



CAMBRIA COMMUNITY SERVICES DISTRICT

MEETING	TIME & DATE	LOCATION
Fire Protection Committee	10:30 AM Thursday, September 18, 2025	Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428

AGENDA

Regular Fire Protection Committee Meeting

September 18, 2025 10:30 AM

In person at:

**Cambria Veterans' Memorial Hall
1000 Main Street, Cambria, CA 93428**

AND via Zoom at:

Please click the link to join the webinar: [HERE](#)

Webinar ID: 894 6807 5561

Passcode: 338146

Copies of the staff reports or other documentation relating to each item of business referred to on the agenda are on file in the CCSD Administration Office, available for public inspection during District business hours. The agenda and agenda packets are also available on the CCSD website at <https://www.cambriacsd.org/>. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda or other documents in the agenda packet provided in an alternative format, contact the Confidential Administrative Assistant at 805-927-6223 at least 48 hours before the meeting to ensure that reasonable arrangements can be made. The Confidential Administrative Assistant will answer any questions regarding the agenda.

1. OPENING

- 1.A Call to Order**
- 1.B Establishment of Quorum**
- 1.C Chair Report**
- 1.D Ad Hoc Subcommittee Reports**
- 1.E Committee Member and Staff Communications**

2. PUBLIC COMMENT

Members of the public may now address the Committee on any item of interest within the jurisdiction of the Committee but not on its agenda today. Future agenda items can be suggested at this time. In compliance with the Brown Act, the Committee cannot discuss or act on items not on the agenda. Each speaker has up to three minutes.

3. CONSENT AGENDA

- 3.A Consideration to Approve the August 21, 2025 Regular Meeting Minutes**

4. REGULAR BUSINESS

4.A Receive and File Report from Committee Member Pierson on Benefit Assessment Process, Followed by Discussion and Consideration of Recommendation to Board of Directors Regarding Issuing of Request for Proposals for Fire Protection Funding

4.B Discussion of Draft Update for Community Wildfire Protection Plan

4.C Discussion of Possible Updates to CCSD Ordinance Concerning Open Fires

5. FUTURE AGENDA ITEM(S)

6. ADJOURN



CAMBRIA COMMUNITY SERVICES DISTRICT

MINUTES OF AUGUST 21, 2025, REGULAR FIRE PROTECTION COMMITTEE MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

A regular meeting of the Fire Protection Committee of the Cambria Community Services District was held at the Cambria Veterans' Memorial Hall, located at 1000 Main Street, Cambria, CA 93428, on Thursday, August 21, 2025, at 10:30 AM

1. OPENING

1.A Call to Order

Chairperson Gray called the meeting to order at 10:31 am.

1.B Establishment of Quorum

A quorum was established.

Committee members present: Tom Gray, David Pierson, Arthur Chapman, Ronald De Luca, and Gordon Heinrichs. Tony Safford was absent.

Staff present: Fire Chief Michael Burkey, Confidential Administrative Assistant Haley Dodson. Firefighter Tyler Loudermilk, Fire Engineer Christian Evers, and Fire Captains Craig Brooks and Michael Castellanos.

1.C Chair Report

Chairperson Gray did not have a report.

1.D Committee Member and Staff Communications

Chief Burkey reported on neighborhood fire prevention and evacuation readiness meetings and completion of weed abatement lot clearance.

Committee Member Pierson reported on forest health projects in Leimert, Covell Ranch and Fiscalini Ranch Preserve.

There was no public comment.

1.E Ad Hoc Committee Reports

Member Heinrichs asked about the current status of the CERT program and whether there is any coordination with CERT in other parts of the County. Chief Burkey said the program is active and will be revamped, but there is no active coordination with other CERT programs.

2. PUBLIC COMMENT

Terri Adishian, Cambria

3. CONSENT AGENDA

3.A Consideration to Approve the July 8, 2025 Special Meeting Minutes

Committee Member Pierson moved to approve the minutes as written.

Committee Member Heinrichs seconded the motion.

The motion was approved: 4-Ayes; 0-Nays; 0-Abstain; 1-Absent

4. REGULAR BUSINESS

4.A Discussion of Progress Report from Committee Member Pierson on Feasibility of Fire Benefit Assessment

Member Pierson reported he had requested and received two informal proposals from consulting groups, SCI Consulting Group and NBS Consulting describing the process for establishing a public engagement process and setting in place a fire suppression special assessment to fund needed fire department infrastructure and service improvements as required by Proposition 218. The proposals submitted detailed the process required to assess community support for a special assessment and to undertake assessment balloting.

There was no public comment on this item.

Following discussion, the item was continued to the Sept. 18 meeting, at which Mr. Pierson will be submitting a written report.

4.B Discussion on Fire Department Needs as Related to a Potential Benefits Assessment

Chief Burkey submitted a needs list for benefit assessment planning. Items on the list were discussed among members with input from Chairperson Gray. Some of the items may be candidates for grant funding and/or funding from the District general fund. Input from a consultant specializing in guiding special districts through the special assessment process would be helpful in determining what should be included and excluded from funding by a special assessment.

There was no public comment on this item.

Following discussion, the item was continued for consideration at a later date, when a more detailed needs assessment, with funding needs could be developed.

5. FUTURE AGENDA ITEM(S)

Chairperson Gray asked for any future agenda items. Items suggested included work on a wildfire protection plan, special assessment planning, and an ordinance amendment defining limitations on open fire pits.

6. ADJOURN

Chairperson Gray adjourned the meeting at 12:12 p.m.

Benefit Assessment in Cambria

The Fire Protection Committee has been tasked me, as an Ad Hoc Committee of One, with outlining the necessary steps to present a Benefit Assessment for Fire Protection to the property owners in Cambria. The following is my report to the Committee.

First, it's important to understand that the vote on the Benefit Assessment is held among the individual property owners, not the registered voters of Cambria.

A Benefit Assessment is a mandatory fee that property owners pay to fund public improvements or services that provide a direct benefit to their property. The assessment amount is based on the level of benefit the property receives.

This process is complex, and it is recommended that the District hire a consultant with experience in creating and engineering benefit assessments. The consultant would be responsible for carrying out these essential steps:

Step 1: Define the Benefits

The first step is to determine what the assessment will fund—specifically, the services or improvements that will directly benefit property owners if the assessment passes. This will involve calculating the total annual cost of services provided by the fire department.

Step 2: Survey Property Owners

Next, a feasibility study should be conducted to assess property owners' support for the proposed assessment. This is done through a survey to gauge the likelihood of approval through the ballot process.

If the survey results are favorable, the consultant will then proceed with the engineering work to determine how much benefit each property will receive from the proposed assessment. This step is complex, but once completed, the official benefit assessment measure can be written and the ballot prepared.

Step 3: Ballot and Voting Process

Once the information and ballot are prepared, they will be sent to property owners, who will have 45 days to respond. After the 45-day period, the ballots will be counted. If a majority of the returned ballots approve the assessment, the measure will pass. The initial assessment will then be added to the tax rolls for the following fiscal year by the County.

Recommended Steps Forward

Based on consultations with experts and research on the assessment process, I recommend the following course of action:

1. **Hire a Consultant:** Given the complexity of the process, the first and most critical step is to hire a consultant with relevant experience.
2. **Identify Funding Needs:** The District must identify the specific services or equipment purchases that require funding. The Fire Chief has begun this process (refer to Attachment A), which outlines the major funding shortfalls. These items represent the benefits property owners would receive from the assessment:
 - Sustainable Fire Department Staffing & Salaries
 - Vegetation Management & Wildfire Risk Reduction
 - Emergency Response Equipment & Vehicles
 - Communication & Alerting Systems
 - Community Preparedness Programs
 - Fire Station & Facility Resilience
 - Evacuation Studies & Route Creation
3. **Estimate Costs:** An accurate cost estimate for each item will help the consultant determine which elements of the proposed benefits are likely to gain support and which may not. The consultant will then survey property owners to assess the likelihood of the measure's approval.
4. **Present Findings to the Board:** The consultant will present their recommended scope of benefits to the Board and staff for review. The Board will then decide whether to proceed with the process.
5. **Engineering the Assessment:** If the Board decides to move forward, the consultant will complete the engineering analysis to determine the assessment for each property. Once completed, the consultant will present the finalized package to the Board for distribution to property owners. As an example of how assessments might be determined, the Benefit Assessment of 2003 assessed properties at varying rates based on the level of benefit they would receive. For example, a vacant lot may receive one vote, while a property with a 4,000-square-foot home could receive three votes.

Submitted by:

David Pierson

1. Introduction

In 2003, the Healthy Forest Restoration Act (HFRA) was put into place to increase hazardous fuel reduction and forest-restoration projects on certain Federal lands that are at risk of insects and disease, while most notable wildfires (USDA Forest Service, 2025) legislation was passed due to the immense amount of concern regarding the ever increasing severity, intensity, and frequent wildfires occurring throughout the United States. To reduce hazardous fuels, restore forest health, and increase collaboration between agencies and communities, the legislation was purposeful to create changes. The HFRA enactment led to the preparation and encouragement of Community Wildfire Protection Plans (CWPP).

Creation of the Community Wildfire Protection Plans under the HFRA gave rise to community involvement to clarify and refine its priorities in the wildland urban interface for life, property, and critical infrastructure (Society of American Foresters, 2004). The legislation gives communities the ability to create effective plans that are relevant and specified for their community and conditions (USFA FEMA, 2025). Local communities now have a significant, central role in identifying risks to the area and creating mitigations that prioritize local values and ensure the community input is effective in location for specific projects and efforts.

The CWPP contains an assessment of hazards and risks in the wildland urban interface to determine proper prevention, mitigation, preparedness, response, and recovery measures associated with the community. These measures are specific to the community that will provide meaningful and specific treatments to help the community become more fire safe. CWPP do contain requirements for the HFRA which include three main aspects (Society of American Foresters, 2004):

1) Collaboration

– Developed by local and state governments, along with consulting with other agencies.

2) Prioritized Fuel Reduction – Identify and prioritize specific locations in the community for treatment of fuel reduction including the types and methods.

3) Treatment of Structural Ignitability – Recommended measures to reduce structural ignitability that homeowners and communities can take.

As proven, CWPP in any given community is necessary to reduce the risk of wildfire impacting life, property, and critical infrastructure. Thus, a CWPP in the town of Cambria is essential as Cambria is surrounded by a Monterey pine forest and highly susceptible to wildfire.

The Cambria CWPP will aid in determining specific areas at risk, prioritize fuel reduction projects, promote community education, and establish ways to enhance community involvement to reduce wildfire occurrence in Cambria. The Cambria CWPP supports and addresses the history and context of Cambria, and the many ways Cambria is at risk and how to combat it. The plan will recommend specific treatments and actions along with prevention, mitigation, preparedness, response, and recovery measures. These will aid in providing short-term and long-term recommendations for the community to reduce wildfire impacts by discussing defensible space for residences, home hardening,

fuels reduction, and prioritized actions with the collaboration from stakeholders for each to deal with issues regarding the wildland urban interface. The Cambria CWPP is meant for the community to combat issues of wildland fire and the Wildland urban interface. This plan is to be used for management strategies for years to come but has the ability to adapt to change for communities' needs and specifications as the community and resources evolve. The CWPP for Cambria contains action plans that insist on short term and long term, resulting in yearlong processes to complete.

Project Area in Relation to County and to State: Cambria, California Cambria, California is a small village by the sea that is an attractive location filled with ocean views, pine forests, artistry, and natural environments that are destination locations. The town is known for being 1 in 5 remaining Monterey Pine, (*pinus radiata*), Forests in the World and is home to many coastal bluffs, coastal grasslands and rolling hills from the surrounding wine country.

Cambria is located along the Central Coast of California in San Luis Obispo County (Figure 1). Located in the northern part of San Luis Obispo County and on the central coast of California. The town is situated nearly halfway between Los Angeles and San Francisco along the Pacific Coast Highway (Visit SLO CAL, 2025). Situated between the Pacific Ocean and Santa Lucia Mountains, between Cayucos and San Simeon which is on the way to the famous Hearst Castle.

2. Collaboration

Greenspace Cambria Land Trust

Greenspace Cambria Land Trust is an environmental land trust local to Cambria, dedicated to the protection and restoration of the region's natural and cultural resources. Founded with the mission to preserve the scenic beauty, biodiversity, and rural character of the Central Coast, Greenspace works through land acquisition, conservation easements, habitat restoration, and environmental education. The organization works under four pillars: land acquisition with the purpose of conservation, preservation of one of three native Monterey pine stands, STEM based environmental education, and resource advocacy. With a focus on safeguarding open space, wildlife corridors, and ecological reserves Greenspace Cambria Land Trust plays a key in player in the preservation of Cambria ecological aspects. As a result, there may be pushbacks, from any treatments to the vegetation of properties owned by them.

14 SLO County Community Fire Safe Council Inc.

The San Luis Obispo County Community Fire Safe Council is a community-run, not for profit, organization dedicated to promoting wildfire awareness and preparedness throughout San Luis Obispo County. Focused on empowering residents with the knowledge and tools to reduce fire risk, the council provides education on critical topics such as evacuation planning, home hardening, and creating defensible space around properties. Through outreach, workshops, and collaboration with local agencies, the Fire Safe Council plays a vital role in fostering a fire resilient community. The SLO Fire Safe Council is the primary grant submitting and securing funding not-for profit organizations which seeks funding for and manages awarded grants to all of San Luis Obispo County including the Cambria area.

The Upper Salinas-Las Tablas Resource Conservation District

The Upper Salinas-Las Tablas Resource Conservation District is a CA special district which was formed to be a partner for local, productive and sustainable land management. They are an integral partner in improving forest health and removing accumulated dead fuels as well as invasive vegetation species, in Cambria and surrounding North Coast areas. Working with Cal-Fire, the San Luis Obispo County Fire Department, the San Luis Obispo County Community Fire Safe Council, the Cambria Fire Safe Focus group, San Luis Obispo County, the Nature Conservancy, the Cambria Community Services District, the Friends of the Fiscalini Ranch Preserve, the Hearst Corporation, CA State Parks, the UCSB Rancho Marino Preserve and the U.S. Fish and Wildlife Service they have taken the leadership and project management in multiple projects both within and adjacent to Cambria. Working with the above agencies they have developed, presented and received approvals for multiple projects from the CA Coastal Commission. They continue to work with many local and State agencies to improve forest health, remove invasive vegetation and reduce accumulated fuel loading within their Cal VTP program.

Friends of the Fiscalini Ranch Preserve

The Friends of the Fiscalini Ranch Preserve is a not-for-profit organization created to help manage the 437-acre open space which lies in the middle of the town of Cambria. The Fiscalini Ranch Preserve is an open space area which is home to Monterey Pine Forest, coastal bluffs, coastal wetlands and coastal grasslands. The Friends of the Fiscalini Ranch Preserve work together with the Cambria Community Services District to maintain the Fiscalini Ranch Preserve.

California Coastal Commission

The California Coastal Commission is the state agency responsible for the preservation of California's coastal resources, overseeing land use and development within the state's designated coastal zone including Cambria to ensure that growth is balanced with environmental protection and public access. Because Cambria lies within the Coastal Commission's jurisdiction, all actions classified as projects within the town require review and approval from the Commission.

Cambria Community Services District

The Cambria Community Services District, (CSD), is a CA special district under State law. It provides Fire/Rescue/Emergency Medical Services, Parks and Recreation, Public facilities, Water, Wastewater and administrative services within the town of Cambria. The Cambria CSD also owns and manages over 150 vacant parcels, not including the properties they have facilities located on or own. The Cambria CSD is also the primary maintenance provider for the 437-acre Fiscalini West and East Ranch Preserve open space.

15 Cal Fire and Cambria CSD Fire Department

Cal Fire and the Cambria Community Services District (CSD) Fire Department are the primary local fire response agencies serving Cambria. They work collaboratively to mitigate and extinguish fires in the area, ensuring rapid and coordinated emergency response. The Cal Fire Cambria station responds under an automatic aid agreement to emergencies within the Cambria CSD, Cal Fire resources may be dispatched to emergencies elsewhere in the county and or state, at times leaving Cambria CSD Fire solely responsible for local fire protection.

California Department of Transportation

The California Department of Transportation (Caltrans) is the state agency responsible for managing California's highway system. Caltrans oversees six key programs: Highway Transportation, Mass Transportation, Transportation Planning, Administration, and the Equipment Service Center. Any project involving modifications to Highway-1 or the adjacent State right-of-way, will require appropriate permits from Caltrans.

3. Hazard Assessment

Fuel Conditions During the summer months, relative humidity in Cambria steadily declines, reaching a seasonal low of approximately 61% in October. Cambria typically experiences between 4-8 days per year where the relative humidity, (RH), is lower than 20%. This reduction in humidity, coupled with little to no rainfall from late spring through early fall, leads to critically low fuel moisture levels across the landscape, greatly increasing the likelihood of wildfire ignition and rapid spread

Cambria's diverse vegetation types present varying levels of ignition potential and fire behavior. Coniferous forests, particularly the Monterey pine and Blue Gum eucalyptus stands, exhibit high ignition risk and can produce intense crown fires. These forests typically have a Fire Return Interval (FRI) of 11 to 20 years but have not experienced a significant fire in over a century, contributing to substantial fuel buildup. As seen in figure 6, these fuels cover a large area of Cambria, meaning the highest intensity fires are a concern throughout most of the community. Hardwoods, such as coast live oak, pose a moderate ignition and intensity risk, with an FRI ranging from 2 to 20 years. Although coast live oak is highly common along the central coast, Monterey pine has shaded out oaks in many areas within the community.

Chaparral species, including coyote brush, chamise, and sagebrush, are highly flammable surface fuels, characterized by high ignition potential and intense fire behavior. These fuels generally follow a longer FRI of 40 to 60 years. Herbaceous vegetation, such as native grasses, ignites easily but tends to burn with lower intensity; however, due to their short FRI of 1 to 15 years, they contribute frequently to initial fire spread. This is a particular concern near Cambria because the grasses surround many of the roads (Figure 6) and can potentially spread fire to the Monterey pines. The extended absence of major fire activity in the region, combined with diverse and aging vegetation, has resulted in a dangerous accumulation of fuels that poses a severe wildfire threat to both the natural landscape and the built environment of Cambria.

Weather

Cambria experiences its highest average temperatures between late June and October, which coincides with the region's peak wildfire season. This same period also aligns with the clearest skies, particularly from May through October. The overlap between high temperatures and increased atmospheric clarity contributes to drier conditions, which heightens wildfire risk. This seasonal correlation underscores the importance of heightened fire preparedness and mitigation efforts during these months.

Figure 7: Daily temperature highs and lows for Cambria, CA in a year (WeatherSpark, n.d.). Wind speeds in Cambria peak in January but remain relatively steady throughout the year existing dry conditions can rapidly accelerate fire spread and hinder suppression efforts, underscoring the importance of seasonal preparedness and infrastructure resilience.

(Figure 8). Although gusts exceeding 40 mph are infrequent, they pose a significant wildfire risk, particularly if they occur before the start of the rainy season, when vegetation is still dry and fuel moisture levels are critically low. These high-wind events, combined with Geologically, Cambria is positioned between the inland Cambria Fault and the off shore San Gregorio–Hosgri Fault, both of which are part of the broader San Andreas Fault Zone. While primarily relevant to seismic risk, the region’s fault-driven topography shapes watershed patterns, vegetation zones, and evacuation route planning, all of which intersect with wildfire risk and emergency response considerations. Fire History Between 1984 and 2021, there have been 837 documented wildfires within a 50-mile radius of Cambria (Figure 11), highlighting the area's exposure to frequent wildfire activity. Within the town of Cambria there have only been 8 fires of 5 acres or less over the same period. Although Cambria itself has not experienced a major wildfire in over a century, this long period without fire is not necessarily a sign of safety. In fact, it is a major cause for concern—particularly when viewed through the lens of fire ecology and fuel accumulation. Understanding fire history is critical because many of the natural ecosystems surrounding Cambria, such as chaparral, coastal grasslands, and Monterey pine forests, have evolved to burn at regular intervals. When fires are suppressed or absent for long periods, dead vegetation, dry brush, and small trees accumulate, creating unnaturally high fuel loads. This condition, known as fuel buildup, dramatically increases the likelihood that when a fire does occur, it will be more intense, less predictable, and more difficult to control.

The absence of major fire events in Cambria over the past 100+ years suggests that natural fire cycles have been interrupted, and that dangerous levels of fuel may now exist in undeveloped and forested areas like Covell Ranch, Strawberry Canyon, and along Santa Rosa Creek. This concern is not hypothetical; it is supported by observed fuel conditions on the ground and by fire return interval (FRI) data indicating that many local vegetation types are overdue for fire.

Potential Ignition Sources

A variety of ignition sources pose wildfire threats to the Cambria area, many of which are human-caused and preventable.

Key ignition risks include: • **Utility Infrastructure:** Downed or sparking powerlines are a leading cause of wildfires, particularly during high-wind conditions.

Vehicles: Fires caused by engine heat, electrical issues, or accidents—including dragging chains and parking on dry grass—can quickly ignite roadside vegetation.

Natural Causes: Lightning strikes, though less frequent, remain a potential ignition source during dry storm conditions.

Recreational and Residential Activities: Campfires, barbecue grills, bonfires, and lawn mowing during hot, dry weather can ignite nearby fuels.

Indoor Ignitions with Outdoor Impact: Structure fires originating from cooking accidents, candles, fireworks, or other household activities (e.g., gender reveal parties) have the potential to escape into adjacent wildland areas. Given the community’s wildland-urban interface and dry summer conditions, these ignition sources represent significant risks that require active education, regulation, and enforcement.

Potential Fire Behavior

Fire behavior in Cambria varies significantly depending on weather conditions. Modeling simulations demonstrate stark contrasts between normal and extreme scenarios: 25 • Under Normal Conditions (Figure 14): Ignition can be seen around the West Village Area of Cambria, CA. Wildfire spread is concentrated and does not spread too far south under normal conditions, giving firefighters critical time to respond. Evacuation efforts can be more targeted and localized, reducing disruption to the broader community.

Under Extreme Conditions

(Figure 15): Under the extreme fire conditions we see the fire spreading south-west from the ignition point in West Village. It engulfs the entire city with a majority flame length of 0-2ft due to brush fires. Fire spreads rapidly and uncontrollably, overwhelming suppression efforts. In such cases, the entire community of Cambria may require full-scale evacuation, and fire containment becomes unlikely without substantial external resources.

Recommended Treatment

Methods and Actions To effectively reduce hazardous fuels and enhance wildfire resilience in Cambria, a comprehensive combination of treatment techniques should be applied across priority areas. One of the primary methods is mechanical thinning, which involves the use of equipment such as masticators, chainsaws, and brush cutters to selectively remove ladder fuels, dense understory growth, and small diameter trees that contribute to vertical fire spread. This method is particularly effective in reducing fuel continuity and making forested areas more defensible. In addition to mechanical thinning, prescribed burns and supervised pile burning are essential tools for safely eliminating accumulated surface fuels. These controlled fire treatments not only reduce the buildup of combustible material but also promote healthy ecosystem regeneration by mimicking natural fire cycles. Prescribed burning is most effective when carefully planned under the right weather conditions and in collaboration with trained fire personnel. Other essential strategies include arborist treatments to identify and remove dead or structurally compromised trees, especially in residential zones and along evacuation routes where falling trees could block emergency access or pose safety hazards.

Fuel breaks should also be developed and maintained along key transportation corridors such as Main roads and Highway-1. These strategically cleared strips of land help slow fire progression and improve accessibility for firefighting crews. Lastly, shaded fuel breaks, created by thinning vegetation beneath existing tree canopies, offer a balance between fuel reduction and ecological preservation by reducing surface fuels while maintaining canopy coverage to suppress fire intensity. When applied in combination and adapted to the unique conditions of each landscape, these treatment methods will significantly reduce wildfire hazards, increase the effectiveness of suppression efforts, and provide vital protection for both natural and built environments in Cambria.

Measures to Reduce Structural Ignitability Prevention Measures

A multi-faceted approach to wildfire prevention is essential for reducing ignition risk in Cambria. These efforts span across technological, sociopolitical, biophysical, and economic dimensions:

- Technological Prevention to Implement Public Safety Power Shutoffs (PSPS) during periods of extreme weather, such as high winds and low humidity, to reduce the risk of electrical ignitions from power lines.

- Sociopolitical Prevention to: Conduct ongoing fire safety education campaigns to inform residents and visitors about fire-safe behaviors, defensible space requirements, and emergency preparedness.
- Biophysical Prevention to Mitigate ignition sources by identifying and addressing sparking hazards such as power tools, vehicles, and equipment near dry fuels. Encourage safer land use and equipment practices, especially during fire season.

- Economic Prevention

Offer grants and incentives to assist property owners with fuel reduction, home hardening, and vegetation management.

Enforce fines and penalties for non-compliance with defensible space and weed abatement regulations to encourage timely mitigation efforts. Together, these prevention strategies create a comprehensive and enforceable system aimed at minimizing human and environmental ignition sources while promoting a culture of preparedness.

Mitigation Measures Long-term wildfire risk reduction in Cambria requires strategic interventions across physical landscapes, social systems, and policy frameworks.

Key mitigation measures include:

Biophysical Mitigation

Fuels Management: Regular thinning, prescribed burns, and defensible space enforcement to reduce fuel loads across high-risk areas.

Fire-Resistant Construction Materials: Promote or require the use of non-combustible roofing, siding, ember-resistant vents, and other building materials that reduce structure ignitability.

Mitigation measures regarding fuels management and fire-resistant construction materials are major factors in risk reduction for wildfire occurrence in Cambria. Fuels Management in the town of Cambria would include continuing the removal of fuels in Covell Ranch and Strawberry Canyon, such as thinning, fuel breaks, prescribed burns, and pile burns.

Landscaping around homes in the surrounding Covell Ranch and Strawberry Canyon including Leimert Estates, Happy Hill, Lodge Hill, Pine Knolls, West Village, and East Village. These areas would especially require defensible space to maintain property hygiene by removing easily ignitable plants, having fences away from homes, and utilizing non-combustible ground cover materials. Throughout the town, utilizing current and future Weed Abatement Ordinances to remove and or reduce any fuels around any structures is an efficient and effective management to create defensible space and incorporate community involvement. Emphasizing the 0-5 foot zero ignition area around all structures as a model for reduced structural ignitability would significantly increase the town's structural fire resistance. Mitigation measures regarding Fire-Resistant Construction Materials includes following and enforcing those in the Chapter 7A Building Code, the Wiland Urban Interface Code and the CA Fire Code relating to using tempered glass windows, ignition resistant siding, decking and eave protection, residential fire sprinklers, and using materials that would be more fire resistant. In doing so, Cambria would benefit greatly from these biophysical mitigations that could reduce the risk of wildfire spreading in the neighborhoods of Cambria.

Existing Ingress/Egress Cambria's evacuation network,

Cambria's evacuation network, shown in figure 22, relies on a series of interconnected roads that serve as vital routes for both emergency access and community evacuation. Key ingress and egress routes include:

- **Burton Drive** A major east–west corridor running through central Cambria, connecting several neighborhoods to Main Street and Highway 1. It plays a central role in facilitating lateral movement during evacuations.
- **Main Street** One of the community's primary evacuation routes. It runs through the town center and connects to both Highway 1 and Bridge Street, providing essential access for residents and emergency personnel.

Ardath Drive A curved residential road that links with Burton Drive and channels traffic toward coastal evacuation routes. It serves as a key connector for multiple neighborhoods. **Charing Lane** Located in the northern Cambria Pines neighborhood, this road provides inland access and connects to Cambria Pines Road and Highway 1, helping residents in outlying areas evacuate more efficiently.

Marine Terrace Trail A critical coastal access route for the Marine Terrace neighborhood. It connects to Drake Street and Warren Road, which feeds into Highway 1 and supports evacuations along the blufftop areas.

- **Cambria Pines Road** Offers northern ingress and egress for residents in Cambria Pines. It connects to Buckley Drive and Highway 1, supporting both emergency response and outbound evacuation/wildfire events. Maintaining the accessibility and condition of these roads is essential to ensure safe and timely evacuations. Identifying potential chokepoints, improving signage, and expanding capacity where feasible will further enhance emergency mobility.



Figure 22: Existing evacuation routes and safe refuge areas for Cambria, CA.

ORDINANCE 02-2010
December 13, 2010

**ORDINANCE OF THE BOARD OF DIRECTORS
OF THE CAMBRIA COMMUNITY SERVICES DISTRICT
ADOPTING AND AMENDING THE 2010 EDITION OF THE CALIFORNIA FIRE CODE
AND 2009 EDITION OF THE INTERNATIONAL WILDLAND URBAN INTERFACE
CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 1144**

**BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CAMBRIA
COMMUNITY SERVICES DISTRICT AS FOLLOWS:**

Section 1. FINDINGS.

The Board of Directors of the Cambria Community Services District, (hereinafter referred to as "District"), hereby makes the following findings of facts:

- A. Section 13869 of the Health and Safety Code of the State of California, and Article 2 (commencing with section 50022) of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code, and 61100 (d) of the Government Code, Authorize the District to adopt an ordinance, which incorporates by reference fire prevention codes, and amendments.
- B. The California Code of Regulations/CA Buildings and Standards Code, Title 24, Part 9 which includes the California Fire Code, is adopted by order of the California Legislature with supplements published in intervening years.
- C. The latest edition of the California Buildings and Standards Code was published this year and will have the force of law beginning **January 1, 2011** and any local additions, amendments, and deletions authorized by law must be incorporated by that time.
- D. This Ordinance will repeal and replace the current fire codes and all other previously adopted fire codes and amendments. This Ordinance will adopt and amend the 2010 California Fire Code, which is based on the 2009 International Fire Code, the 2009 International Wildland Urban Interface Code as published by the International Code Council, and the National Fire Protection Association Standard 1144 for Reducing Structure Ignition Hazards from Wildland Fire, and will include annual supplements and State amendments and errata, and adopt the special findings of fact.
- E. Pursuant to California Health and Safety Code Sections 13869.7, 17958.7, and 18941.5 the Board adopted Resolution 61-2010 making specific findings, that because of climatic, geological, and topographical conditions that exist in Cambria, that the amendments to the adopted codes are necessary to protect the citizens life, health, property and the environment.

Section 2. Amendment to Section 6.04.010 of the Cambria Community Services District Municipal Code

Section 6.04.010 of the Cambria Community Services District Municipal Code is hereby amended as follows:

Adoption of the 2010 edition of the California Fire Code, the 2009 International Wildland Urban Interface Code and National Fire Protection Association Standard 1144.

Except as provided in Section 6.04.040, all Articles and Appendices of the 2010 California Fire Code, which is based on the 2009 edition of the International Fire Code as published by the International Code Council, the 2009 edition of the International Wildland Urban Interface Code as published by the International Code Council and the 2008 edition of Standard 1144 Standard For Reducing Structure Ignition Hazards From Wildland Fire as published by the National Fire Protection Association are adopted, including annual supplements, State amendments and errata.

Section 3. Amendment to Section 6.04.020 of the Cambria Community Services District Municipal Code

Section 6.04.020 of the Cambria Community Services District Municipal Code is hereby amended as follows:

Establishment and Duties of the Fire Prevention Bureau.

1. The California Fire Code and all adopted fire prevention and life safety codes shall be enforced by the Cambria CSD Fire Department, operated under the supervision of the Chief of the Fire Department.
2. The Bureau of Fire Prevention is established and shall be operated under the supervision of the Fire Chief. The District Manager shall appoint the Fire Chief based on qualifications to perform those duties.
3. The Fire Chief may designate such members of the Fire Department as inspectors from time-to-time as necessary.

Section 4. Amendment to Section 6.04.030 of the Cambria Community Services District Municipal Code

Section 6.04.030 of the Cambria Community Services District Municipal Code is hereby amended as follows:

Definitions

The following definitions shall be used in interpreting the California Fire Code and all applicable code standards, and to the extent that the following definitions are in conflict with any definitions contained in either code or applicable code standards, the following definitions shall prevail and be used.

1. Whenever the word "fire code official" is used in the California Fire Code, it shall mean the Cambria Community Services District Fire Department, herein after referred to as the Cambria CSD Fire Department.

Section 5. Amendment to Section 6.04.040 of the Cambria Community Services District Municipal Code

Section 6.04.040 of the Cambria Community Services District Municipal Code is hereby amended as follows:

Amendments and Exceptions to the 2010 California Fire Code.

Pursuant to Resolution No. 61-2010, the Board of Directors of the Cambria Community

Services District has found that because certain local climatic, geological and topographical conditions exist within the District, more stringent building standards relating to fire and public safety than those standards adopted by the State Fire Marshal, and contained in the California Building Standards Code are necessary for fire protection within the District. Resolution No. 61-2010 and the findings contained therein are hereby incorporated by this reference. The following amendments and exceptions to the California Fire Code, 2010 edition, are therefore hereby made:

1. CFC Section 101.1 Title: Insert the Cambria Community Services District.
2. CFC Section 108.1 Board of Appeals Established is amended as follows: To determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a Board of Appeals consisting of the five members of the Cambria CSD Board of Directors. When a Cambria CSD Fire Code Appeal Board is convened, the Board of Directors shall become members of the Cambria CSD Fire Code Appeal Board. The existing rules and regulations of the Cambria CSD Board of Directors shall apply for appeal proceedings under this code. All decisions and findings will be placed into writing and a copy sent to the Fire Chief and the appellant.
3. CFC Section 113.2 Fees is amended as follows: Fees are specified in the Cambria Community Services District Municipal Code, as contained in Chapter 3.04 Fee schedules for District Services.
4. CFC Section 304.2 Combustible Waste material Storage is amended as follows: All rubbish or garbage containers that have an open top, combustible sides or lids, and or metal lids that are not tight fitting or closing must be located a minimum of 10-feet away from any combustible siding, overhang, or any other combustible portion of a building or structure.
 1. Garbage or rubbish containers may be placed against a combustible surface or overhang provided it is protected by a domestic supply automatic sprinkler head, and the area that contains the container is so configured so the rubbish container will be positioned under the required automatic fire sprinkler head. This domestic automatic fire sprinkler head must have a shut-off valve that is identified and protected as well as an approved check-valve. The Cambria CSD Fire Department must approve all garbage or rubbish container automatic fire sprinkler systems.
5. CFC Section 307.1.1 Prohibited Open Burning is amended as follows: All open burning, bonfires, warming fires, and debris fires are prohibited within the Cambria CSD jurisdictional boundaries, except as permitted and authorized by the Cambria Community Services District Fire Department and the San Luis Obispo County Air Pollution Control District. This amendment does not restrict barbecues in a permanent approved barbecue pit or a manufactured device designed for the purpose.
6. CFC Section 503.2.3 Fire Department Access Surface is amended as follows: All fire apparatus access roads, must be able to support a minimum of 40,000 pounds as certified by a licensed civil engineer.
7. CFC Section 503.2.4 Fire Department Access Turning Radius is amended as follows: The turning radius of a fire apparatus access road or driveway, shall be at least 28 feet inside radius and 48 feet outside radius.
8. CFC Section 503.4 Obstruction and Control of Fire Apparatus Access is amended as follows: The Fire Chief and/or their authorized representatives, shall have the

power and authority to remove or cause to be removed, without notice, any vehicle or object parked or placed in violation of the California Fire Code. The owner of the vehicle or other object removed is responsible for all towing, storage and other charges incurred.

9. CFC Section 503.5 Required Gates or Barricades is amended as follows: All motorized gates or barricades must have a system disconnect and a clearly understandable manual method of opening. All locks or other security devices must be either a Knox Company product or another similar system as approved by the Cambria CSD Fire Department.
10. CFC Section 603.4 Portable Un-Vented Heaters is amended as follows: Portable un-vented fuel-fired heating equipment shall be prohibited in all occupancies and in all groups. All flammable and combustible fueled heaters that are not vented to the outside of the building are included in this section.
11. CFC Section 903.2 Automatic Fire Sprinkler Systems Where Required is amended as follows: An automatic fire sprinkler system that meets or exceeds the California Building Code Standards, National Fire Protection Association (NFPA) Standards and all other recognized standards as approved by the Cambria CSD Fire Department shall be installed as follows:
 1. All new buildings in all Groups except Group-R occupancies, which will be 1000 square feet or larger, shall be protected by an automatic fire sprinkler system. The total floor area of such building shall be computed using the outside wall areas. The aggregate areas of a building may not be reduced, subdivided, or compartmentalized into areas less than 1000 square feet by the installation of separation walls. Covered patio areas or other common areas that are protected on three sides will be included in the total floor area. All new buildings that are mixed use occupancies are required to be entirely protected by a NFPA 13 compliant automatic fire sprinkler system regardless of square footage.
 2. All buildings in all Groups except Group-R buildings where a proposal to build an addition, perform an alteration or remodel where the total square footage will be 1000 square feet or larger and or where a third floor will be added or expanded, must be protected by an approved automatic fire sprinkler system. In addition all existing or remodeled buildings, which are or will include a mixed-use occupancy must be entirely protected by a NFPA 13 compliant automatic sprinkler system, if the building is expanded, regardless of square footage. If any existing building in all Groups except Group-R is deemed to be more hazardous due to building construction, materials or equipment stored inside or the occupancy, or the occupancy type, the entire building must be protected by an approved NFPA automatic fire sprinkler system, as determined and approved by the Fire Chief or their designate.
 3. All new Group-R buildings and other accessory buildings including but not limited to attached or detached garages, granny units, guesthouses, studios or other residential units or buildings regardless of square footage must be protected by an automatic fire sprinkler system. (Storage sheds less than 120 square feet are excluded. All buildings must be separated the minimum horizontal distance as required in the California Building Code or other applicable codes in order to qualify as a separate building. (In no case shall this separation distance be less than 10-feet.)
 4. All existing Group-R buildings that are altered or remodeled by adding additional interior floor area shall require the installation of an automatic fire sprinkler system if the building is **2499** square feet or larger, or will exceed **2499** square feet after completion of the alteration.
 5. All existing Group-R buildings that are altered or remodeled through the

issuance of a building permit, shall require the installation of an automatic fire sprinkler system under any of the following conditions:

- The building is located on a roadway that does not meet the California Fire Code, Wildland Urban Interface Code, or other applicable code standards for fire apparatus access; or,
 - The building is located in a Very High/Extreme Fire Risk area as identified by the Cambria CSD Fire Department Fire Risk map; or,
 - The building is located in an area served by a fire hydrant(s) that does not deliver a minimum 1500 gallons per minute fire flow; or,
 - The building is located on property in such a manner that it is more than 20-feet in elevation above or below an approved fire access roadway as defined in the California Fire Code.
6. The installation of an automatic fire sprinkler system shall be required in all existing Group-R buildings when the building is proposed to add a third floor or third level, or an addition to existing square footage on a third floor.
 7. These requirements shall be followed, unless the California Fire Code or the Building Code is more restrictive, whereby the more restrictive standard shall apply.
12. CFC Section 903.3.2 Quick Response and Residential Sprinkler locations, is amended to add subsection 4 as follows: Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in the in the following areas in accordance with Section 903.3.1 and their listings as follows: 4. All Group-R residences must have an approved automatic fire sprinkler head(s) installed in all attic or other areas where a forced air unit (FAU) or other open flame or heat producing device is located. An inspector's test valve must also be installed on all Group-R buildings at the point furthest opposite from where the fire sprinkler riser enters the building. Sprinkler heads and inspectors test valve locations are subject to approval by the Cambria CSD Fire Department.
 13. CFC Section 2206.2.3 Above Ground tanks located outside, above grade, is amended to add subsection 5 as follows:
5. All above ground liquid motor fuel tanks regardless of class of liquid or size must be permitted and approved by the Fire Chief or their designate.
 14. CFC Section 3301 Explosives and Fireworks, is amended as follows: The discharge, possession and or storage of both Safe and Sane (California State Fire Marshal Approved) Fireworks as well as all illegal fireworks is prohibited, except for professional displays that are permitted and approved by the Fire Chief or their designate, in accordance with Title 19, California Code of Regulations, Chapter 6.
 15. CFC 3309 Seizure of Fireworks. The Fire Chief or their designate shall have the authority to seize, take and remove fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19, California Code of Regulations, Chapter 6 and the California Health and Safety Code, Chapter 9. This shall include Safe and Sane fireworks as well as those specified in amended Section 3301.
 16. IWUIC Chapter 5 Table 502.1 Fire Hazard Severity: This table is deleted and eliminated in its entirety.
 17. IWUIC Chapter 5 Special Building Construction Regulations, Section 505 Class-2 Ignition Resistant Construction (505.2 only) and Section 506 Class-3 Ignition Resistant Construction (506.2 only) are amended as follows: Roof Covering. Roofs shall have either a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof coverings and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. Partial roof replacements are not allowed.

18. IWUIC Appendix-C (Fire Hazard Severity Form) is deleted and eliminated in its entirety and is replaced as follows: In order to determine the applicable Fire Hazard Severity Class rating for construction within the CCSD the current Cambria CSD Fire Wildland Fire Risk map will be utilized to determine the requirements for the ignition resistant class rating. When there is a conflict between California State severity zones and Cambria CSD severity zone maps the more stringent requirement shall be applied.

Section 6. Repeal of Conflicting Ordinances:

All former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance are repealed.

Section 7. Provisions of this Ordinance:

If any provisions of this Ordinance are for any reason, held to be invalid by a court of competent jurisdiction, the Cambria CSD hereby declares that it would have passed each and every remaining provision irrespective of such holding order to accomplish the intent of this Ordinance.

Section 8. Date of Effect:

This Ordinance shall take effect and be in full force and effect from and after its adoption, publication as required by law, ratification by the San Luis Obispo County Board of Supervisors and filing with the California State Building and Standards Commission, as required by law. Within fifteen (15) days of passage, this Ordinance shall be published one time in a newspaper of general circulation published within the Cambria Community Services District's jurisdictional boundaries, together with the names of said Board Members voting for and against the Ordinance.

On the motion of Director Thompson, seconded by Director Mackinnon, and the following roll call vote, to wit:

AYES: Directors Thompson, Mackinnon, Bahringer, DeMicco, and President Clift

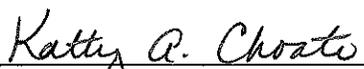
NOES: None

ABSENT: None

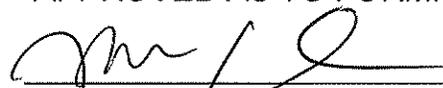
ORDINANCE No. 02-2010 is adopted this 13 day of December 2010.


President, Board of Directors

ATTEST:


Kathy A. Choate
District Clerk

APPROVED AS TO FORM:


Timothy J. Carmel
District Counsel

SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

307.1 General.

A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with Sections 307.1.1 through 307.5.

307.1.1 Prohibited open burning.

Open burning shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous.

Exception: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.

307.2 Permit required.

A permit shall be obtained from the fire code official in accordance with Section 105.5 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land on which the fire is to be kindled.

307.2.1 Authorization.

Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

307.3 Extinguishment authority.

Where open burning creates or adds to a hazardous situation, or a required permit for open burning has not been obtained, the fire code official is authorized to order the extinguishment of the open burning operation.

307.4 Location.

The location for open burning shall be not less than 50 feet (15 240 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 50 feet (15 240 mm) of any structure.

Exceptions:

1. Fires in approved containers that are not less than 15 feet (4572 mm) from a structure.
2. The minimum required distance from a structure shall be 25 feet (7620 mm) where the pile size is 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.

307.4.1 Bonfires.

A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition.

307.4.2 Recreational fires.

Recreational fires shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition.

307.4.3 Portable outdoor fireplaces.

Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

Exception: Portable outdoor fireplaces used at one-and two-family dwellings.

307.5 Attendance.

Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.