dwelling units, located in LRA Very High (on the left side of the main road “Oakmont Drive”, with only one means of egress. This is more evident in the more densely developed areas. (i.e., Southern CA, Alameda, Contra Costa, etc.) The right side of the road is LRA only in this picture, so is not considered in this process.**



***Note: Local government officials, including elected officials, fire officials, or representatives of agencies that govern land use planning and subdivision design, may request the board and the State Fire Marshal (Subdivision Review Program) to survey specific subdivisions in their jurisdiction.***