



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501 Fax: (707) 268-3792 Phone: (707) 445-7541
<http://www.co.humboldt.ca.us/planning/>



Date: **April 29, 2021**

To: CALFIRE
Attn: Chris Ramey, 118 S. Fortuna Blvd., Fortuna CA 95540

From: **Tipiro LLC**

Subject: Exception Request from Humboldt County Fire Safe Regulation

Section(s): **3112-3 and 3112-11**

APN: **511-191-003**

Property Owners Name: **Tipiro LLC**

Situs Address: **2190 Hooven Road McKinleyville, CA**

Building Permit Application Number: (if applicable) _____

Enclosed please find a request for an exception to the State Fire Safe Regulations. Please review this request and contact _____ of this office with your agency's decision.

ATTACHMENTS:

Exception Request Form

Plot Plan

Other: _____

Staff Use Only

Receipt # _____ (\$125.00 fee) Date Accepted: _____ By: _____ Date Mailed to CDF: _____

Zoning: _____ Standard Setbacks: _____ Front; _____ Rear; _____ Side

Date Parcel Created: _____ Approximate Size of Parcel in Acres: _____

Packet MUST contain all 3 pages to be considered complete

PROPERTY OWNER: Tipiro LLC APN: 511 - 191 - 003 -

EXCEPTION REQUEST FORM

SRA Fire Safe Regulations

Exceptions to standards within the SRA Fire Safe Regulations, 2020 will be allowed by the California Department of Forestry and Fire Protection (CALFIRE) where it can be shown that the exception provides the same overall practical effect as these regulations towards providing defensible space ¹ (14 CCR, Division 1.5, Chapter 7 Fire Protection, Subchapter 2, Articles 1-5. SRA Fire Safe Regulations, 2020, Section 1270.06).

1. *This request is for an exception from Section(s)* 3112-3 and 3112-11
of the SRA Fire Safe Regulations which requires (briefly describe standard or practice (e.g. 30 foot building setback)) _____

3112-3 - The road width specified is two 10 foot traffic lanes plus shoulders

3112-11 - For parcels zoned 5 to 19.99 acres, the maximum length of dead-end road is 2640 feet.

2. *This request will provide the same overall practical effect as the Fire Safe Regulations towards defensible space because* (specify the material facts that support the granting of the exception) _____

See attached sheet

(Attach additional sheet(s) if necessary)

3. *The following specific mitigation measures are proposed as part of this exception request* (list any measure(s) to be used to meet the intent of the fire safe standard or practice (e.g. fuel modification and vegetation maintenance easement over adjacent property to achieve equivalent of a 30 foot building setback) _____

See attached sheet

4. *Attached is a plot plan showing the proposed location and sitting of the exception and / or mitigation measures described above.*

¹ Defensible space: The area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street road names and building identification, and fuel modification measures.

PLOT PLAN OF PARCEL

Draw or attach plot plan as this page.

See tentative parcel map copy attached

Kelly – O'Hern Associates

3240 Moore Avenue – Eureka, CA 95501

Email: kellyohern@sbcglobal.net

Professional Land Surveyors

Phone and fax: 707-442-7283

April 29, 2021

Additional information for the Tipiro LLC Fire Safe Regulations Exception Request:

2. 3112-3 specifies two 10-foot traffic lanes plus shoulders. In this case, the existing road easement is 20 feet wide. Two traffic lanes plus shoulders cannot be constructed within the easement. The existing road is 14 to 18 feet wide. Two vehicles can easily pass each other on this road. The majority of the road is on flat ground with excellent visibility.

3112-11 specifies a maximum length of dead-end road of 2640 feet for parcels zoned for 5 acres to 19.99 acres. The proposed driveway to the proposed new building site is approximately 2640 feet from Dows Prairie Road. This would meet the standard, except that the road crosses lands that have zoning that allows for smaller parcels. Section 3112-11 states that where a dead-end road crosses areas of differing zoned parcel sizes, requiring different lengths limits, the shortest allowable length shall apply.

3. For the road width, intervisible turnouts will be constructed that will ensure that vehicles can pass.

For the maximum length of dead-end road, the applicant requests that the maximum length of 2640 feet be approved based on the zoning of the subject parcel. The proposed parcel map will only add one parcel using this road. Under current zoning, there will be no further subdivisions of this land.

Sincerely,
Kelly-O'Hern Associates



Michael J. O'Hern
Agent for Tipiro, LLC

From: Ramey, Chris@CALFIRE <chris.ramey@fire.ca.gov>
Sent: Wednesday, June 09, 2021 8:39 AM
To: Lazar, Steve <SLazar@co.humboldt.ca.us>
Subject: RE: APN 511-191-003 | Fire Safe Exception Request - Tipiro, LLC

Hi Steve,

This is an acceptable exception request. I would approve this without any changes once the application is accepted and routed to me formally.

Thank you,

Chris Ramey
Battalion Chief, Fire Planning

CAL FIRE

Humboldt-Del Norte Unit
C: 707-599-6442

[Living With Wildfire in NW California](#)

From: Lazar, Steve <SLazar@co.humboldt.ca.us>
Sent: Friday, June 4, 2021 8:55 PM
To: Ramey, Chris@CALFIRE <chris.ramey@fire.ca.gov>
Subject: APN 511-191-003 | Fire Safe Exception Request - Tipiro, LLC

Warning: this message is from an external user and should be treated with caution.

Hi Chris-

Attached is a Firesafe Exception Request for a subdivision proposal in the Dows Prairie area. The parcel (APN 511-191-003) is approximately 10 acres in size, and is currently owned by Tipiro, LLC.

The subdivision would divide the property into two parcels, though no application has yet been submitted.

You will find a scan of the exception request package attached to this email.

Please don't hesitate to contact me if you have any questions or need for additional information.

Thanks!

Steven Lazar
Senior Planner
*Humboldt County Planning &
Building Department*
3015 H St. | Eureka, CA 95501
707/268-3741
slazar@co.humboldt.ca.us