AGENDA

- 2023 Napa County Road & Street Standards (NCRSS)
- 2023 NCRSS FAQs
- Other Potential Rule Changes/Updates
- Questions
STATE MINIMUM FIRE SAFE REGULATIONS, 2021

- California Code of Regulations
  14 CCR, Division 1.5, Chapter 7
  Subchapter 2, Articles 1-5

- Minimum Wildfire Protection Standards
  applied in SRA and VHFHSZ

- Local Regulations must equal or exceed
  the minimum standard
STATE MINIMUM FIRE SAFE REGULATIONS, 2021

SRA = 371,279.7 ac (73.17%)

LRA VHFHSZ = 702.4 ac (0.14%)

Total Area = 371,982.1 ac (73.31%)
APPLICATION

• Application for a building permit for new construction (as defined in Section 4), not relating to an existing structure.

• Application for a Use Permit or any modification thereto resulting in an increase in intensity (as defined in Section 4) and/or proposing an affected activity described in subsections (a), (d), and (e).

• A change of use and/or occupancy classification of an existing structure resulting in a higher hazard, based on life and fire risk as defined in the California Fire Code.
APPLICATION

• New subdivisions created by Parcel Map or Final Map.

• Conditional certificates of compliance.

• Left turn lane warrant and/or other public road improvement required by the Director of Public Works.

• Application for an Administrative Permit proposing an affected activity described in subsection (a), (d), and (e) above.
DISASTER RECONSTRUCTION

The reconstruction or repair of a legally constructed structure may be considered new construction related to an existing structure and not subject to the NCRSS provided the following is met:

1. The replacement structure does not increase the total legal square footage of the residential, commercial, or industrial structure that previously existed. For commercial or industrial uses the replacement structure does not increase in intensity from what was legally entitled before the disaster;

2. The replacement structure does not change the use of the building that had previously existed before the disaster; and

3. The Fire Marshal determines that:
   a) The access was not a contributing factor in delaying or prohibiting emergency responders from accessing the original structure or for safe evacuation during the disaster; and
   b) The access provides reasonable ingress, egress, and capacity for evacuation and emergency response during future emergencies.
EXEMPT

Application for a Building Permit on a Parcel formed from a Parcel Map or Tentative Map approved prior to January 1, 1991, where conditions relating to the perimeters and access to the Building were imposed.
DEFINITIONS

Access - The vehicular route from the nearest publicly maintained Road to Building construction.

Disaster - A Local Emergency Declaration by the Board of Supervisors declaring a specific event as a disaster.

Driveway - A vehicular pathway that serves no more than four (4) Residential Units and any number of noncommercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
DEFINITIONS

Intensity - Any proposed change that results in an increase in the number of persons to the project site or daily traffic volume to the project site. For purposes of this definition and for illustrative purposes, one additional person and/or one additional vehicle trip to the project site is considered an increase in intensity.

Road - A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.

Agricultural Road - Serves agricultural related single use facilities and light traffic facilities which generate less than or equal to 40 ADT. This road is not applicable to any winery access. Applies to lightly traveled, low speed roads connecting two activity areas with no significant side traffic. Turnouts must be inter-visible.
FAQs

• What if I want to construct an ADU (aka 2nd Dwelling Unit) on my property?

  A. Yes, because a second dwelling unit is considered a standalone separate living structure complete with its own cooking and sleeping facilities, it is considered new construction not related to an existing structure and would require the property owner to provide access that complies with the current NCRSS.

• If multiple structures were damaged or destroyed in a disaster can the building areas be combined or separated in a rebuild?

  A. No, each building is evaluated independent of one another.
FAQs

• How do Lot Line Adjustments (LLA) affect the 1991 Parcel Map/Tentative Map Exemption?

A. The exemption would still be applicable to the parcel(s) formed from a parcel map or tentative map approved prior to January 1, 1991, to the extent that conditions relating to the perimeter and access to the building were imposed.

• Does access apply to public roads?

A. Only when a development proposes to construct a public road or at the discretion of the Public Works Director and/or Fire Marshal.
FAQs

• What is a Dead-end road?
  
  A. A road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves.

• What are the requirements/restrictions on Dead-End Roads?
  
  A. Dead-End Roads cannot exceed the lengths specified in 14 CCR § 1273.08 which are based on parcel zoning:
    i. Parcels zoned for less than one acre – 800 feet.
    ii. Parcels zoned for 1 acre to 4.99 acres – 1,320 feet.
    iii. Parcels zoned for 5 acres to 19.99 acres – 2,640 feet.
    iv. Parcels zoned for 20 acres or larger – 5,280 feet.

• What is the maximum allowable length of a driveway?
  
  A. There is no maximum length restriction for driveways.
LOCAL REGULATIONS

- Napa County Road & Street Standards
  - Article 2 - Ingress and Egress
- Zoning District Regulations
  - Article 5 - Building Siting and Setbacks
- Fire Code
  - Article 5 – Building siting, setbacks, and Fuel Modification.
  - Addressing Guidelines
    - Article 3 – Signing and Building Numbering
QUESTIONS?