



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: 2-4-22

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

From: TREVOR ESTLOW

Subject: Exception Request from Humboldt County Fire Safe Regulation

Section(s): 1273.08 (dead-end road length) and 1273.01 (width)

APN: 403-081-23

Property Owners Name: John + Letta Blair

Situs Address: 3706 Pigeon Point Rd Eureka, CA 95503

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 # PLR22-0268 (\$125.00 fee) Date Accepted: 2/3/22 By: TE Date Mailed to CDF: 2/4/22

Zoning: AG-B-5(5) Standard Setbacks: 30 Front; 30 Rear; 30 Side

Date Parcel Created: 1999 Approximate Size of Parcel in Acres: 20

Packet MUST contain all 3 pages to be considered complete

PLN-2022-17614

PROPERTY OWNER: John & Letha Blair APN: 403-081-23

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) _____ of the SRA Fire Safe Regulations which requires (briefly describe standard or practice (e.g. 30 foot building setback)) _____

See attached -

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) _____

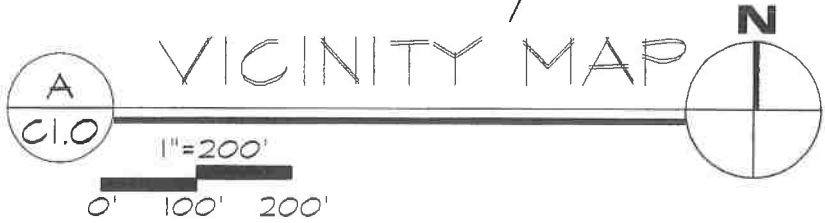
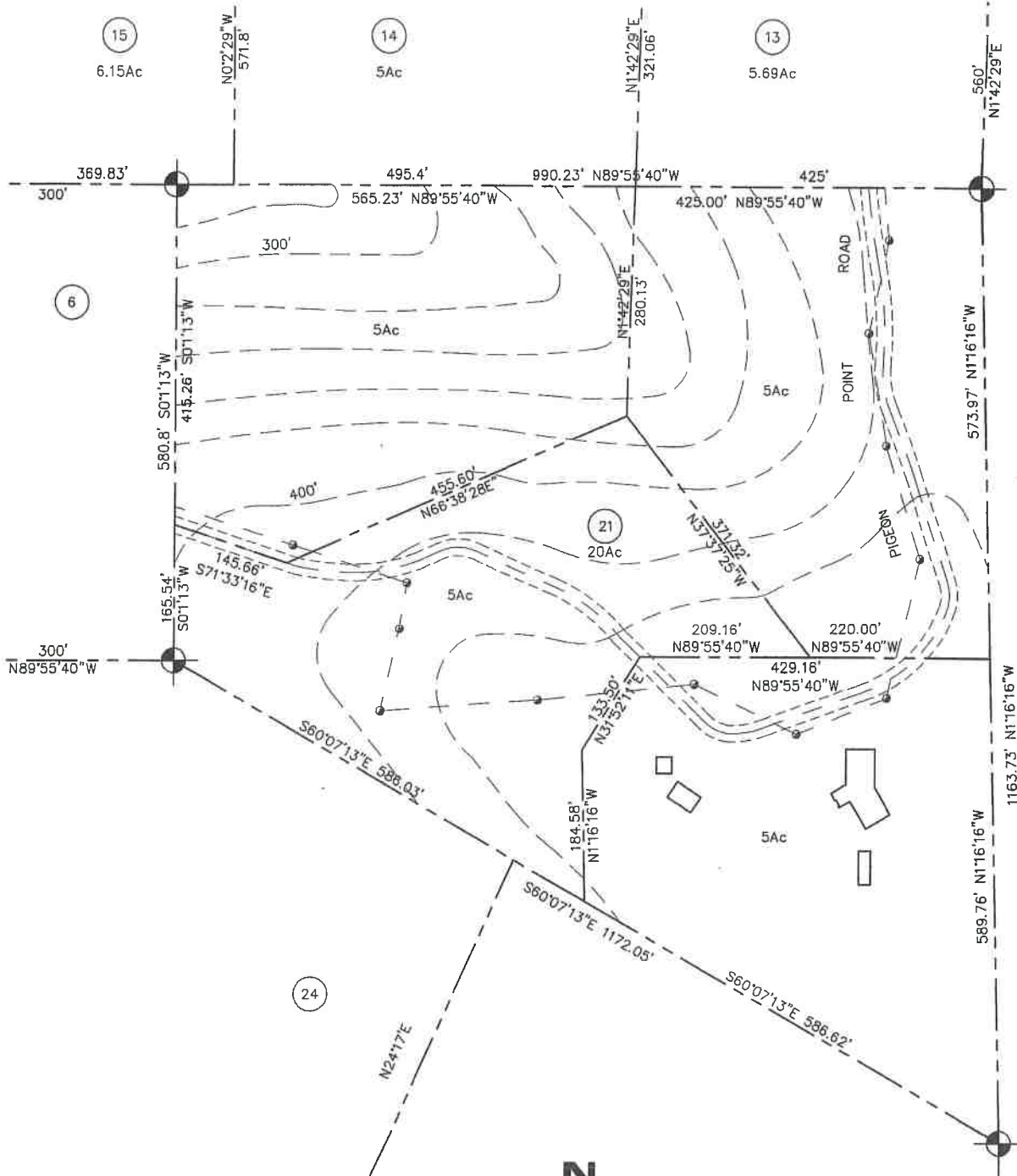
(Attach additional sheet(s) if necessary)

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) _____

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.

DIRECTIONS TO SITE:
EAST ON MYRTLE AVE., TURN RIGHT TO PIGEON POINT RD. FOR
APPROXIMATELY 1.5 MILES, END AT PARCEL No. 403-081-023.



LEGEND

- — — — — PROPERTY LINE
- - - - - CONTOUR LINE (20')
- - - - - GRAVEL ROAD
- - - - - POWER LINE
- - - - - WATER LINE

Project: **JOHN AND LETHA BLAIR**
PARCEL No. 403-081-23.
 3706 PIGEON POINT ROAD
 EUREKA CA, 95503
 707-496-2243

C1.0
 Date: 11/17/20

CALFIRE Exception Request

- revised -

We are seeking authorization to subdivide a property (within a State Responsibility Area for Fire Protection) served by a road exceeding the dead-end road length restrictions found in section 1273.08 of the State Fire Safe Regulations.

Section 1273.01 (Road Width)

This request will attempt to provide the same overall practical effect as the Fire Safe Regulations towards defensible space because there will be room for emergency vehicles to pass evacuating vehicles for the majority of the road, up to the border of the proposed subdivision. Pigeon Point Rd is a two-lane road (w/middle stripe) up to 1.1 miles from Myrtle Ave. The next .4 mile to the border line is over 20' wide, except at the 3399 and 3522 residences (3522 has now been mitigated). There are several intervisible turnouts along this .4 mile, as well as throughout the driveways of the proposed parcels.

The following specific mitigation measures are proposed as part of this exception request:

1. At 3399, the road width is 18 feet, due to brush, which will be cut back to provide the required road width.
2. At 3522, the mailbox has been moved back to provide the required width.
3. A turnout, 40' wide and 80' long has been created for the road just below the gate (markers 8-9).
4. From the termination of the county maintained road, there are segments of road that are paved but have rilling and erosion affecting the width of drivable surface, occurring on the outboard edge of the road prism. In paved areas, the pavement does not evenly cover the roadway and bare mineral soil is exposed. During some parts of the year, these areas of bare dirt would become muddy and slippery. Appropriate mitigation will be to add an all-weather surface treatment for approximately 2300' from near the address of 3220 Pigeon Point Road (Marker 1) to the parcel proposed for subdivision. Roads within the proposed parcel subdivision will also be treated in this manner.
6. A Road Association for the created parcels will be formed to ensure that roads within the subdivision are maintained and access is ensured.

Section 1273.08 (Road Length)

This request will attempt to provide a similar overall practical effect as the Fire Safe Regulations towards defensible space because Pigeon Point has historically been a long, dead-end road. Wildland fire protection practices and measures are in place on all proposed parcels, including open pasture areas and buildings/building sites with fire-safe clearance to the surrounding coastal redwood (fire resistant) forest. The existing residence has a metal roof and fire resistant siding, and the address is clearly marked. The HCSD water tank that supplies the area is on adjacent HMWA property.

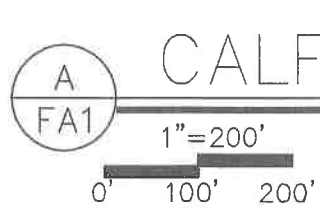
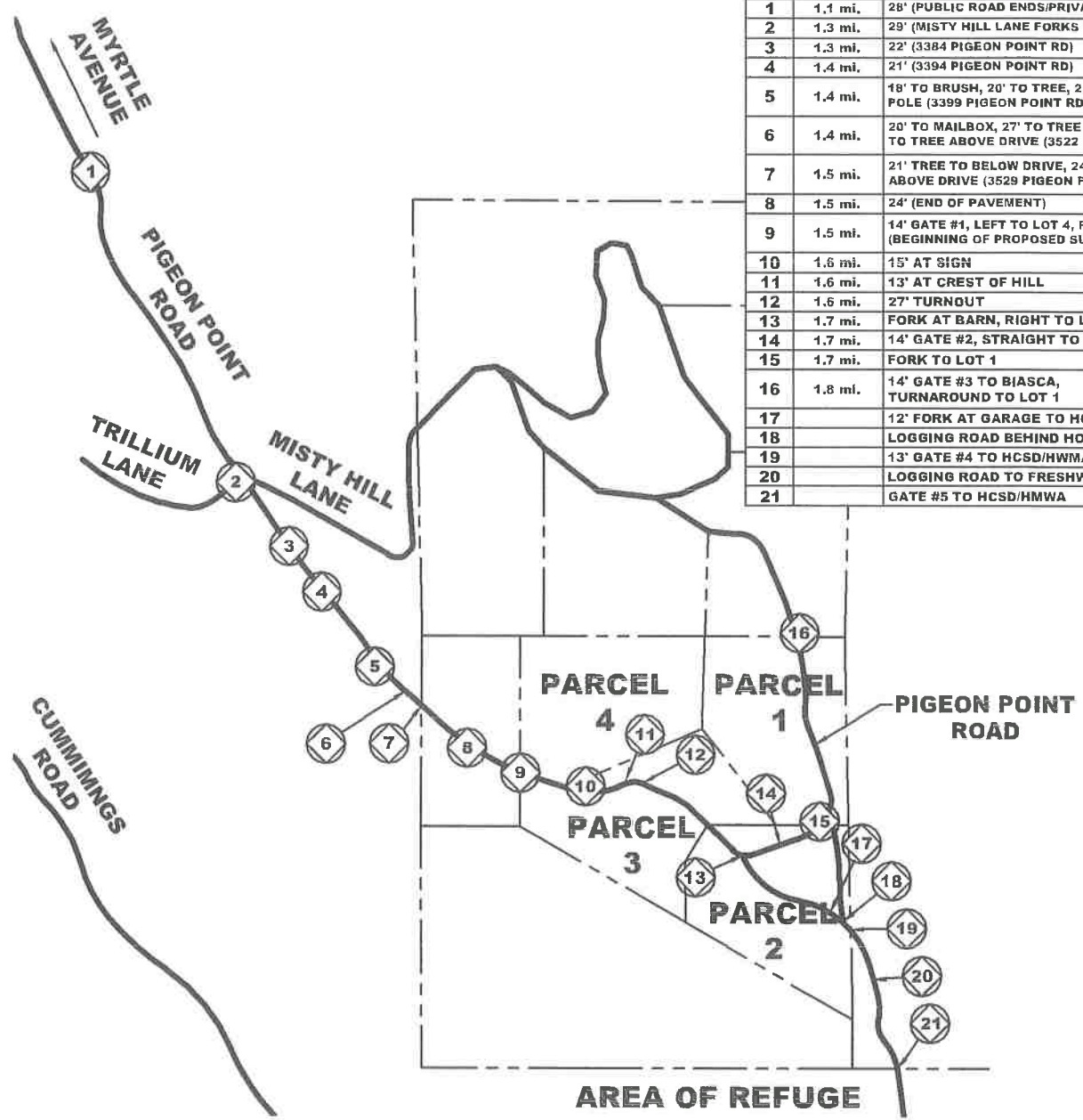
The following specific mitigation measures are proposed as part of this exception request:

1. The HWMA landfill could be utilized as a wildfire refuge area. There is access to this site from the southeast corner of the proposed subdivision. There are two locked gates that exist that would create barriers to residents attempting to evacuate. Durable permissions and combination locks (or other shareable option) will be obtained, so that in the event of future change in property ownership, new owners will have access to the site.

2. Fuel modification and vegetation maintenance practices will be continued, and any new construction will use fire resistant building materials. Fire hydrant(s) will be installed per subdivision requirements. Any future homesite addresses will be clearly displayed. p2of2

DIRECTIONS TO SITE:
 EAST ON MYRTLE AVE., TURN RIGHT TO PIGEON POINT RD. FOR
 APPROXIMATELY 1.5 MILES, END AT PARCEL No. 403-081-023.

⊙	DIST. FROM MYRTLE AVENUE	ROAD WIDTH/ DESCRIPTION OF AREA
1	1.1 mi.	28' (PUBLIC ROAD ENDS/PRIVATE ROAD BEGINS)
2	1.3 mi.	29' (MISTY HILL LANE FORKS OFF TO THE LEFT)
3	1.3 mi.	22' (3384 PIGEON POINT RD)
4	1.4 mi.	21' (3394 PIGEON POINT RD)
5	1.4 mi.	18' TO BRUSH, 20' TO TREE, 25' TO TELEPHONE POLE (3399 PIGEON POINT RD)
6	1.4 mi.	20' TO MAILBOX, 27' TO TREE BELOW DRIVE, 20' TO TREE ABOVE DRIVE (3522 PIGEON POINT RD)
7	1.5 mi.	21' TREE TO BELOW DRIVE, 24' TREE TO ABOVE DRIVE (3529 PIGEON POINT RD)
8	1.5 mi.	24' (END OF PAVEMENT)
9	1.5 mi.	14' GATE #1, LEFT TO LOT 4, RIGHT TO LOT 3 (BEGINNING OF PROPOSED SUBDIVISION)
10	1.6 mi.	15' AT SIGN
11	1.6 mi.	13' AT CREST OF HILL
12	1.6 mi.	27' TURNOUT
13	1.7 mi.	FORK AT BARN, RIGHT TO LOT 2
14	1.7 mi.	14' GATE #2, STRAIGHT TO LOT 1
15	1.7 mi.	FORK TO LOT 1
16	1.8 mi.	14' GATE #3 TO BIASCA, TURNAROUND TO LOT 1
17		12' FORK AT GARAGE TO HCSD/HWMA
18		LOGGING ROAD BEHIND HOUSE TO PARCEL 1
19		13' GATE #4 TO HCSD/HWMA
20		LOGGING ROAD TO FRESHWATER
21		GATE #5 TO HCSD/HWMA



CALFIRE ACCESS

LEGEND

----- PROPERTY LINE
 - - - - - ACCESS ROADS

Project: JOHN AND LETHA BLAIR
 PARCEL No. 403-081-23.

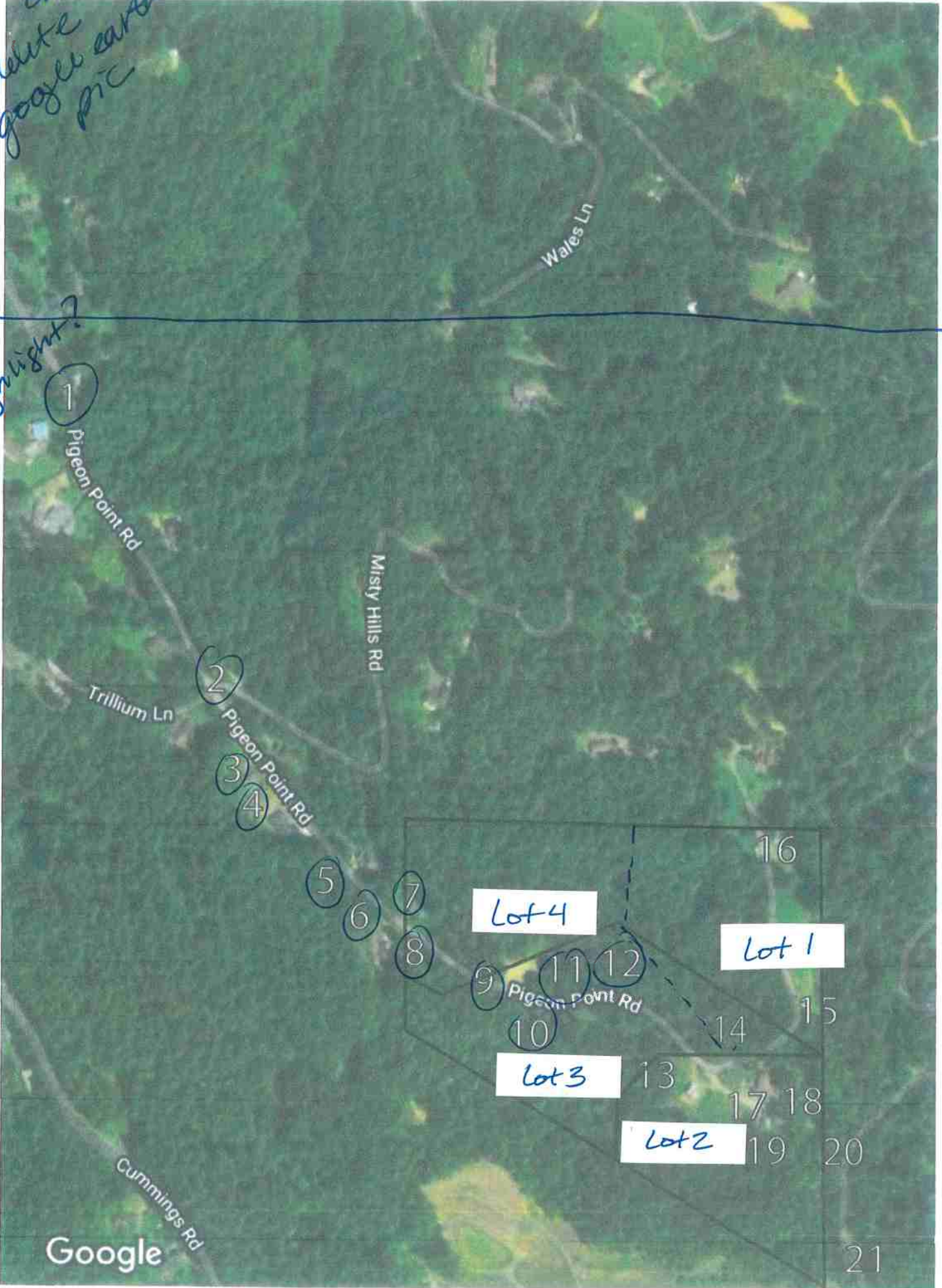
FA1

3706 PIGEON POINT ROAD
 EUREKA, CA, 95503
 707-496-2243

Date: 01/09/22

or
delete
google
pic

highlight?



Google

1

Pigeon Point Rd

Waves Ln

Misty Hills Rd

Trillium Ln

2

Pigeon Point Rd

3

4

5

6

7

8

Lot 4

Pigeon Point Rd

11

12

16

Lot 1

15

Lot 3

10

13

14

17 18

Lot 2

19

20

Cummings Rd

21

Proposed Minor Subdivision
John and Letha Blair
3706 Pigeon Point Road
Eureka, CA 95503
AP #403-081-023



CALFIRE Exception Request

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Marker 1

CALFIRE Exception Request

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Marker 2

CALFIRE Exception Request
Proposed Minor Subdivision
John and Letha Blair
3706 Pigeon Point Road



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Marker 4

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Marker 6

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Marker 8

CALFIRE Exception Request
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Marker 10

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Marker 11

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Marker 13

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Marker 14

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Marker 15

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Marker 16

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Marker 17

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Marker 18

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Marker 19

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Marker 20

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AP #403-081-023



Marker 21



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

118 S. Fortuna Blvd
Fortuna, CA 95540
(707) 725-4413
Website: www.fire.ca.gov



Ref: 7100 Planning
Date: November 1, 2022

To:
Humboldt County Planning and Building Department
3015 H Street
Eureka, CA 95501

RE: Project/Owner: John and Letha Blair APN: 403-081-023 Area: Eureka

CAL FIRE has reviewed this exception request for the following Fire Safe Regulations:

See revised CAL FIRE Exception Request for proposed minor subdivision.

Field inspection revealed that site conditions are as described within the exception request form. CAL FIRE can support the approval of this exception request.

Chris Ramey
Battalion Chief, Fire Planning
CALFIRE
Humboldt – Del Norte Unit

For Kurt McCray, Unit Chief