



Exception - Same Practical Effect 14 CCR §1270.06

California Department of Forestry and Fire Protection Fire Safe Regulations, 14 California Code of Regulations, §1273.00, require developments in the State Responsibility Area to provide for safe access for emergency wildfire equipment and civilian evacuation concurrently. Applicant hereby requests an exception to standards to provide the same practical effect pursuant to 14 California Code of Regulations §1270.06 due to environmental conditions and physical site limitations. A map of the development project area and licensed professional plans documenting the same practical effect alternative is included with this application as Exhibit A.

To have the same practical effect for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR 1273.00 through 1273.09

INDEMNIFICATION AGREEMENT*

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

Applicant Name: RON WOOD

Applicant Signature: WOOD

Owner Name: Wildwood Conservation Foundation

Owner Signature: Board President

File Number: PLP20-0009 APN: 106-230-008 Date: 22 June 2022

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Submitted To CalFire: _____ Number of Pages: _____

*NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Code Sections Requesting Exception:

<input checked="" type="checkbox"/>	1273.01	Width
<input type="checkbox"/>	1273.02	Road Surface
<input type="checkbox"/>	1273.03	Grades
<input type="checkbox"/>	1273.04	Radius
<input type="checkbox"/>	1273.05	Turnarounds
<input type="checkbox"/>	1273.06	Turnouts
<input type="checkbox"/>	1273.07	Road and Driveway Structures
<input checked="" type="checkbox"/>	1273.08	Dead-End Roads
<input type="checkbox"/>	1273.09	Gate Entrances

Physical Site Limitations and Environmental Conditions:

The site has been serviced by the public right of way to the entrance of the facility and was provided access from a non-dead end road at the time. Old Cazadero Road connected to another public road. The county maintained bridge had been damaged and has since to be replaced. The county is looking into environmental conditions to evaluate if a seasonal crossing or permanent crossing can be provided in the future subject to funding.

Alternative Methods to Mitigate the Problem and Provide the Same Practical Effect Toward Defensible Space:

Wildwood's 210 acres have been under Conservation Easement for twenty years. Golden State Land Conservancy (GSLC) has supervised this Conservation Easement for that time. Wildwood also consulted with GSLC when developing our Forest Management Plan (FMP). The FMP outlined specific objectives regarding creation of fuel breaks, maintaining site roads, and ensuring drainage.

1. Road Maintenance and Vegetation Management
 - A. Wildwood acknowledges and appreciates the recent work done by Sonoma County TPW, at its own direction and expense, to maintain and increase fire equipment accessibility along Old Cazadero Road for the safety of all residents and guests along the road, including those accessing Wildwood.
 - B. Vegetation has been, and will in the future be managed alongside the road by County fuel reduction teams, at its ongoing expense, as well as clearing and maintaining pullouts, etc.
 - C. To assist in these efforts, Wildwood will, at its expense, coordinate with the County to provide three signs advising drivers to make way for emergency vehicles. The exact wording and locations of the signs will be determined by the County.

- D. With support of Supervisor Hopkins and director Hoevertz, TPW has surveyed and is engineering a potential Old Cazadero Road emergency vehicle access crossing over East Austin Creek to allow a second means of exit for all residents of the hill in case of emergency. The road will remain closed to normal traffic. Wildwood supports this proposal.
2. GMRS Radio
 - A. To retain the ability to communicate during power outages, especially fires, Wildwood is currently hosting the prototype GMSR radio repeater that is being used by TPW for their next-generation GMSR CONEX self-contained, fire-hardened repeaters. The prototype has been installed, Johannes Hoevertz, Director of TPW, Tony Goodwin and Damian Buuné, have surveyed sites at Wildwood, and will, at the county's expense, install and maintain them.
3. Water Storage for fire suppression
 - A. Wildwood will provide fire equipment accessibility to its 20,000 gallon swimming pool by means of a hydrant hookup or within direct access, equipped and maintained with the means for fire personnel to access water in the event of an emergency at Wildwood. Should the equipment's pumps be unavailable, Wildwood will provide and maintain its own pump, offer it to the firefighters as backup. Should additional gallons beyond the pool be required by the County Fire Marshal in said emergency. Wildwood will make water from its household tank(s) available.
4. Defensible Space
 - A. Fire Access Awareness Tour – Wildwood and other Devil's Backbone neighbors hosted a tour of fire access roads on private properties in the area. Chiefs Turbeville, Baxman and Wildwood Board President Wood, along with staff, toured Wildwood trails and new access roads dozed by CalFire to allow access into Austin Creek State Recreation Area during the Walbridge fire. Several of the fire chiefs commented that Wildwood would be a valuable lookout for any fire in the area.
 - B. Matt Greene, an FMP biologist, has led a slash/burn workshop on site.
 - C. Wildwood's \$100,000 self-funded temporary access road provided the only access to fire equipment westward of our property toward Cazadero during the Walbridge fire. Old Cazadero Road, at that time, was closed and impassable due to an unrepaired storm washout in February, 2017. CalFire used Wildwood's parking lot as staging and passage for fire equipment at our invitation.
 - D. In close coordination with our Conservation Easement partner, Golden State Land Conservancy, Wildwood has undertaken extensive understory management, removal of non-native fire hazardous vegetation, and laddering of preserved trees according to standards. Wildwood is managing ongoing defensible space in the vicinity of inhabited buildings. The area around all buildings has been cleared of underbrush as we extend our defensible space and lay hard surfaces around all the buildings.
5. Planning for additional fire storage
 - A. A Devil's backbone neighbors are pursuing a grant to provide emergency water tanks for CalFire in the area. Wildwood has agreed to work with CalFire and neighbors in support of this project.

Right to Appeal: The Fire Marshal's acceptance of this Exception to Standards will be reviewed, heard and decided by the decision making body that makes the determination for the development project pursuant to Sonoma County Code Section 26-92 and for subdivisions Section 25-13.5. If the project approval or denial is appealed to the Board of Supervisors pursuant to Sonoma County Code Section 26-92-160 or for subdivisions 25-13.5, to approve the exceptions to standards, the Board of Supervisors must find that the exception(s) proposed meet the requirements set forth in 14 California Code of Regulations §1270.06 and §1271.00. A written copy of any decision granting an appeal within a State Responsibility Area shall be provided to the local CAL FIRE Unit headquarters within ten (10) after the decision is final.