



BEN LOMOND FIRE PROTECTION DISTRICT

AGENDA of the BOARD OF DIRECTORS

**Public Hearing to Adopt the FY 2025-2026 Final Budget
And Ordinance No. 2025-01 Establishing a schedule of fees for fire
prevention services, plan reviews, and Special services pursuant to
Ben Lomond Fire Protection District.**

Wednesday September 17, 2025 at 9:00 AM

Ben Lomond Firehouse, 9430 Hwy 9, Ben Lomond, California

Telephone: 831-336-5495 Fax: 831-336-0300

blfdchief@benlomondfd.com is inviting you to a Meeting

The Board meeting agenda and all supporting documents are available for public review at 9430 Hwy 9, Ben Lomond, CA, 72 hours in advance of a scheduled board meeting.

District facilities and meetings comply with the Americans with Disabilities Act. If special accommodations are needed, please contact the District Administrative Assistant as soon as possible, but at least two days prior to the meeting.

FLAG SALUTE/MOMENT OF SILENCE

ROLL CALL

President Director Lisa Hill, Director (Vice) Tom Maxson,

Director Sean Castagna, Director Walker, Director Cope and Fire Chief Stacie Brownlee.

Open Public Hearing- Adopt the FY2025-2026 Final Budget and Ordinance 2025-01

Establishing a schedule of fees for fire prevention services, plan reviews, and Special services pursuant to Ben Lomond Fire Protection District.

Call to Order

Open time for public expression regarding the adoption of the 2025-2026 Final Budget and or Ordinance 2025-01 Establishing a schedule of fees for fire prevention services, plan reviews, and Special services pursuant to Ben Lomond Fire Protection District.

Any person may address the Board regarding the adoption of the 2025-2026 Final Budget and or Ordinance 2025-01 Establishing a schedule of fees for fire prevention services, plan reviews, and Special services pursuant to Ben Lomond Fire Protection District.

Close Public Hearing- Adopt the FY 2025-2026 Final Budget and Ordinance 2025-01

REGULAR MEETING- Call TO ORDER

OPEN TIME FOR PUBLIC EXPRESSION

Please observe a three minute time limit

This is an opportunity for any member of the public to briefly address the District Board on any matter that does not appear on this agenda. Items that appear to warrant a more lengthy presentation or Board deliberation will be considered for placement on the agenda for discussion at a future meeting. There will also be an opportunity to comment on action items, following Board discussion and before any action is taken. The Board asks anyone who speaks to state their name.

DIRECTOR MATTERS/AGENDA AMENDMENTS

Directors may report on their activities and meetings.

Any changes to the agenda may be made at this time.

CHIEF'S REPORT

The Fire Chief will report on the district's business activities and operations.

COMMUNICATIONS- Records request & response to records request

BOARD CALENDER EVENTS-

COMMITTEE REPORTS-

Directors may report on committee activities and meetings

CONSENT CALENDAR ITEMS

These items can be acted on in one consolidated motion or may be removed from the Consent Calendar and separately considered at the request of any person.

- 1. Approval of Minutes August 20, 2025
- 2. Regular Meeting of September 17, 2025
- 3. Approval of Expenditures for September 17, 2025
 - 1.1 Paid bills in the amount of \$ 191,037.04
 - 1.2 Paid Payroll in the amount of \$17,765.58

Old BUSINESS

- 1. SOP Review
 - Key discussion points:** SOP #2110 Grievance
 - Decision(s) made:**
 - Action items and assignee(s)**
- 2. Landscaping
 - Key discussion points:**
 - Decisions made:**
 - Action Items and assignees:**
- 3. Type 3
 - Key discussion points:**
 - Decisions made:**
 - Action Items and assignees:**
- 4. Felton Fire
 - Key discussion points:** Write a letter to support Felton fire standing alone redraw the boundary line with neighboring departments if Bond fails
 - Decisions made:**
 - Action Items and assignees:**
- 5. Adopt the FY2025-2026 Final Budget
 - Key discussion points:**
 - Decisions made:**
 - Action Items and assignees:**
- 6. Ordinance 2025-01 Establishing a schedule of fees for fire prevention services, plan reviews, and Special services pursuant to Ben Lomond Fire Protection District.
 - Key discussion points:**
 - Decisions made:**
 - Action Items and assignees:**

NEW BUSINESS

1. Resolution 2025-03 “Resolution of Intent to Consider Negative Declaration
Key discussion points:
Decisions made:
Action Items and assignees:

2. Resolution 2025-04 “Resolution of Intent to Adopt the International Fire Code, 2024 Edition with Amendments” and the 2025 California Fire Code
Key discussion points:
Decisions made:
Action Items and assignees:

3. Adopt Finding of Facts, Resolution 2025-05” Resolution finding Modification of State Housing Law
Key discussion points:
Decisions made:
Action Items and assignees:

4. Presentation and First Reading of the Draft Ordinance 2025-02
Key discussion points:
Decisions made:
Action Items and assignees:

5. Set Public Hearing for Adopting an Ordinance and Adoption of a Negative Declaration for the October 15, 2025 meeting
Key discussion points:
Decisions made:
Action Items and assignees:

5. Direct Staff to prepare Environmental Checklist (EIR)
Key discussion points:
Decisions made:
Action Items and assignees:

CLOSED SESSION

At any time during the regular meeting, the Board may adjourn to a closed session to consider land negotiations, litigation, and personnel matters or to discuss with legal counsel matter within the attorney-client privilege. Authority; Gov. Code Section Code §54956.8, 54956.9, and 54957.

INFORMATION/FUTURE MEETINGS

Items of a general nature that the staff wishes to bring to the attention of the Board, and any future agenda items.

Scheduling of future meetings

Regular Meeting –October 15, 2025

ADJOURNMENT



BEN LOMOND FIRE PROTECTION DISTRICT

Board Meeting Minutes

Regular Board Meeting

Wednesday August 20, 2025 at 9:00 AM

Ben Lomond Firehouse, 9430 Hwy 9, Ben Lomond, California

Telephone: 831-336-5495 Fax: 831-336-0300

Roll Call

Directors Present: Director Lisa Hill, Director, Sean Castagna, Director Tom Maxson, Director Andrew Cope and Director Marty Walker

Fire District Staff: Chief Brownlee

Absent: none

Also Present:

FLAG SALUTE/MOMENT OF SILENCE

ROLL CALL

CALL TO ORDER BOARD REGULAR BOARD MEETING

The meeting of the Board of Directors of the Ben Lomond Fire Protection District was held on Wednesday, August 20, 2025, Chairperson Hill called the meeting to order at 9:00 AM.

OPEN TIME FOR PUBLIC EXPRESSION

Please observe a three-minute time limit

This is an opportunity for any member of the public to briefly address the District Board on any matter that does not appear on this agenda. Items that appear to warrant a lengthier presentation or Board deliberation will be considered for placement on the agenda for discussion at a future meeting. There will also be an opportunity to comment on action items, following Board discussion and before any action is taken. The Board asks anyone who speaks to state their name.

PUBLIC EXPRESSION- None

DIRECTOR MATTERS/AGENDA AMENDMENTS-

CHIEF'S REPORT

The Fire Chief will report on the district's business activities and operations.

COMMUNICATIONS – Director Maxson advised the Board that he contacted LAFCO

BOARD CALENDAR EVENTS- None

COMMITTEE REPORTS- None

Directors may report on committee activities and meetings

CONSENT CALENDAR ITEMS

These items can be acted on in one consolidated motion or may be removed from the Consent Calendar and separately considered at the request of any person.

1. Approval of Minutes July 16, 2025
 - 1.1 Regular Meeting of August 20, 2025
2. Approval of Expenditures for July 16, 2025
 - 2.1 Paid bills in the amount of \$ 26,256.29
 - 2.2 Paid Payroll in the amount of \$ 17,088.08

Approval of Consent Calendar Items

Motion was made by Director Castagna seconded by Director Walker to approve all Consent Calendar items

Ayes: Director Hill, Director Maxson, Director Walker, Director Castagna, and Director Cope

Noes: None

Abstain: None

Absent: None

Old BUSINESS

1. SOP Review

Key discussion points: SOP #2110 Grievance

Decision(s) made: No changes

Action items and assignee(s)

2. Landscaping

Key discussion points: Scrape the front yard to get rid of the weeds and called to get on the schedule for the front to get done

Decisions made:

Action Items and assignees:

3. Type 3

Key discussion points: \$156,000 approved from carry over from fiscal year 24-25 to go into mobile equipment GL 86209

Decisions made:

Action Items and assignees:

Motion was made by Director Castagna seconded by Director Walker to move Carryover Funds from Fiscal Year 2024-2025 and apply to mobile equipment GL 86209.

Ayes: Director Hill, Director Maxson, Director Walker, Director Castagna, and Director Cope

Noes: None

Abstain: None

Absent: None

4. Felton Fire

Key discussion points: Director Shults reached out to Director Hill and asked what Ben Lomond Board wants out of their records request. Director Hill told Director Shults that they want the emails to protect our Chief and District. Director Shults stated that Chief Brownlee was to only where the hat and that she was spending too much money. Director Hill advised him that she spent the money to put them into compliance.

Decisions made:

Action Items and assignees:

5. Preliminary Budget

Key discussion points: Chief will run the budget in the paper for the September meeting

Decisions made:

Action Items and assignees:

NEW BUSINESS-

1. Resolution 2025-02 Carryover Funds from Fiscal Year 2024-2025

Key discussion points:

Decisions made:

Action Items and assignees:

Motion was made by Director Castagna seconded by Director Walker to adopt Resolution 2025-02, Carryover Funds from Fiscal Year 2024-2025 and apply as itemized to the Committed Funds accounts.

Ayes: Director Hill, Director Maxson, Director Walker, Director Castagna, and Director Cope

Noes: None

Abstain: None

Absent: None

2. Ordinance updating fee schedule for fire prevention services.

Key discussion points: Set Ordinance for adoption with the approval of 25-26 budget.

Decisions made: Run notice in paper

Action Items and assignees: Chief will run notice

CLOSED SESSION-

At any time during the regular meeting, the Board may adjourn to a closed session to consider land negotiations, litigation, and personnel matters or to discuss with legal counsel matter within the attorney-client privilege. Authority; Gov. Code Section Code §54956.8, 54956.9, and 54957:

INFORMATION/FUTURE MEETINGS

Items of a general nature that the staff wishes to bring to the attention of the Board, and any future agenda items.

FUTURE MEETINGS

Regular Board Meeting – September 17, 2025

ADJOURNMENT

The meeting was adjourned at 9:30 AM

ATTEST:

Chairperson Lisa Hill

Stacie Brownlee, Secretary



Ben Lomond Fire Protection District

Post Office Box 27, Ben Lomond, California 95005

Telephone: 831-336-5495 Fax: 831-336-0300

TO:	Board of Directors	FROM:	Stacie Brownlee Fire Chief
SUBJECT:	Chief's Report	DATE:	09/17/2025
	Approved	Date	

Correspondence

Administration

Operations

BLFD responded to calls in 53 Aug/Sept

- Structure (0)
- EMS (30)
- Haz Mat (0)
- Vehicle Acc. (0)
- Public Service (15)
- Smoke Checks (3)
- Other, wires (0)
- Mutual Aide calls (2) Boulder, FEL(2) ZAY(1)
- Wildland (0)

Training

- Structure

Logistic

Fire Prevention/Ed

BEN LOMOND FIRE PROTECTION DISTRICT OF SANTA CRUZ COUNTY

Date: September 17, 2025

To: County Auditor, Controller

From: Laurie Dennis (831) 336-5495

Subject: Approved Bills for Payment Transmittal

Vendor bills have been approved for payment out of district funds totaling an amount of
\$ 191,037.04 .

These payments were approved by the Board of Directors during their meeting on
September 17, 2025 .

Signed _____

Signed _____

Signed _____

Signed _____

Signed _____

CLAIMS BY VENDOR

08/27/2025

Filter: (Open Claims Only) (Pre-Approved Excluded)

Vendor	Claim Date	GL Obj	Message	Amount	
GL Key: 680600					
BEN LOMOND FIRE DEPT AUXILIARY	//	62715	Reimbursement for large animal glide and J Hook	\$1,921.73	<input type="checkbox"/>
SCARBOROUGH LUMBER & BUILDING SUPPLY	//	61731	chainsaw fuel and fluids	\$202.75	<input type="checkbox"/>
SCARBOROUGH LUMBER & BUILDING SUPPLY	//	61425	scrub sponges, cleaning pads	\$18.59	<input type="checkbox"/>
SCARBOROUGH LUMBER & BUILDING SUPPLY	//	61846	toilet seat replacement	\$49.91	<input type="checkbox"/>
SCARBOROUGH LUMBER & BUILDING SUPPLY	//	86110	Upstairs project supplies- lumber, shims, trim pine, wall plates, painting supplies, etc	\$822.50	<input type="checkbox"/>
SCM PERFORMANCE	//	86110	Upstairs project- finish door trims, flooring install, etc	\$2,400.00	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	62219	Main account bill- Adobe & back up software	\$55.02	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	62223	Main account bill- Fire District official seal	\$57.58	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	61310	Main account bill- food items for 5th Tuesday feed	\$515.78	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	62715	Main account bill- large animal equipment (lift, head protector	\$3,398.64	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	62888	Main account bill- records management/ shredding fees	\$84.10	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	63074	Main account bill- SLV Water and PG&E billings- Arden	\$104.06	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	63074	Main account bill- station PG&E and SLV Water billings	\$1,694.33	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	86110	Main account bill- upstairs project - prehung door	\$499.86	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	61221	Main account bill- Verizon Wirless, internet & phone and Starlink	\$1,087.81	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	61920	Main account bill-BP monitor	\$32.80	<input type="checkbox"/>
US BANK CORPORATE PAYMENT SYSTEMS	//	61846	Main account bill-trash can, lever door handle, clothes drying rack	\$163.79	<input type="checkbox"/>
WEST-MARK	//	86209	Chassis only- 2026 Model #HV507 VIN#3HAEETAR1TL692973	\$155,388.72	<input type="checkbox"/>
Total				\$168,497.97	

CLAIMS BY VENDOR

09/03/2025

Filter: (Open Claims Only) (Pre-Approved Excluded)

Vendor	Claim Date	GL Obj	Message	Amount	
GL Key: 680600					
AYERS, MIKE	//	62826	Instructor fee Class FADO1A1601- Driver Oper 1A	\$400.00	<input type="checkbox"/>
BURGESS, NICK	//	62826	Instuctor fee- Driver Oper 1A	\$400.00	<input type="checkbox"/>
CAL FIRE- Attn: Accts Receivable	//	62826	Fire App Driver/Oper 1A - 11 students	\$1,540.00	<input type="checkbox"/>
IHWY, LLC	//	62381	Web hosting / Mail Accts for September 2025	\$105.00	<input type="checkbox"/>
PLEXUS GLOBAL, LLC	//	62381	New hire background- A Schwarzbach	\$27.10	<input type="checkbox"/>
Total				\$2,472.10	

CLAIMS BY VENDOR

09/10/2025

Filter: (Open Claims Only) (Pre-Approved Excluded)

Vendor	Claim Date	GL Obj	Message	Amount	
GL Key: 680600					
ARTIFICIAL LAWNS DIRECT INC	//	86110	1110 sq ft "Fescue turf", installation, base rock, infill, edging, weedstop and gopher wire	\$15,460.66	<input type="checkbox"/>
DOCTORS ON DUTY MEDICAL GROUP INC	//	62367	New hire physical process-Schwarzbach	\$845.00	<input type="checkbox"/>
ERNIE'S AUTO CENTER	//	61846	Oil absorbent	\$155.49	<input type="checkbox"/>
ERNIE'S AUTO CENTER	//	61721	PartsC2200 tires	\$2,148.65	<input type="checkbox"/>
FIRE RISK MANAGMENT SERVICES-FRMS	//	53010	Monthly insurance premium - October 2025	\$147.39	<input type="checkbox"/>
GREENWASTE RECOVERY INC	//	61425	Garbage & Recycle for Aug 2025	\$154.16	<input type="checkbox"/>
PRESS BANNER	//	62420	Public Hearing notice- FY Budget and Ordinance 2025-1-weeks 08/29 and 09/05/25	\$299.20	<input type="checkbox"/>
SANTA CRUZ CO PUBLIC WORKS	//	61425	Dump fees- August 2025	\$122.00	<input type="checkbox"/>
WEX BANK	//	62920	Shell Card billing - fuel purchases August 2025	\$734.42	<input type="checkbox"/>
Total				\$20,066.97	

**Board Mtg. - Vendor Totals
September 17, 2025**

Vendor Claim Sheets	\$ Amount	Date
Page 1 total	\$168,497.97	27-Aug-25
Page 2 total	\$2,472.10	3-Sep-25
Page 3 total	\$20,066.97	10-Sep-25
Grand Total Vendor Claims	\$191,037.04	

TOTALS

EMPLOYEE #	NAME	PAY RATE	PAY TYPE	KEY CODE	HOURS	SALARY / TOTAL PAY
800973	Stacie Brownlee	\$46.70	SALARY	888	0.00	\$3,736.00
			Health Benefit Stipend	ILB	0.00	\$461.54
			VACATION	011	0.00	\$0.00
			SICK	022	0.00	\$0.00
803033	Laurie Dennis	\$37.00	REGULAR HOURS	888	32.00	\$1,184.00
			SICK	022	0.00	\$0.00
DUTY CHIEF						
EMPLOYEE #						
800494	Mike Ayers	\$75.00	PER SHIFT	888	10.00	\$750.00
803541	Nick Burgess	\$75.00	PER SHIFT	888	4.00	\$300.00
		\$75.00	PER SHIFT	888	0.00	\$0.00
		\$75.00	PER SHIFT	888	0.00	\$0.00
DAY WORKER- STATION						
EMPLOYEE #						
803842	Garrett Fisher	\$25.00	HOURLY	888	48.00	\$1,200.00
803879	Kevin Giannini	\$25.00	HOURLY	888	32.00	\$800.00
804095	Audrey Dawson	\$25.00	HOURLY	888	2.00	\$50.00
		\$25.00	HOURLY	888	0.00	\$0.00

Prepared by

[Signature] 08/27/25
 DATE

Pay Type	Hours	Dollars
REGULAR HOURS	32.00	\$8,020.00
VACATION	0.00	\$0.00
Health Benefit Stipend	0.00	\$461.54
SICK	0.00	\$0.00

Payroll Batch Control
 Employees 7
 Line Entries 8

Total Reg. & Special Hours 32.0
 Total Regular & Special Amounts \$8,481.54

VOLUNTEER PAY		\$0.00
TOTAL	32.00	\$8,481.54

51000 Regular Pay	\$8,020.00
51015 Sick Pay	\$0.00
51010 Volunteer Pay	\$0.00
53010 Emp Ins & Ben	\$461.54
Total	\$8,481.54

0.00 *

8,481.54 *
 1,184.00 -
 7,297.54 *

PAYROLL SD 02
 PAY PERIOD #19
 GL KEY#

Beg Date: 08/30/25

ATTN: Auditor-Controller
 End Date: 09/12/25

EMPLOYEE #	NAME	PAY RATE	PAY TYPE	KEY CODE	HOURS	SALARY / TOTAL PAY
800973	Stacie Brownlee	\$46.70	SALARY	888	0.00	\$3,736.00
			Health Benefit Stipend	ILB	0.00	\$461.54
			VACATION	011	0.00	\$0.00
			SICK	022	0.00	\$0.00
803033	Laurie Dennis	\$37.00	REGULAR HOURS	888	27.00	\$999.00
			SICK	022	0.00	\$0.00
DUTY CHIEF						
EMPLOYEE #						
800494	Mike Ayers	\$75.00	PER SHIFT	888	5.00	\$375.00
803541	Nick Burgess	\$75.00	PER SHIFT	888	9.00	\$675.00
		\$75.00	PER SHIFT	888	0.00	\$0.00
		\$75.00	PER SHIFT	888	0.00	\$0.00
DAY WORKER- STATION						
EMPLOYEE #						
803842	Garrett Fisher	\$25.00	HOURLY	888	48.00	\$1,200.00
803879	Kevin Giannini	\$25.00	HOURLY	888	32.00	\$800.00
804095	Audrey Dawson	\$25.00	HOURLY	888	3.50	\$87.50
803541	Nick Burgess	\$25.00	HOURLY	888	8.00	\$200.00
801757	Matt Sanders	\$25.00	HOURLY	888	30.00	\$750.00

Prepared by

Laurie Dennis 09/10/25
 DATE

Pay Type	Hours	Dollars
REGULAR HOURS	27.00	\$8,822.50
VACATION	0.00	\$0.00
Health Benefit Stipend	0.00	\$461.54
SICK	0.00	\$0.00

Payroll Batch Control

Employees 8
 Line Entries 10
 Total Reg. & Special Hours 27.0
 Total Regular & Special Amounts \$9,284.04



VOLUNTEER PAY \$0.00

TOTAL 27.00 \$9,284.04

51000 Regular Pay \$8,822.50
 51015 Sick Pay \$0.00
 51010 Volunteer Pay \$0.00
 53010 Emp Ins & Ben \$461.54
Total \$9,284.04

••0••

9,284.0 *
 999.00 -
 8,285.04 *

BLFDD YTD with var- Brd Report

AS Of = @today; Years = 1; Balances = Adopted Budget; Adjusted Budget; Month-To-Date Actual; Year-To-Date Actual; Year-To-Date Variance; Revenues/Expenditures = R/E
 GL Key [680600] and Dept [*]

FY 2026

Object	GL Object Title	Adopted Budget	Adjusted Budget	Month-To-Date Actual	Year-To-Date Actual	Year-To-Date Variance
GL Key: 680600 – BEN LOMOND FIRE PROTECTN DIST						
Revenues						
Character: 01 – TAXES						
40100	PROPERTY TAX-CURRENT SEC-GEN	1,090,338.00	1,090,338.00	0.00	0.00	1,090,338.00
40110	PROPERTY TAX-CURRENT UNSEC-GEN	23,433.00	23,433.00	0.00	1,414.64	22,018.36
40130	PROPERTY TAX-PRIOR UNSEC-GEN	0.00	0.00	159.50	240.41	-240.41
40150	SUPP PROP TAX-CURRENT SEC	0.00	0.00	0.00	2,038.54	-2,038.54
40151	SUPP PROP TAX-CURRENT UNSEC	0.00	0.00	313.22	437.57	-437.57
40160	SUPP PROP TAX-PRIOR SEC	0.00	0.00	252.37	542.65	-542.65
40161	SUPP PROP TAX-PRIOR UNSEC	0.00	0.00	33.78	181.41	-181.41
Total 01 – TAXES		1,113,771.00	1,113,771.00	758.87	4,855.22	1,108,915.78
Character: 07 – FINES, FORFEITURES & ASSMNTS						
44142	PENALTIES FOR DELINQUENT TAXES	0.00	0.00	19.71	58.44	-58.44
44143	REDMPTN PNLTIES FOR DELINQ TXS	0.00	0.00	20.30	52.76	-52.76
Total 07 – FINES, FORFEITURES & ASSMNTS		0.00	0.00	40.01	111.20	-111.20
Character: 10 – REV FROM USE OF MONEY & PROP						
40430	INTEREST	0.00	0.00	0.00	26,624.36	-26,624.36
40440	RENTS - (PRIOR RENTS & CONC)	56,544.00	56,544.00	0.00	5,343.92	51,200.08
Total 10 – REV FROM USE OF MONEY & PROP		56,544.00	56,544.00	0.00	31,968.28	24,575.72
Character: 15 – INTERGOVERNMENTAL REVENUES						
40830	ST-HOMEOWNERS' PROP TAX RELIEF	5,002.00	5,002.00	0.00	0.00	5,002.00
40894	ST-OTHER	8,992.00	8,992.00	0.00	0.00	8,992.00
Total 15 – INTERGOVERNMENTAL REVENUES		13,994.00	13,994.00	0.00	0.00	13,994.00
Character: 23 – MISC. REVENUES						
42384	OTHER REVENUE	0.00	0.00	975.00	1,098.13	-1,098.13
Total 23 – MISC. REVENUES		0.00	0.00	975.00	1,098.13	-1,098.13
Total Revenues		1,184,309.00	1,184,309.00	1,773.88	38,032.83	1,146,276.17
Expenditures						
Character: 50 – SALARIES AND EMPLOYEE BENEF						
51000	REGULAR PAY-PERMANENT	221,000.00	221,000.00	8,020.00	31,943.95	189,056.05
51010	REGULAR PAY-EXTRA HELP	134,425.00	134,425.00	0.00	0.00	134,425.00
51015	REGULAR PAY-SICK LEAVE	10,000.00	10,000.00	0.00	0.00	10,000.00
52010	OASDI-SOCIAL SECURITY	0.00	0.00	648.84	2,599.10	-2,599.10
52015	PERs	29,600.00	29,600.00	1,046.08	5,202.75	24,397.25
53010	EMPLOYEE INSURANCE & BENEFITS	14,500.00	14,500.00	461.54	2,333.16	12,166.84
53015	UNEMPLOYMENT INSURANCE	7,000.00	7,000.00	0.00	9.27	6,990.73

BLFD YTD with var- Brd Report

As Of = @today; Years = 1; Balances = Adopted Budget, Adjusted Budget, Month-To-Date Actual, Year-To-Date Actual, Year-To-Date Variance; Revenues/Expenditures = R/E

GL Key [680600] and Dept [*]

FY 2026

Object	GL Object Title	Adopted Budget	Adjusted Budget	Month-To-Date Actual	Year-To-Date Actual	Year-To-Date Variance
GL Key: 680600 - BEN LOMOND FIRE PROTECTN DIST						
Expenditures						
Character: 50 - SALARIES AND EMPLOYEE BENEF						
54010	WORKERS COMPENSATION INSURANCE	20,000.00	20,000.00	0.00	10,257.00	9,743.00
Total 50 - SALARIES AND EMPLOYEE BENEF		436,525.00	436,525.00	10,176.46	52,345.23	384,179.77
Character: 60 - SERVICES AND SUPPLIES						
61110	CLOTHING & PERSONAL SUPPLIES	34,500.00	34,500.00	0.00	3,158.22	31,341.78
61217	RADIO	43,679.00	43,679.00	0.00	9,458.01	34,220.99
61221	TELEPHONE-NON TELECOM 1099	20,900.00	20,900.00	0.00	2,348.93	18,551.07
61310	FOOD	8,000.00	8,000.00	0.00	515.78	7,484.22
61425	OTHER HOUSEHOLD EXP-SERVICES	3,800.00	3,800.00	0.00	1,015.12	2,784.88
61525	LIABILITY INSURANCE	58,538.00	58,538.00	0.00	58,536.00	2.00
61720	MAINT-MOBILE EQUIPMENT-SERV	15,000.00	15,000.00	0.00	2,069.17	12,930.83
61721	MAINT-MOBILE EQUIPMENT-SERVICES	70,950.00	70,950.00	0.00	180.13	70,769.87
61725	MAINT-OFFICE EQUIPMENT-SERVICES	700.00	700.00	0.00	0.00	700.00
61730	MAINT-OTH EQUIP-SERVICES	8,000.00	8,000.00	0.00	0.00	8,000.00
61731	MAINT-OTH EQUIP-SUPPLIES	5,500.00	5,500.00	0.00	226.82	5,273.18
61846	MAINT-STRUCT/IMPS/GRDS-OTH-SUPP	18,562.00	18,562.00	0.00	2,894.99	15,667.01
61848	MAINT-STRUCT/GRDS-OTH-SRV	10,000.00	10,000.00	0.00	6,065.43	3,934.57
61855	ROAD REPAIRS-SERVICES	1,000.00	1,000.00	0.00	0.00	1,000.00
61920	MEDICAL, DENTAL & LAB SUPPLIES	4,800.00	4,800.00	0.00	229.58	4,570.42
62020	MEMBERSHIPS	2,780.00	2,780.00	0.00	1,900.00	880.00
62219	PC SOFTWARE PURCHASES	14,450.00	14,450.00	0.00	5,898.17	8,551.83
62221	POSTAGE	500.00	500.00	0.00	0.00	500.00
62223	SUPPLIES	1,000.00	1,000.00	0.00	57.58	942.42
62301	ACCOUNTING AND AUDITING FEES	22,500.00	22,500.00	0.00	4,440.00	18,060.00
62327	DIRECTORS' FEES	8,000.00	8,000.00	0.00	0.00	8,000.00
62358	LAUNDRY SERVICES	450.00	450.00	0.00	0.00	450.00
62367	MEDICAL SERVICES-OTHER	12,000.00	12,000.00	0.00	2,843.00	9,157.00
62381	PROF & SPECIAL SERV-OTHER	28,179.00	28,179.00	0.00	1,791.75	26,387.25
62420	LEGAL NOTICES	600.00	600.00	0.00	0.00	600.00
62715	SMALL TOOLS & INSTRUMENTS	31,312.00	31,312.00	0.00	7,174.09	24,137.91
62826	EDUCATION AND/OR TRAINING	40,000.00	40,000.00	-650.00	487.00	39,513.00
62888	SPEC DIST EXP-SERVICES	21,443.00	21,443.00	0.00	907.53	20,535.47
62920	GAS, OIL, FUEL	25,000.00	25,000.00	0.00	5,070.65	19,929.35
62928	TRAVEL-OTHER(NON-REPT)	5,000.00	5,000.00	0.00	0.00	5,000.00
63074	UTILITIES	25,578.00	25,578.00	0.00	3,387.02	22,190.98
Total 60 - SERVICES AND SUPPLIES		542,721.00	542,721.00	-650.00	120,654.97	422,066.03

BLFD YTD with var - Brd Report

As Of = @today; Years = 1; Balances = Adopted Budget, Adjusted Budget, Month-To-Date Actual, Year-To-Date Actual, Year-To-Date Variance; Revenues/Expenditures = R, E
 GL Key: [680600] and Dept [*]

Object	GL Object Title	FY 2026				
		Adopted Budget	Adjusted Budget	Month-To-Date Actual	Year-To-Date Actual	Year-To-Date Variance
GL Key: 680600 -- BEN LOMOND FIRE PROTECTN DIST						
Expenditures						
Character: 70 -- OTHER CHARGES						
74230	PRINCIPAL ON FINANCED PURCH	77,500.00	77,500.00	0.00	0.00	77,500.00
74420	INTEREST ON FINANCED PURCHASES	6,050.00	6,050.00	0.00	0.00	6,050.00
	Total 70 -- OTHER CHARGES	83,550.00	83,550.00	0.00	0.00	83,550.00
Character: 80 -- FIXED ASSETS						
86110	BUILDINGS AND IMPROVEMENTS	80,000.00	80,000.00	0.00	7,140.49	72,859.51
86203	COMPUTER EQUIPMENT	8,000.00	8,000.00	0.00	0.00	8,000.00
86204	EQUIPMENT	5,513.00	5,513.00	0.00	0.00	5,513.00
86209	MOBILE EQUIPMENT	156,000.00	156,000.00	0.00	155,388.72	611.28
	Total 80 -- FIXED ASSETS	249,513.00	249,513.00	0.00	162,529.21	86,983.79
	Total Expenditures	1,312,309.00	1,312,309.00	9,526.46	335,529.41	976,779.59
	Total 680600 -- BEN LOMOND FIRE PROTECTN DIST	-128,000.00	-128,000.00	-7,752.58	-297,496.58	169,496.58
		-128,000.00	-128,000.00	-7,752.58	-297,496.58	169,496.58

BLFD Committed funds accounts bal

As Of = @prior-month-end; Years = 1; Closed = N; Chart Fields = FundType,Fund,SubFund,Object,GLAccount
 Fund Type [76] and Fund [76465] and Sub Fund [76465001] and Object [34350, 34351, 34352, 34353, 34354, 34355, 34358]

Object	GL Object Title	FY 2026			
		Beginning Balance	Year-To-Date Debits	Year-To-Date Credits	Ending Balance
GL Acct: 342 - FUND BAL-COMMITTED					
34350	COMMITTED - BLDG IMPR/RETROFT	-283,000.00	0.00	-100,000.00	-383,000.00
34351	COMMITTED - MOBILE EQMT REPLC	-703,680.00	0.00	0.00	-703,680.00
34352	COMMITTED - WORKERS COMP	-687,064.00	0.00	-100,000.00	-787,064.00
34354	COMMITTED - CONTEGENCIES	-69,239.44	0.00	0.00	-69,239.44
34358	COMMITTED - CLOTHG&PERSONL RES	-451,232.76	0.00	-89,000.00	-540,232.76
Total 342 - FUND BAL-COMMITTED		-2,194,216.20	0.00	-289,000.00	-2,483,216.20
		-2,194,216.20	0.00	-289,000.00	-2,483,216.20

General Ledger

As Of = @today; Years = 1; Closed = Y; Chart Fields = Fund,SubFund,GLCategory,GLAccount
 Fund [76465]

FY 2026

GL Acct	GLAccount Title	Beginning Balance	Year-To-Date Debits	Year-To-Date Credits	Ending Balance
Fund: 76465 – BEN LOMOND FIRE DISTRICT					
Sub Fund: 76465001 – BEN LOMOND FIRE DISTRICT					
GL Cat: 10 – ASSET ACCOUNTS					
101	CASH BALANCE	3,957,834.84	38,730.73	-366,868.82	3,629,696.75
102	IMPREST CASH	100.00	0.00	0.00	100.00
161	LAND	521,432.00	0.00	0.00	521,432.00
162	STRUCTURES AND IMPROVEMENTS	593,019.00	0.00	0.00	593,019.00
164	EQUIPMENT	2,126,411.00	0.00	0.00	2,126,411.00
165	ACCUMULATED DEPRECIATION	-1,866,518.00	0.00	0.00	-1,866,518.00
182	AMNTS TO BE PROVIDED	24,288.00	0.00	0.00	24,288.00
Total 10 – ASSET ACCOUNTS		5,356,566.84	38,730.73	-366,868.82	5,028,428.75
GL Cat: 20 – LIABILITY ACCOUNTS					
201	VOUCHERS PAYABLE (VENDOR)	-20,523.19	314,085.65	-293,562.46	0.00
207	SALARIES AND BENEFITS PAYABLE	-81,080.11	10,118.32	0.00	-70,961.79
208	COMPENSATED ABSENCES	-24,288.00	0.00	0.00	-24,288.00
240	STALE DATED WARRANTS LIABILITY	-4,245.78	0.00	0.00	-4,245.78
Total 20 – LIABILITY ACCOUNTS		-130,137.08	324,203.97	-293,562.46	-99,495.57
GL Cat: 30 – EQUITY ACCOUNTS					
341	FUND BAL-NONSPENDABLE	-100.00	0.00	0.00	-100.00
342	FUND BAL-COMMITTED	-2,194,216.20	0.00	-289,000.00	-2,483,216.20
344	FUND BALANCE	-1,657,769.56	635,345.63	-48,849.05	-1,071,272.98
348	INVESTMENT IN GENERAL FIXED AS	-1,374,344.00	0.00	0.00	-1,374,344.00
Total 30 – EQUITY ACCOUNTS		-5,226,429.76	635,345.63	-337,849.05	-4,928,933.18
Total 76465001 – BEN LOMOND FIRE DISTRICT		0.00	998,280.33	-998,280.33	0.00
Total 76465 – BEN LOMOND FIRE DISTRICT		0.00	998,280.33	-998,280.33	0.00



Ben Lomond Fire Protection District

9430 Highway 9, Ben Lomond CA 95005

831-336-5495 / fax 831-246-8890

www.benlomondfd.com

BEFORE THE BOARD OF DIRECTORS
OF THE
BEN LOMOND FIRE PROTECTION DISTRICT

Ordinance NO. 2025-01

AN ORDINANCE ESTABLISHING A SCHEDULE OF FEES FOR FIRE PREVENTION SERVICES, PLAN REVIEWS, AND SPECIAL SERVICES PURSUANT TO BEN LOMOND FIRE PROTECTION DISTRICT

WHEREAS, under Ben Lomond Fire Protection District **Ordinance No. 2025-01**, and under California Health and Safety Code Section 13916, the Board of Directors is authorized to establish a schedule of fees for fire protection services, plan reviews, and special services;

WHEREAS, the current fee schedule is in need of revision and update;

NOW, THEREFORE BE IT RESOLVED by the Board of Directors of the Ben Lomond Fire Protection District as follows;

FURTHER BE IT RESOLVED AND ORDERED THAT, this Ordinance rescinds Ordinance #2013-01 and any other previous Fee Schedule Ordinances.

Fee Schedule Effective 09/17/2025

Building Plans	Rate
Building Plan Review Intake Fee (Non-Refundable)	\$300.00
Commercial Industrial Residential Fire Field Inspection Services \$179 Hourly Rate	
Commercial Industrial Residential Fire Plan Review \$179 Hourly Rate	\$179.00 /hour
Expedited Plan Review 1.5 X Hourly Rate	
Overtime 1.5 X Hourly Rate	
Holidays and Weekends 2 X Hourly Rate	
Inspection Service – Annual Business Inspection fees shall be charged as a flat fee of \$50.00	\$50.00
Late charges for delinquent fees over 30 days: \$30.00	\$30.00
Service fee for returned checks: \$50.00	\$50.00
Fire Incident Reports \$25.00	\$25.00
False alarm responses (Third) \$250.00	\$250.00
<i>Note: False alarm response fees will be charged starting with the third and continuing with each consecutive response to the same address in a twelve month period.</i>	

PASSED AND ADOPTED by the Board of Directors of Ben Lomond Fire Protection District,
State of California, this _____ Day of _____, 2025, by the
following vote:

AYES:

NOES:

ABSTAIN:

Chairperson of Said Board

ATTEST: _____
Secretary of Said Board

Ben Lomond Fire Protection District

FY 2025/26


FINAL

8/20/2025

REVENUE		
40100	PROPERTY TAX-CURRENT SEC-GEN	1,090,338.00
40110	PROPERTY TAX-CURRENT UNSEC-GEN	23,433.00
40440	RENTS & CONCESSIONS	56,544.00
40830	ST-HOMEOWNERS' PROPERTY TAX RELIEF	5,002.00
40894	STAT OTHER- GRANT FUNDING	8,992.00
	Carry-over funds from 24/25	160,000.00
TOTAL REVENUE		\$1,344,309
EXPENDITURES		
SALARIES & BENEFITS		
51000	REGULAR PAY-PERMANENT	221,000.00
51010	REGULAR PAY-EXTRA HELP	134,425.00
51015	REGULAR PAY-SICK LEAVE	10,000.00
52010	OASDI-SOCIAL SECURITY	28,000.00
52015	RETIREMENT	29,600.00
53010	EMPLOYEE INSURANCE AND BENEFITS	14,500.00
53015	UNEMPLOYMENT INSURANCE	7,000.00
54010	WORKERS COMPENSATION INSURANCE	20,000.00
TOTAL SALARIES & BENEFITS		464,525
SERVICES & SUPPLIES		
61110	CLOTHING & PERSONAL SUPPLIES	34,500.00
61217	RADIO	43,679.00
61221	TELEPHONE-NON TELECOM 1099 9/08	20,900.00
61310	FOOD	8,000.00
61425	OTHER HOUSEHOLD EXPENSE-SERVICES	3,800.00
61525	LIABILITY INSURANCE	58,538.00
61720	MAINT-MOBILE EQUIPMENT-SERVICES	15,000.00
61721	MAINT-MOBILE EQUIPMENT-SUPPLIES	70,950.00
61725	MAINT-OFFICE EQUIPMENT-SERVICES	700.00
61730	MAINT-OTHER EQUIPMENT-SERVICES	8,000.00
61731	MAINT-OTH EQUIP-SUPPLIES	5,500.00
61848	MAINT-STRUCT/IMPS/GRDS-OTHER-SERVICES	14,000.00
61846	MAINT-STRUCT/IMPS/GRDS-OTHER-SUPPLIES	18,562.00
61855	ROAD REPAIRS-SERVICES	1,000.00
61920	MEDICAL, DENTAL & LAB SUPPLIES	4,800.00
62020	MEMBERSHIPS	2,780.00
62219	PC SOFTWARE PURCHASES	14,450.00

9/11/2025

62221	POSTAGE	500.00
62223	SUPPLIES	1,000.00
62301	ACCOUNTING AND AUDITING FEES	22,500.00
62327	DIRECTORS' FEES	8,000.00
62358	LAUNDRY SERVICES	450.00
62367	MEDICAL SERVICES-OTHER	12,000.00
62381	PROF & SPECIAL SERV-OTHER	28,179.00
62420	LEGAL NOTICES	600.00
62715	SMALL TOOLS & INSTRUMENTS	31,312.00
62826	EDUCATION AND/OR TRAINING	40,000.00
62888	SPECIAL DISTRICT EXPENSE-SERVICES	21,443.00
62920	GAS, OIL, FUEL	25,000.00
62928	TRAVEL-OTHER	5,000.00
63074	UTILITIES	25,578.00
74230	PRINCIPAL ON LEASE PURCHASES	77,500.00
74420	INTEREST ON LEASE PURCHASES	6,050.00
86110	BUILDINGS AND IMPROVEMENTS	80,000.00
86203	COMP EQUIPMENT	8,000.00
86204	EQUIPMENT	5,513.00
86209	MOBILE EQUIPMENT	156,000.00
	TOTAL SERVICES & SUPPLIES	879,784
TOTAL EXPENDITURES		\$1,344,309

	Ben Lomond Fire Protection District	Policy # 2110 Date 4/06
	SOP ADMINISTRATION PERSONNEL	TITLE: Grievance Revision date 6/12

2110.1 This policy shall apply to all employees in all classifications.

2110.2 The purpose of this policy is to provide a procedure by which employees may formally claim that he/she has been affected by a violation, misapplication, or misinterpretation of a law, District policy, rule, regulation, or instruction. It is the intent of this policy to resolve grievances at the lowest possible level of supervision.

2110.3 Specifically excluded from the grievance procedure are subjects involving the amendment of state or federal law; resolutions adopted by the District's Board of Directors, ordinances or minute orders, including decisions regarding wages, hours, and terms and conditions of employment.

2110.4 Grievance Procedure Steps.

2110.4.1 Level I, Preliminary Informal Resolution. Any employee who believes he/she has a grievance shall present the evidence thereof orally to his/her immediate supervisor within five working days after the employee knew, or reasonably should have known, of the circumstances which form the basis for the alleged grievance. The immediate supervisor shall hold discussions and attempt to resolve the matter within three working days after the presentation of such evidence. It is the intent of this informal meeting that at least one personal conference be held between the employee and the immediate supervisor.

2110.4.2 Level II, Fire Chief. If the grievance has not been resolved at Level I, the grievant must present his/her grievance in writing on a form provided by the District (attached hereto as Appendix "A") to the Fire Chief within ten working days after the occurrence of the act or omission giving rise to the grievance.

2110.4.2.1 The statement shall include the following:

- (a) A concise statement of the grievance including specific reference to any law, policy, rule, regulation, and/or instruction deemed to be violated, misapplied or misinterpreted;
- (b) The circumstances involved;
- (c) The decision rendered by the immediate supervisor at Level I;
- (d) The specific remedy sought.

2110.4.2.2 The Fire Chief shall communicate his/her decision within ten days after receiving the grievance. Decisions will be in writing setting forth the decision and the reasons therefore and will be transmitted promptly to all parties in interest. If the Fire Chief does not respond within the time limits, the grievant may appeal to the next level. Time limits for appeal shall begin the day following receipt of the Fire Chief's written decision. Within the above time limits, either party may request a personal conference with the other.

2110.4.3 Level III, Board of Directors. In the event the grievant is not satisfied with the decision at Level II, the grievant may appeal the decision in writing on a form provided by the District (attached hereto as Appendix "A") to the District's Board of Directors within five (5) days. The statement shall include a copy of the original grievance; a copy of the written decision by the Fire Chief; and a clear, concise statement of the reasons for the appeal to Level III.

2110.4.3.1 The Board of Directors, as soon as possible at a regular monthly meeting of the Board, shall schedule a hearing in closed session to formally receive the written grievance and the answers thereto at each step and to hear evidence regarding the issue or issues. The Board's decision shall be announced in open session immediately after the closed session in which it was made.

2110.5 Basic Rules.

2110.5.1 If an employee does not present the grievance, or does not appeal the decision rendered regarding the grievance within the time limits specified above, the grievance shall be considered resolved.

2110.5.2 By agreement in writing, the parties may extend any and all time limitations specified above.

2110.5.3 The Fire Chief may temporarily suspend grievance processing on a District-wide basis in an emergency situation. Employees covered by this policy may appeal this decision to the Board of Directors.

2110.5.4 A copy of all formal grievance decisions shall be placed in the employee's permanent personnel file.

Appendix "A"

EMPLOYEE GRIEVANCE FORM
Ben Lomond Fire Protection District

Employee's Name: _____ Date _____

Statement of grievance, including specific reference to any law, policy, rule, regulation and/or instruction deemed to be violated, misapplied or misinterpreted:

Circumstances involved:

Decision rendered by the informal conference:

Specific remedy sought:

INITIAL STUDY

ENVIRONMENTAL CHECKLIST FORM

I. Background

1. Name of Proponent: Ben Lomond Fire Protection District
2. Address and Phone Number of Proponent:
9430 Highway 9 Ben Lomond Ca 95005 (831)336-5495
3. Date of Check list Submitted: September 17 2025

Name of Proposal (if applicable): Adoption of the Ben Lomond Fire Protection District Fire Code and prescribing regulations governing conditions hazardous to life and property from fire and explosion and providing for the issuance of permits.

II. Environmental Impacts

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	_____	_____	<u> X </u>
b. Disruptions, displacements, compaction or over-covering of the soil?	_____	_____	<u> X </u>
c. Change in topography or ground surface relief features?	_____	_____	<u> X </u>
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	<u> X </u>
e. Any increase in wind or water erosion of soils, either on or off the site?	_____	_____	<u> X </u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u> X </u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	<u> X </u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u> X </u>
b. The creation of objectionable odors?	_____	_____	<u> X </u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u> X </u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh water?	_____	_____	<u> X </u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	<u> X </u>
c. Alterations to the course or low of flood waters?	_____	_____	<u> X </u>
d. Change in the amount of surface water in any water body?	_____	_____	<u> X </u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u> X </u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u> X </u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u> X </u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u> X </u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u> X </u>
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u> X </u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction in acreage of any agricultural crop?	_____	_____	<u>X</u>
5. Animal Life. Will the proposal result in:			
a. Changes in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>X</u>
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____	<u>X</u>
b. Exposure of people to severe noise levels?	_____	_____	<u>X</u>
7. Light and Glare. Will the proposal produce new light or glare?			
	_____	_____	<u>X</u>
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of the area?			
	_____	_____	<u>X</u>
9. Natural Resources. Will the Proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u>X</u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	<u>X</u>	_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	<u> X </u>
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<u> X </u>
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	_____	_____	<u> X </u>
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	<u> X </u>
b. Effects on existing parking facilities, or demand for new parking?	_____	_____	<u> X </u>
c. Substantial impact upon existing transportation systems?	_____	_____	<u> X </u>
d. Alternatives to present patterns of circulation or movement of people and/or goods?	_____	<u> X </u>	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u> X </u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u> X </u>
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire Protection?	_____	_____	<u> X </u>
b. Police Protection?	_____	_____	<u> X </u>
c. Schools?	_____	_____	<u> X </u>
d. Parks or other recreational facilities?	_____	_____	<u> X </u>
e. Maintenance of public facilities, including roads?	_____	_____	<u> X </u>
f. Other government services?	_____	_____	<u> X </u>
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	<u> X </u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	_____X_____
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas	_____	_____	_____X_____
b. Communications systems	_____	_____	_____X_____
c. Water	_____	_____	_____X_____
d. Sewer or septic tanks	_____	_____	_____X_____
e. Storm water drainage	_____	_____	_____X_____
f. Solid waste disposal	_____	_____	_____X_____
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	_____X_____
b. Exposure of people to potential health hazards?	_____	_____X_____	_____
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	_____X_____
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	_____X_____
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	_____	_____	_____X_____
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	_____	_____	_____X_____
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	_____X_____
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	_____	_____	_____X_____

Yes Maybe No

21. Mandatory findings of Significance

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

_____ _____ X

- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

_____ _____ X

- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

_____ _____ X

- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____ _____ X

III. Discussion of Environmental Evaluation

- 10.a. Because provisions of the Ordinance would govern the control and disposition of certain situations hazardous to life and property resulting from fire and explosion, and would control the potential for fire and explosion, through imposing certain standards and/or procedures, it is possible that in implementing provisions of the Ordinance there may be a risk of upset. The intent and purpose of the Ordinance is to alleviate same, and as a result there should be no significant adverse impact on the environment.

- 13.d. To the extent that the Ordinance requires a certain type and kind of response to conditions hazardous to life, the environment and property resulting from fire and explosion based on the location and time of day for required response, there may be alterations to the present patterns of circulation or movement of people and/or goods, but, because the project would establish standards for the

safeguarding or protection of that circulation or movement, there is no possibility of an adverse impact on the environment.

- 17.b. Conditions that are hazardous to life, the environment and property may occur which would be subject to standards or procedures authorized by the Ordinance. Due to this, there is the potential for exposure of people to health impacts. However, it is the intent and purpose of the Ordinance to alleviate hazardous conditions, thus alleviating an adverse impact to the environment.

IV. Determination

On the basis of this initial evaluation, I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Date: September 17 2025

Signature: _____
Stacie Brownlee
Fire Chief
Ben Lomond Fire Protection District



Ben Lomond Fire Protection District

9430 Highway 9, Ben Lomond CA 95005

831-336-5495 / fax 831-336-0300

www.benlomondfd.com

Date: September 17, 2025
To: Board of Directors – Ben Lomond Fire Protection District
From: Stacie Brownlee Fire Chief
Subject: **Adoption of 2025 Fire Code**

Background

Every three years, the California Building Standards Commission updates the Building Standards Code. What this means to the district is that during each code cycle the District is required to update their local codes and adopt the current model code with amendments and the California Fire Code as published by the California Building Standards Commission. The proposed ordinance adopts the 2025 California Fire Code with the enclosed amendments. The California Health and Safety Code identifies a specific process for adoption of the Fire Code with specific actions and timelines. A schedule is included in your Board packet that identifies the process components and timeline (Attach a copy of the schedule for the board).

It is necessary for your Board to adopt a resolution finding that it is necessary to modify State Housing Law due to local conditions. This is because the ordinance will modify the building standards that have been adopted for California. Those modifications are:

- The requirement of automatic fire sprinklers in all new buildings, the same as currently in place (since 1989).
- Required water storage for rural firefighting
- Alternate Power Sources
- Locations of Fire Department Connections, and
- Explosives & Fireworks

A resolution to make those findings is necessary whenever modifications are made to the Buildings Standards Code (Title 24 California Code of Regulations – Part 9 “Fire Code”).

Fire districts are required to solicit comments from the County after the first reading of the ordinance. Once the ordinance is adopted, it again must be forwarded to the County for ratification, modification, or denial. Based on the outcome of that action, the ordinance will go into effect thirty days after adoption by your Board. The ordinance, however, contains language from the California Health and Safety Code that aligns the actual effective date with the effective date of the California Fire Code (January 1, 2026). This is important to assure that there are no voids in the timing of the effective dates.

The ordinance text has been collectively prepared by members of the Santa Cruz County Fire Prevention Officers and representative of each fire agency in the county. By doing this, all agencies have a consistent code throughout all jurisdictions within the County.

Discussion

The following list of changes is an accounting of those changes that have been made in previous code cycles and remain in the current code. This code cycle again brings those code amendments forward into our local amended code. The sections that have been historically amended are as shown below. Because a new category utilized an existing section number in the International Fire Code, other existing code language necessitated a shuffle of section numbers, however, no changes in existing language has been made.

The following is a list of the changes that are currently in our Fire Code (Ordinance 2019-01) and are proposed to be brought forth in this adoption.

It should be noted that this ordinance is the same ordinance that is currently in place with one exception. Section 903.2.4 has been added to this ordinance. The addition of Section 903.2.4 has been added to provide clarity about when fire sprinklers are required when an accessory dwelling unit (ADU) is being proposed. The language is intended to coordinate with the requirements found in the accessory dwelling unit laws published by the California Department of Housing and Community Development (HCD).

- **Section 101.1** – This is a carry-over from previous editions of your ordinance
- **Section 102.1** – This is a carry-over from previous editions of your ordinance
- **Section 102.9** – This is a carry-over from previous editions of your ordinance
- **Section 103.5** – This is a carry-over from previous editions of your ordinance
- **Section 105.1** – This is a carry-over from previous editions of your ordinance
- **A new Section 107 has been added to the model code – Temporary Structures, uses, equipment and systems.** This addition required a sequential shuffle of the remaining existing section numbers.
 - **107 (2022 edition) becomes 108**
 - **108 (2022 edition) becomes 109**
 - **109 (2022 edition) becomes 110**
 - **110 (2022 edition) becomes 111**
 - **111 (2022 edition) becomes 112**
- **Section 112.1 through 112.4** – Number changes only, text is a carryover
- **Section 113.4 - Sections 113.4 - 114.4 amended for violation penalties and abatement process** – Carried over from previous edition of your ordinance
- **Section 202** – Carried over definition for ALL WEATHER SURFACE
- **Section 202** – Carried over definition for BRIDGE
- **Section 202** – Carried over definition for DE NOVO
- **Section 202** – Carried over definition for FIRE CHIEF
- **Section 202** – Carried over definition of GREEN HOUSE
- **Section 202** – Carried over definition for LOCAL RESPONSIBILITY AREA (LRA)
- **Section 202** – Carried over definition for STAGE

- **Section 202** – Carried over definition for STATE RESPONSIBILITY AREA (SRA)
- **Section 202** – Carried over definition for TURNAROUND added “Grade Requirements”
- **Section 202** – Carried over definition for TURNOUT
- **Section 304.1.2** – Carried over from previous editions of your ordinance
- **Section 305.4** – Amended section on Deliberate or Negligent Burning
- **Section 307.2** – Carried over from previous editions of your ordinance and amended for consistency with Santa Cruz County Code
- **Section 311.5** – Carried over from previous editions of your ordinance
- **Section 501.3** – Carried over from previous editions of your ordinance
- **Section 503.2.1** – Carried over from previous editions of your ordinance
- **Section 503.2.1.1** – Carried over from previous editions of your ordinance
- **Section 503.2.3** – Carried over from previous editions of your ordinance
- **Section 503.2.4** – Carried over from previous editions of your ordinance
- **Section 503.2.5.1** – Carried over from previous editions of your ordinance
- **Section 503.2.6.1** – Carried over from previous editions of your ordinance
- **Section 503.2.6.2** – Carried over from previous editions of your ordinance
- **Section 503.2.6.3** – Carried over from previous editions of your ordinance
- **Section 503.2.6.4** – Carried over from previous editions of your ordinance
- **Section 503.2.6.5** – Carried over from previous editions of your ordinance
- **Section 503.2.7** – Carried over from previous editions of your ordinance
- **Section 503.6** – Carried over from previous editions of your ordinance
- **Section 505.2** – Carried over from previous editions of your ordinance
- **Section 507.3** – Carried over from previous editions of your ordinance
- **Section 507.5.7** – Carried over from the previous editions of your ordinance
- **Section 509.1.2** – *Carried over from the previous editions of your ordinance*
- **Section 903.2 - 903.2.10.2** – ***Deletion is Carried over from the previous editions of your ordinance***
- **Section 903.2** – *Carried over from previous edition of your ordinance*
- **Section 903.2.1** – *Carried over from previous edition of your ordinance*
- **Section 903.2.1.4** – *Carried over from previous edition of your ordinance*
- **Section 903.2.1.5** – *Carried over from previous edition of your ordinance*
- **Section 903.2.1.6** – *Carried over from previous edition of your ordinance*
- **Section 903.2.2** – *Carried over from previous edition of your ordinance*
- **Section 903.2.2 Exceptions** – Carried over from the previous editions of your ordinance
- **Section 903.2.3** – *Carried over from the previous editions of your ordinance*

- **Section 903.2.4 – Added Accessory Dwelling Unit (ADU) to clarify state housing requirements**
- **Section 903.3.1.3 – Carried over from previous edition of your ordinance**
- **Section 903.3.7 – Carried over from previous edition of your ordinance**
- **Section 3905.1.3 – Carried over from previous edition of your ordinance**
- **Section 5303.5.3 – Carried over from previous edition of your ordinance**
- **Section 5601.1.3 – Carried over from previous edition of your ordinance**
- **Section 5601.2 – Carried over from previous edition of your ordinance**
- **Section 5601.2.2 – Carried over from previous edition of your ordinance**
- **Chapter 90 – Carried over from previous edition of your ordinance**

Recommendations

1. A **motion** shall be entertained to adopt Resolution 2025-03, “Notice of Intent to Adopt the 2025 California Fire Code with amendments based on the 2024 International Fire Code and set a Public Hearing for October 15, 2025 at 9:00 a.m. and direct Staff to post notice of such hearing.
2. A **motion** shall be entertained to adopt “Findings of Fact”, Resolution 2025-04, “Resolution Finding Modification of State Housing Law”, and direct staff to forward a copy of findings, along with a copy of the proposed ordinance to the Clerk of the Board for the Santa Cruz County Board of Supervisors.
3. A **motion** shall be entertained to suspend with the first reading of Ordinance 2025-02 due to time. Copies are available for review at the Administrative Office for those parties that are interested. Direct staff to forward a copy of the proposed ordinance to the Clerk of the Board for the Santa Cruz County Board of Supervisors with a letter stipulating that there is a public hearing set for October 15, 2025 at 9:00 a.m., and any comments shall be returned to this board prior to your meeting of October 15, 2025.
4. A **motion** shall be entertained to adopt Resolution 2025-05, “Notice of Intent to Adopt a Negative Declaration at the public hearing of September 17, 2025 at 9:00 a.m.. Direct staff to prepare the Environmental Checklist as necessary for such declaration.

BEN LOMOND FIRE PROTECTION DISTRICT

RESOLUTION NO. 2025-03

NOTICE OF INTENT TO CONSIDER A NEGATIVE DECLARATION FOR AN ORDINANCE ADOPTING THE 2025 CALIFORNIA FIRE CODE WITH AMENDMENTS PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE AND EXPLOSION AND FOR PROVIDING FOR THE ISSUANCE OF PERMITS AND ESTABLISHING CERTAIN FEES.

The Board of Directors of the Ben Lomond Fire Protection District on September 17 2025 at 9:00 a.m.. will conduct a public meeting to consider adoption of District Ordinance 2025-02 which prescribes regulations governing conditions hazardous to life and property from fire and explosion and to provide for the issuance of permits and establishing certain fees. The hearings will be held at the Administrative Offices of the Ben Lomond Fire Protection District, 9430 Highway 9 Ben Lomond Ca. 95005.

A draft negative declaration has been prepared with respect to the environmental analysis of the Ordinance under the provisions of the California Environmental Quality Act, (Public Resources Code 21000 et seq.).

Copies of the proposed Ordinance and negative declaration are available for review at the the Administrative Offices of the Ben Lomond Fire Protection District, 9430 Highway 9, Ben Lomond Ca. 95005.

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

Chairperson / President of the Board

ATTEST:

Secretary of the Board

APPROVED AS TO FORM:

District Council

DATED:

BEN LOMOND FIRE PROTECTION DISTRICT

RESOLUTION NO. 2025-04

NOTICE OF INTENT TO ADOPT THE 2025 CALIFORNIA FIRE CODE WITH AMENDMENTS AND PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE AND EXPLOSION AND FOR PROVIDING FOR THE ISSUANCE OF PERMITS AND ESTABLISHING CERTAIN FEES.

The Board of Directors of the Ben Lomond Fire Protection District ("District"), on September 17, 2025 at 8:30 a.m. will conduct a public meeting to consider adoption of a District Ordinance which would adopt the 2025 California Fire Code with amendments, and to prescribe regulations governing conditions hazardous to life and property from fire and explosion and to provide for the issuance of permits and establishing certain fees. The hearings will be held at the Administrative Offices of the Ben Lomond Fire Protection District, 9430 Highway 9 Ben Lomond ca. 95005.

Copies of the proposed Ordinance are available for review at the District Office, located at 9430 Highway 9 Ben Lomond Ca. 95005.

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

Chairperson / President of the Board

ATTEST:

Secretary of the Board

APPROVED AS TO FORM:

District Council

DATED:

**FIRE CODE ADOPTION WITH ADMENDMENTS
Of the
Ben Lomond Fire Protection District**

RESOLUTION NO. 2025-05

**RESOLUTION FINDING MODIFICATION OF STATE
HOUSING LAW BY ORDINANCE 2025-02 REASONABLY
NECESSARY BECAUSE OF LOCAL CONDITIONS**

WHEREAS, Health and Safety Code Section 13869.7 provides that a fire protection district organized under the Bergeson Fire District Law may adopt building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshal and contained in the California Building Standards Code, and;

WHEREAS, Health and Safety Code Section 13869.7 provides that any such changes or modifications that are more stringent and relate to fire and panic safety are subject to subdivision (b) of Health and Safety Code Section 18941.5, and;

WHEREAS, subdivision (b) of Health and Safety Code Section 13869.7 allows a fire district / 18941.5 allows a city or county to establish more restrictive building standards reasonably necessary because of local climatic, geological or topographical conditions after making the findings required by Health and Safety Code Section 17958.7.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that insofar as Ordinance 2025-02 of the Santa Cruz County Board of Supervisors may change or modify the State Housing Standards adopted pursuant to Health and Safety Code Section 17922, as to the requirement for installation of an automatic sprinkler system in all new buildings and in specific cases existing buildings when altered, the Santa Cruz County Board of Supervisors, after duly noticed and held public meeting, expressly finds that such change or modification to Section 903 etal of Part 9 of the California Building Standards Code is reasonably necessary because of local conditions as more specifically set forth as follows:

1. Areas of Santa Cruz County is extraordinarily inaccessible for firefighting purposes due to mountainous topography, narrow rural roads, roadways that have been altered by natural events such as landslides precluding repairs; or
2. Areas of Santa Cruz County poses an extreme fire hazard due to the high percentage of forested land (approximately 50%) as reflected in recent fire history. 2008 saw 3 fires totaling 5,410 acres burned, 149 structures and homes destroyed, steelhead habit destroyed (Corralitos Creek) and a threat to the water supply of the City of Watsonville; 2009 saw 7,817 acres and 13 structures destroyed; 2016 resulted in 4,474 acres burned and 28 structures including 12 homes destroyed; and the most recent and most devastating fire which recovery efforts continue was the CZU Lightening Complex in 2020. This fire encompassed 86,000 acres, 1,490 structure, 697 residential structures, water shed destruction, infrastructure destruction including water systems, electrical distribution systems, communications systems, and road systems. In addition the fire destroyed 18,000 acres, 100 structures, 85 miles of trails and 20 staff homes in Big Basin State Park, the oldest state park in California.
3. Santa Cruz County is subject to major disasters such as earthquakes, flooding, landslides and major wildland fires which greatly limit traditional fire suppression capabilities for individual property protection. Santa Cruz County is situated on and near the most active seismic zones in California, the San Andreas, San Gregorio, Zayante, and Hayward Faults. The great potential for earthquakes influences our community. As witnessed in the 1989 Loma Prieta Earthquake, a major seismic event will create a demand on fire

protection services, and through the use of automatic fire suppression systems, the potential for a catastrophic fire loss to a community can be partially mitigated.

4. Areas of Santa Cruz County is favored with many sources of high quality water, including springs, wells, reservoirs, and surface streams, mutual and municipal water companies. However, the underground water sources are becoming depleted and extensive steps have been taken to reduce the amount of water consumed. The water supply in the Areas of Santa Cruz County makes extensive use of automatic fire sprinkler systems feasible as a means to reduce our dependency on large volumes of water for fire suppression.
5. The local climatic conditions affect acceleration, intensity and size of fire in the community. Times of little or no rainfall, create extremely hazardous conditions when a fire is introduced to the environment. Fires in structures can easily spread to the wildland as well as a fire in the wildland into a structure. Such devastating fires can be witnessed by reviewing the damage to the environment and property from the Summit Fire, Trabing Fire, Martin Fire, Lockheed Fire, Loma Fire and the CZU Lightning Complex to name a few.
6. Most of the roadways connecting our communities are classified as rural arterial and collectors. These roadways in many cases do not allow for 2-way traffic to safely pass. Additionally during events such as wildfires, earthquake, landslides and flooding, the roadways have proven to be less than adequate for the response of emergency vehicles and the evacuation of the public.
7. The experience and efficiency of automatic fire sprinkler systems within the Areas of Santa Cruz County exceed those of the National Fire Protection Association which indicate that automatic fire sprinkler systems have established an efficiency record of approximately 96% satisfactory performance in the United States since 1925. The local statistics show that all fires have been extinguished with fewer than 2 fire sprinkler heads activating, and that no further fire suppression was necessary upon arrival of fire suppression forces.

NOW, THEREFORE, BE IT FURTHER RESOLVED AND ORDERED that the Secretary of the Board is directed to mail a copy of these findings together with the modification or change expressly marked and identified to the California Department of Housing and Community Development and obtain a file stamped endorsed copy from the commission for retention in the District's office.

PASSED AND ADOPTED BY THE Santa Cruz County Board of Supervisors of the County Santa Cruz, State of California, at a regular meeting held on the Month Day, Year by the following roll call vote:

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

Chairperson / President of the Board

ATTEST:

Secretary of the Board

APPROVED AS TO FORM:

District Council

DATED:

DRAFT 08/19/25

Date: September 17, 2025
To: Board of Directors
From: Stacie Brownlee Fire Chief
Subject: **Adoption of 2025 California Fire Code and the 2024 International Fire Code**

Background

On September 17, 2025, your board was introduced to the proposed ordinance. At that time your board took the following actions:

- Adopted Resolution 04-25 "Notice of Intent to adopt the 2024 International & 2025 California Fire Codes with amendments" and set this meeting for a public hearing. As directed, staff posted noticed of this hearing in accordance with California Government Code §54954.2
- Adopted Resolution 05-25 "Resolution Finding Modification of State Housing Law" and directed staff to forward a copy of the findings, with a copy of proposed Ordinance 02-25 to the Santa Cruz County Board of Supervisors for review and comment
- Directed staff to make available copies of proposed Ordinance 02-25 for review by the public in-lieu of the first reading
- Adopted Resolution 03-25 "Notice of intent to Adopt a Negative Declaration" and directed staff to prepare the Environmental Checklist for consideration at this meeting as necessary to adopt a negative declaration in accordance with Public Resources Code §21152

Ordinance 02-25 proposes to adopt the 2024 International and 2025 California Fire Codes with amendments. The California Health and Safety Code identifies a specific process for adoption of the Fire Code with specific actions and timelines. Because of the adoption process, the District is required to update the ordinance and adopt the current model code with amendments each code cycle, which is approximately every three years.

Fire districts are required to solicit comments from the County Board of Supervisors and / or City Council (depending on your governing bodie(s)) after the first reading of the ordinance and ## comments have been received from either the county or the general public. (Fill in the appropriate information for your situation. You should at least receive a letter from the Board of Supervisors, which you should attach to your staff report)

Discussion

To adopt Ordinance02-25, it is necessary for your Board to complete the following actions:

1. Conduct a public hearing on Ordinance 02-25, "An Ordinance Adopting the 2025 California and 2024 International Fire Codes with amendments".
2. Accept the Environmental Impact Check List that has been prepared at your Boards' direction, and direct the Fire Chief or clerk of the board to forward a Notice of Determination of a Negative Declaration as required.
3. Adopt Ordinance 02-25, "An Ordinance Adopting the 2025 California and 2024 International Fire Codes with amendments".

Recommendation (This may be broken into 3 agenda items for simplicity)

1. Open public hearing – hear any comment from the public with regards to the adoption of Ordinance 02-25. After hearing all comments close the public hearing. Board may act upon comments as deemed necessary or appropriate.

2. A **motion** shall be entertained to accept the environmental check list as submitted, and direct the Fire Chief or Clerk of the Board to make the appropriate filings.
3. A **motion** shall be entertained to suspense with the reading of Ordinance 02-25 due to time. Copies have been available for review at the Administrative Office for those parties that are interested since September 17, 2025 (the day after the last board meeting)
4. A **motion** shall be entertained to adopt Ordinance 02-25, "An Ordinance Adopting the 2025 California and 2024 International Fire Codes with amendments".

NOTE** After adoption, the Board Chair shall sign 2 original copies which shall be forwarded to the Santa Cruz County Board of Supervisors for ratification. 1 original will be returned to the fire district for internal filing. All other filings may be by photocopies.

**Ben Lomond Fire Protection District
Fire Code**

ORDINANCE NO. 2025-02

An ordinance of the Ben Lomond Fire Protection District adopting the 2025 edition of the California Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the Ben Lomond Fire Protection District providing for the issuance of permits and collection of fees therefore; repealing the Previous Adoption of the 2022 California Fire Code and all other ordinances and parts of the ordinances in conflict therewith.

PART 1

The Ben Lomond Fire Protection District Fire Code does ordain as follows:

That portion of the 2025 California Fire Code that imposes substantially the same requirements as are contained in the International Fire Code, 2024 Edition published by the International Code Council and the California Building Standards Commission with Errata, together with those portions of the International Fire Code, 2024 Edition, including Appendices B, BB, C, CC, D, I, N and O as published by the International Code Council not included in the California Fire Code, and Appendix P as published by the California Building Standards Commission as modified and amended by this ordinance, are adopted by this reference into this code, and are hereby collectively declared to be the Fire Code of the Ben Lomond Fire Protection District, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees for same; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Ben Lomond Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Part 2 of this ordinance.

PART 2

Ordinance No. XXXX of the Ben Lomond Fire Protection District is hereby repealed and replaced with Ordinance 2025-02 to read as follows:

California Fire Code Adopted.

That portion of the 2025 California Fire Code that imposes substantially the same requirements as are contained in the International Fire Code, 2024 Edition published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the International Fire Code, 2024 Edition, including Appendices B, BB, C, CC, D, I, N and O published by the International Code Council not included in the 2025 California Fire Code, and Appendix P as published by the California Building Standards Commission as modified and amended by this ordinance, are adopted by this reference into code, and are hereby collectively declared to be the Fire Code of the Ben Lomond Fire Protection District for the purpose of regulating and governing the safeguarding of life, property and public welfare to a reasonable degree from the hazards of fire, hazardous materials release and explosion arising from the storage, use and handling of dangerous and hazardous materials, substances and devices, conditions hazardous to life or property in the occupancy and use of buildings and premises, the operation, installation, construction, location, safeguarding and maintenance of attendant equipment, the installation and maintenance of adequate means of egress not provided for by the building code, and providing for the issuance of permits and collection of fees for same.

Section ##.101.1 is amended – Title.

Section 101.1 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.101.1 - Title. These regulations shall be known as the Fire Code of the Ben Lomond Fire Protection District, hereinafter referred to as “this code.”

Section ##.102.1 is amended – Construction and design provisions.

Section 102.1 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.102.1 - Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions where required in Chapter 11.
4. Existing structures, facilities and conditions that, in the opinion of the fire code official, constitute a distinct hazard to life or property.
5. Existing Structures, Alterations and Repairs. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

Section ##.102.9 is amended - Matters not provided for.

Section 102.9 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.102.9 - Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

The fire chief is authorized to render interpretations of this code and to make and enforce rules, supplemental regulations and standards in order to carry out the application and intent of its provisions. Such interpretations, rules, regulations and standards shall be in conformance with the intent and purpose of this code and shall be available to the public during normal business hours. Those standards promulgated by the Santa Cruz County Fire Chiefs Association shall be deemed as prima facie evidence of compliance with this code.

Section ##.103.5 is added – Law enforcement powers.

Section 103.5 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.103.5 - Law enforcement powers. The fire code official and his/her deputies shall have the powers of law enforcement officers in performing their duties under this code. When requested to do so by the fire code official, the chief of police or county sheriff of the jurisdiction is authorized to assign such available law enforcement as necessary to assist the fire code official with enforcing the provisions of this code.

Section ##.105.1 is amended – General.

Section 105 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.105.1 - General. Permits shall be in accordance with Sections 105.1.1: through 105.6.25 or other provisions of this code as required by the jurisdiction having authority. When required by the fire code official, a permit shall be obtained. Permit fees, if any, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.

Sections 112.1 through 112.4 are deleted and replaced – Means of Appeals.

Sections 112.1 through 112.4 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District are deleted and replaced to read as follows:

Section ##.112.1 is added - Board of appeals established.

Section 112.1 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.112.1—Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be:

1. For the Santa Cruz County Fire Department, the Board of Supervisors of Santa Cruz County, or a sub-committee as appointed by the Board of Supervisors of Santa Cruz County; or,
2. For the independent Fire Districts in Santa Cruz County, the Board of Directors of the Fire District, or a sub-committee as appointed by the Board of Directors of the Fire District.

The fire code official shall be an ex-officio member of said board but shall have no vote on any matter before the board. The board may adopt additional rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Section ##.112.2 is added – Limitations on Authority.

Section 112.2 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.112.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equivalent or better form of construction is proposed. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

Section ##.112.3 is added - Qualifications.

Section 112.3 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems, and are not employees of the jurisdiction.

##.112.4 is added – Appeals process.

112.4 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.112.4.1 - Initiating appeal. Any beneficially interested party has the right to appeal the order served by the fire code official by filing a written "NOTICE OF APPEAL" with the office of the fire code official within

fourteen (14) days after service of such order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is made.

##.112.4.2 - Stay of order. The filing of a properly completed notice of appeal shall have the effect of staying the implementation of the order appealed from, until the final decision of appeal.

Exception: Orders affecting acts or conditions which in the opinion of the fire code official, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion, or release.

##.112.4.3 - Hearing of appeal. Following is the process for establishing and hearing appeals:

1. The Board of Appeals, or the secretary thereof, shall set the matter to be heard at a date within thirty days of receipt of such notice of appeal. Written notice of the time and place set for hearing shall be served on the appellant by first class mail to the mailing address given in the notice of appeal at least five days prior to the date set for the hearing. The fire code official shall transmit to the Board of Appeals all records related to the appeal.
2. At the hearing on the appeal, the appellant shall, in the first instance present evidence in support of the grounds enumerated in her/his notice of appeal. The fire code official shall next present evidence in support of her/his order. The appellant and the fire code official shall each have one opportunity to rebut the evidence presented by the other. The hearing shall be de novo in all respects.

##.112.4.4 - Decision of the board of appeals. Upon hearing the appeal, the Board of Appeals may issue a decision affirming, modifying or vacating the order of the fire code official. The decision shall be in writing and shall be served upon the appellant by first class mail to the mailing address given in the notice of appeal.

##.112.4.5 - Time of decision. The Board of Appeals shall have the power to continue any hearing and may, in its discretion, take the appeal under submission. The Board of Appeals shall render a decision not later than the seventh day following the date the matter was taken under submission, and forthwith notify the interested parties as previously set forth.

Section ##.113.4 is amended – Violation penalties.

Section 113.4 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.113.4 - Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents, or of a permit or certificate used under provisions of this code, shall be guilty of an infraction.

Acts denominated as infractions shall not be punishable by imprisonment. Every violation determined to be an infraction is punishable by:

1. A fine not exceeding one hundred dollars for a first violation;
2. A fine not exceeding two hundred dollars for a second violation of the same provision of this code within one year;
3. A fine not exceeding five hundred dollars for each additional violation of the same provision of this code within one year.

A person charged with an infraction shall not be entitled to a trial by jury. A judgment that a person convicted of an infraction be punished by fine may also provide for the payment to be made within a specified time or in specified installments, contingent upon the person giving his written promise to either pay the fine as provided or to appear in court on the due date. Any person who willfully violates any such written promise is guilty of a misdemeanor.

Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section ##.113.4.1 is amended – Abatement of violation.

Section 113.4.1 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.113.4.1 - Abatement of violation. In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises. Any violation of this code shall be deemed a public nuisance pursuant to Santa Cruz County Code Section 1.12.050 and/or the County of Santa Cruz Fire Code. In the event that a public nuisance is not abated in accordance with the fire code official's order or the order of the Board of Appeals, if any, the fire code official may, upon securing approval of the Board of Supervisors of the County of Santa Cruz, or if violation is in a fire district, the Board of Directors of said District, proceed to abate the nuisance by force account, contract, or any other method deemed most expedient by the Board. The cost of such abatement may be charged to the owner of record or assessed to the property in a manner provided in Sections 1.14.040 through 1.14.080 of the County of Santa Cruz Fire Code.

Section ##.113.4.2 is added – Enforcement.

Section 113.4.2 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.113.4.2 - Enforcement. The fire code official and her/his delegated subordinates, pursuant to the provisions of Section 836.5 of the Penal Code of the State of California, are hereby authorized to arrest a person without a warrant whenever they have reasonable cause to believe that the person has committed a violation of any of the provisions of this Code in their presence.

Upon making such an arrest, the fire code official or her/his delegated subordinate shall prepare a citation and release the person arrested pursuant to Section 853.6 of the Penal Code of the State of California, the provisions of which are hereby adopted by reference as part of this Section.

Section ##.114.4 is amended – Failure to comply.

Section 114.4 of Chapter 1 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.114.4 - Failure to comply. It is unlawful for any person, firm or corporation to violate or fail to comply with any lawful order of the fire code official; fail to comply with an order by the Board of Appeals; or, fail to comply with an order of the court of competent jurisdiction within the time fixed therein. Every such violation shall be deemed a misdemeanor and shall be punishable by a fine of not more than \$500.00 plus court assigned fees or by imprisonment not exceeding 1 year in the county jail, or both such fine and imprisonment.

Section ##.202 is amended – Definition of All-Weather Surface.

Definition of All-Weather Surface in Section 202 of Chapter 2 of the Fire Code of Ben Lomond Fire Protection District is added after Alcohol-Blended Fuels to read as follows:

ALL WEATHER SURFACE. An all-weather surface shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%. No grade shall be allowed to exceed 16% in State Responsibility Area (SRA) or 20% in Local Responsibility Area (LRA).

Section ##.202 is amended – Definition of Bridge.

Definition of Bridge in Section 202 of Chapter 2 of the Fire Code of the Ben Lomond Fire Protection District is added after Breakout to read as follows:

BRIDGE. A bridge shall be defined as a structure designed to carry a roadway over a depression or obstacle.

Section ##.202 is amended – Definition of De Novo.

Definition of De Novo in Section 202 of Chapter 2 of the Fire Code of the Ben Lomond Fire Protection District is added after Deluge System to read as follows:

DE NOVO. adj. Latin for "anew," which means starting over, as in a trial de novo. For example, a decision in a small claims case may be appealed to a local trial court, which may try the case again, de novo.

Section ##.202 is amended – Definition of Greenhouse.

Definition of Greenhouse in Section 202 of Chapter 2 of the Fire Code of the Ben Lomond Fire Protection District is added after Grandstand to read as follows:

GREENHOUSE. A greenhouse is a structure with walls and roof made chiefly of a non-combustible, transparent material, such as glass, in which plants requiring regulated climatic conditions are grown. Construction within the greenhouse is also of a non-combustible nature.

Section ##.202 is amended – Definition of Local Responsibility Area (LRA).

Definition of Local Responsibility Area (LRA) in Section 202 of Chapter 2 of the Fire Code of the Ben Lomond Fire Protection District is added after Listed to read as follows:

LOCAL RESPONSIBILITY AREA (LRA). Shall mean lands on which neither the state nor the federal government has any legal responsibility for providing fire protection. Local responsibility areas include incorporated cities and cultivated agriculture lands. Local responsibility area fire protection is typically provided by city fire departments, fire protection districts, special districts, counties, and by CAL FIRE under contract to local government.

Section ##.202 is amended – Definition of Stage.

Definition of Stage in Section 202 of Chapter 2 of the Fire Code of the Ben Lomond Fire Protection District is added after Sprinkler Express Riser to read as follows:

STAGE. A space within a building utilized for entertainment or presentations, which includes overhead hanging curtains, drops, scenery or stage effects other than lighting and sound. Stage area shall be measured to include the entire performance area and adjacent backstage and support areas not separated from the performance area by fire-resistance rated construction. Stage height shall be measured from the lowest point on the stage floor to the highest point of the roof or floor deck above the stage.

Section ##.202 is amended – Definition of State Responsibility Area (SRA).

Definition of State Responsibility Area (SRA) in Section 202 of Chapter 2 of the Fire Code of the Ben Lomond Fire Protection District is added after Standpipe System, Classes Of to read as follows:

STATE RESPONSIBILITY AREA (SRA). Shall mean lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125-4127; and the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 1, Sections 1220-1220.5 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the State of California.

Section ##.202 is amended – Definition of Turnaround.

Definition of Turnaround in Section 202 of Chapter 2 of the Fire Code of the Ben Lomond Fire Protection District is added after Tube Trailer to read as follows:

TURNAROUND. A roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Maximum grade in all directions may not exceed 5% and maximum distance from the structure is 150 feet (45,720 mm) or as approved by the fire code official. Design of such area may be found in Santa Cruz County Fire Prevention Officers Standards.

Section ##.202 is amended – Definition of Turnout.

Definition of Turnout in Section 202 of Chapter 2 of the Fire Code of the Ben Lomond Fire Protection District is added after Turnaround to read as follows:

TURNOUT. A widening in a roadway to allow vehicles to pass. Design of such area may be found in Santa Cruz County Fire Prevention Officers Standards.

Section ##.304.1.3 is amended - Vegetation.

Section 304.1.3 of Chapter 3 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.304.1.3 - Vegetation. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be maintained around and adjacent to buildings and structures. A firebreak shall be made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.

When required by state law, or local ordinance, rule or regulation, an additional fire protection zone or firebreak may be made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. This does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure.

Vegetation clearance requirements in the wildland-urban interface areas shall be in accordance with Part 7 of Title 24 California Code of Regulations (California Wildland-Urban Interface Code).

Section ##.305.4 is amended – Deliberate or negligent burning

Section 305.4 of Chapter 3 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.305.4 Deliberate or negligent burning. It shall be unlawful to deliberately or through negligence set fire to or cause the burning of combustible material in such a manner as to endanger the safety of persons or property. Any person or entity violating this section is guilty of a misdemeanor; however, any violation of this section may, in the discretion of the district attorney, be charged and prosecuted as an infraction.

Section ##.307.2 is amended – Permit required.

Section 307.2 of Chapter 3 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.307.2 - Permit required. When required by the CAL FIRE Fire Chief for the San Mateo-Santa Cruz Unit, a permit shall be obtained from the fire code official in accordance with Section 105.6 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 permit shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled. In addition, open burning is not allowed within the Local Responsibility Area of Santa Cruz County without the approval of the local fire chief having jurisdiction over that property.

The open burn season for Santa Cruz County unless otherwise declared shall be December 1st through April 30th of the calendar year. Within areas designated State Responsibility Area, open burn season shall not be declared between May 1st and the date CAL FIRE declares, by proclamation, that hazardous fire conditions have been abated for that year.

During the open burn season pile burning is allowed under CAL FIRE permits provided that all conditions specified in the permits are followed. Monterey Bay Area Unified Air Pollution Control District (MBARD) permits may also be required given the location, time of year, and type of burn. Responsibility for obtaining the proper MBARD permit rests with the applicant.

Section ##.311.5 is amended – Placards.

Section 311.5 of Chapter 3 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.311.5 – Placards. When required by the fire code official, any building or structure determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards shall be marked as required by Sections 311.5.1 through 311.5.5.

Section ##.501.3 is amended – Construction documents.

Section 501.3 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.501.3 – Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. When grading work is needed for the access road(s) within the jurisdiction of Santa Cruz County, application for a grading permit shall be made with the Santa Cruz County Planning Department pursuant to the Santa Cruz County Grading Ordinance. Such Permits shall be reviewed by the Santa Cruz County Environmental Coordinator as required.

Section ##.503 is added – Fire Apparatus Access Roads.

Section 503 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is added and amended below.

Section ##.503.2.1 is amended – Dimensions.

Section 503.2.1 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.503.2.1 – Dimensions. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) except for approved security gates in accordance with Section 503.7, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). In addition, areas within 10 feet (3048 mm) on each side of portions of highways, public and private streets and roads which are ordinarily used for vehicular traffic shall be cleared of flammable vegetation and other combustible growth.

Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, are exempt provided that they do not form a means of readily transmitting fire.

EXCEPTIONS:

1. Outside of the Urban Services Line as established by the County of Santa Cruz, access roads shall be a minimum of 18 feet wide for all access roads or driveways serving more than two habitable structures, and 12 feet for an access road or driveway serving two or fewer habitable structures. Where it is environmentally inadvisable to meet these criteria (due to excessive grading, tree removal or other environmental impacts), a 12-foot wide all-weather surface access road with

12-foot wide by 35-foot long turnouts located approximately every 500 feet may be provided with the approval of the fire code official.

2. Inside of the Urban Services Line, private access roads extending from a public road shall be a minimum of 18 feet wide for all access roads or driveways serving more than two habitable structures, and 12 feet for an access road or driveway serving two or fewer habitable structures. Where it is environmentally inadvisable to meet these criteria (due to excessive grading, tree removal or other environmental impacts), a 12-foot wide all-weather surface access road with 12-foot wide by 35-foot long turnouts located approximately every 500 feet may be provided with the approval of the fire code official.

3. Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved by the fire code official.

Section ##.503.2.1.1 is added – Vegetation clearance along access roads.

Section 503.2.1.1 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.503.2.1.1 – Vegetation clearance along access roads. Areas within 10 feet (3048 mm) horizontal and 15 feet (4572 mm) vertical on each side of portions of highways, public and private streets, roads and driveways which are ordinarily used for vehicular traffic shall be cleared of flammable vegetation and other combustible growth. Design of such area may be found in Santa Cruz County Fire Prevention Officers Standards.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, are exempt provided they do not form a means of readily transmitting fire at the discretion of the fire code official.

Section ##.503.2.3 is amended – Surface.

Section 503.2.3 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.503.2.3 - Surface. An all-weather surface shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15%, and asphaltic concrete for grades exceeding 15%. No grade shall be allowed to exceed 16% in State Responsibility Area (SRA) or 20% in Local Responsibility Area (LRA).

Section ##.503.2.4 is amended – Turning radius.

Section 503.2.4 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.503.2.4 – Turning radius. In the State Responsibility Area (SRA) no roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet. In the Local Responsibility Area (LRA) the minimum centerline radius shall be 35 feet.

Section ##.503.2.5.1 is added – New dead-end access roads.

Section 503.2.5 of Chapter 5 of the Fire Code of the County of Ben Lomond Fire Protection District is amended to read as follows:

##.503.2.5.1 – New dead-end access roads. New dead-end roads are prohibited, without secondary access, serving more than one parcel in new minor land divisions or subdivisions which exceed the following distances from an adequate through road unless approved by the applicable fire protection agency, the Department of Public Works, and by the Planning Commission; in no case shall a new dead-end road exceed ½ mile in length.

Urban & Suburban General Plan and LCP Land Use Plan designation	500'
Rural General Plan and LCP Land Use Plan designation	1000'
Mountain General Plan and LCP Land Use Plan designation	1500'

Section ##.503.2.6.1 is added – Width.

Section 503.2.6.1 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.503.2.6.1 - Width. All bridges shall be a minimum of 20 feet of clear width. The fire code official may allow the width to be reduced for access to U or R-3 occupancies in accordance with Objective 6.5 – Fire Hazards of the Santa Cruz County General Plan.

Section ##.503.2.6.2 is added – Certification.

Section 503.2.6.2 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.503.2.6.2 - Certification. Every private bridge hereafter constructed shall be engineered by a licensed civil or structural engineer and approved by the fire code official. Certification shall be provided by the licensed engineer in writing that the bridge complies with the design standard required by this section to the fire code official.

Section ##.503.2.6.3 is added – Recertification.

Section 503.2.6.3 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.503.2.6.3 - Recertification. Every private bridge shall be recertified every ten years or whenever deemed necessary by the fire code official. Such recertification shall be in accordance with the requirements of 503.2.6.2.

Section ##.503.2.6.4 is added – Existing private bridges.

Section 503.2.6.4 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.503.2.6.4 - Existing private bridges. An existing private bridge not conforming to these regulations may be required to conform when in the opinion of the fire code official, such repairs are necessary for public safety.

Section ##.503.2.6.5 is added – Fees.

Section 503.2.6.5 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.503.2.6.5 - Fees. All fees charged for the purpose of certification or recertification shall be at the owner's expense.

Section ##.503.2.7 is amended – Grade.

Section 503.2.7 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.503.2.7 – Grade. The grade for all roads, streets, private lanes and driveways shall not exceed 16% in State Responsibility Area (SRA) and 20% in Local Responsibility Area (LRA).

Section ##.503.6 is added – Gates.

Section 503.6 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.503.6 – Gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

All Gates providing access from a road to a driveway, or within any access road, shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least 2 (two) feet wider than the access road being secured, but in no case shall the width be less than 14 (fourteen) feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 (fifteen) feet. When gates are to be locked, the installation of a key box or other acceptable means for immediate access may be required as in Section 506.1

Section ##.505.2 is amended – Street and road signs.

Section 505.2 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.505.2 - Street and road signs. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs. Posting of any road names and numbers not authorized by the Office of Street Naming and Numbering of the County of Santa Cruz, and the fire code official is prohibited.

Section ##.507.3 is amended – Fire flow.

Section 507.3 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.507.3 – Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method, Appendix B, or Appendix BB (for school buildings as scoped in BB 101.1)

Parcels not within the boundaries of a public or private water purveyor shall have a minimum water supply capable of supplying a flow of 500 gallons per minute for 20 minutes (10,000 gallons) for all new fire sprinklered (NFPA 13D) dwellings, residential additions in excess of 500 square feet, and other structures classified as a residential accessory uses such as garages, storage buildings, barns, etc..

Privately owned water that is not supplied by a licensed water purveyor shall:

1. serve no more than two dwellings and no more than 10,000 square feet of habitable dwelling space, and;
2. be provided pursuant to a recorded covenant that runs with the land if the water supply originates from another parcel. If a water purveyor supplies the water, the applicant must submit with the building plan written verification from the licensed purveyor that the water supply meets the flow requirement.

Exception: A 2% reduction will be allowed for flow supplied by approved stationary water tanks, to account for the nominal standardized capacity of such tanks.

Section ##.507.5.7 is added – Painting.

Section 507.5.7 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.507.5.7 – Painting. When required by the fire code official, fire hydrants shall be painted in accordance with NFPA 291 and Santa Cruz County Fire Prevention Officers Standards.

Section ##.509.1.2 is added – Alternate power sources.

Section 509.1.2 of Chapter 5 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.509.1.2. - Alternate power sources. All permanent installations of electrical generators, wind generators, solar photovoltaic cells, or other power sources shall be approved by the building code official. In addition to all applicable provisions of Title 24 CCR for any such installation, a sign reading:

"WARNING – This premise is provided with an Alternate Power Source. Disconnection of commercial power may not disable the electrical power source"

shall be permanently affixed. Sign shall be red in color with a minimum of ½" tall contrasting lettering and shall be permanently affixed on each electrical panel subject to back-feed from alternate power sources. Any and all power disabling switches shall be clearly labeled.

CFC Sections 903.2 through 903.2.10.2 are deleted and replaced – Automatic Sprinkler Systems.

Sections 903.2 through 903.2.10.2 of Chapter 9 of the Fire Code of Ben Lomond Fire Protection District are deleted and replaced to read as follows:

##.903.2 - Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

##.903.2.1 - New structures. An automatic fire sprinkler system shall be provided in all new occupancies as defined in Chapter 3 of the California Building Code, regardless of type of construction and/or floor area, unless otherwise pre-empted by the California Health and Safety Code. Any occupancy not specifically mentioned shall be included in the group that it most nearly resembles based on the proposed life and fire hazard:

Exceptions:

1. Private garages, carports, sheds not more than 1,000 square feet (93 m2) of total floor area shall not require fire sprinklers where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code.
2. Sheds exceeding 1,000 square feet, (93 m2) but not exceeding 3,000 square feet (278 m2) shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates that the applicant's proposal does not increase the fire hazard or fire load.
3. Agricultural buildings as defined in Appendix Chapter C, of the California Building Code having a clear unobstructed side yard exceeding 60 feet (18,280 mm) in all directions, not exceeding 25 feet (7620 mm) in height and located within an Agricultural zoned district, as defined in the Santa Cruz County Planning Code.
 - a. Not exceeding 2,000 square feet (186 m2) or as exempted by the fire chief, shall not require fire sprinklers.
 - b. Exceeding 2,000 square feet (186 m2) but not exceeding 5,000 square feet, shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates the applicant's proposal does not increase the fire hazard or fire load.
 - c. Greenhouses of non-combustible construction shall not require fire sprinklers.
4. Group B and Group M Occupancies not more than 500 square feet (46.5 m2) shall not require fire sprinklers where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code, Table 508.3.3.
5. For public school state-funded construction projects see CFC Section 903.2.19.

##.903.2.1.4 - Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing non-ambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with section 425.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code Section 13113 occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code Section 13143.6 occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).
When not used in accordance with Section 504.2 or 506.3 of the California Building Code an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

##.903.2.1.5 - Group R-3 congregate residences. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 congregate living facilities with 16 or fewer residents.

##.903.2.1.6 - Care facilities. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with 5 or fewer individuals in a single-family dwelling.

##.903.2.2 - Existing buildings and structures except for one- and two-family dwellings. An automatic sprinkler system shall be installed in existing buildings and structures, except One- and Two-Family Dwellings, after the effective date of this code, when a building permit is issued to allow additions to be made, as follows:

1. For existing buildings less than 6,000 square feet in gross floor area when an addition to the building causes the structure to exceed 6,000 square feet, the entire structure shall be provided with an automatic sprinkler system.
2. For existing buildings larger than 6,000 square feet in gross floor area when an addition is equal to or greater than 10% of the existing square footage or when extensive renovation or remodeling is done to more than 50% of the gross floor area, the entire structure shall be provided with an automatic sprinkler system.

For the purposes of this section, extensive renovation or remodeling shall be defined as any change, addition or modification in construction or occupancy or structural repair or change in primary function to an existing structure made by, on behalf of or for the use of a public accommodation or commercial facility that affects or could affect the usability of the building or facility or part thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions.

All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

Exceptions to Section ##.903.2.2 (1 and 2)

- (a) **Group A2.** An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
1. The fire area exceeds 5,000 square feet (464 m²).
 2. The fire area has an occupant load of 100 or more.
 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
 4. The structure exceeds 5,000 square feet (465 m²), contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of not less than 4-hour fire-resistance rating without openings.
- (b) **Group A-5.** Occupancies exceeding 1,000 square feet in the following areas: concession stands, retail areas, press boxes and other accessory use areas shall have an automatic sprinkler system installed.
- (c) **Assembly occupancies on roofs.** Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
Exception: Open Parking garages of Type I or Type II construction.
- (d) **Multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined occupant load of these fire areas is 300 or more.**
- (e) **Group B.** Regardless of square footage, an automatic sprinkler system shall be provided for Group B occupancies as follows:
1. **Ambulatory Care Facilities.** An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:
 - a. Four or more care recipients are incapable of self-preservation.
 - b. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Floors classified as an open parking garage are not required to be sprinklered.
 2. **Laboratories involving research and development or testing.** An automatic sprinkler system shall be installed throughout the fire areas utilized for the research and development or testing of lithium-ion or lithium metal batteries.
- (f) **Group F-1 occupancies.** An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:
1. A Group F-1 fire area exceeds 6,000 square feet (1115 m²).

2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 5,000 square feet (2230 m²).

Group F-1 Woodworking Operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet (232 m²) in area that generate finely divided combustible waste or use finely divided combustible materials. [SFM] A fire wall of less than 4-hour fire-resistance rating without openings, or any fire wall with openings, shall not be used to establish separate fire areas.

Group F-1 Distilled Spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits.

Group F-1 Upholstered Furniture or Mattresses. An automatic sprinkler system shall be provided throughout a Group F-1 fire area that exceeds 2,500 square feet (232 m²) used for the manufacture of upholstered furniture or mattresses.

- (g) Group H occupancies shall be provided with an automatic sprinkler system.
- (h) Group I occupancy fire areas shall be provided with an automatic sprinkler system.

Exceptions:

- (1) Those areas exempted by Section 407.6 of the California Building Code.
 - (2) Group I-2 occupancies, or any alterations thereto, located in Type IA construction in existence on or before March 4, 1972 as required in California Health and Safety Code Section 13113(d).
- (i) **Group I-2 occupancies.** An existing, unsprinklered Group I-2, nurses' stations open to fire-resistive exit access corridors shall be protected by an automatic sprinkler system located directly above the nurses' station. It shall be permitted to connect the automatic sprinkler system to the domestic water service.
 - (j) **Group I-3 occupancies.** Every building, or portion thereof, where inmates or persons are in custody or restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electrically supervised so that at least an audible and visual alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.
 - (k) **Group M occupancy** used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.
 - (l) **Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:
 1. A Group M fire area exceeds 12,000 square feet (1115 m²).
 2. A Group M fire area is located more than three stories above grade plane.
 3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
 4. [SFM] The structure exceeds 24,000 square feet (465 m²), contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of not less than 4-hour fire-resistance rating without openings.

- (m) Group S-1 occupancies used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet.
 - (n) Group S-1 occupancies exceeding 2,500 square feet used for the storage of upholstered furniture or mattresses shall have an automatic sprinkler system installed.
 - (o) Group S-1 fire areas exceeding 5,000 square feet used for the repair of commercial motor vehicles.
 - (p) Structures where the area for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.
 - (q) Group U occupancies exceeding 1,000 square feet shall have an automatic sprinkler system installed. Group U occupancies not exceeding 1,000 square feet are exempt where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code.
 - (r) Sheds exceeding 1,000 square feet but not exceeding 3,000 square feet shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates that the applicant's proposal does not increase the fire hazard or fire load.
 - (s) Agricultural buildings as defined in Appendix Chapter C, of the California Building Code having a clear unobstructed side yard exceeding 60 feet (18,280 mm) in all directions, not exceeding 25 feet (7620 mm) in height and located within an Agricultural zoned district, as defined in the Santa Cruz County Planning Code.
 - i. Not exceeding 2,000 square feet (186 m²) or as exempted by the fire chief, shall not require fire sprinklers.
 - ii. Exceeding 2,000 square feet (186 m²) but not exceeding 5,000 square feet, shall not require fire sprinklers at the discretion of the fire chief when the applicant demonstrates the applicant's proposal does not increase the fire hazard or fire load.
 - iii. Greenhouses of non-combustible construction shall not require fire sprinklers.
3. Any alteration and/or repair within a building that contains an automatic fire sprinkler system requires that the automatic fire sprinkler system be extended/modified to the area of proposed work, thus, creating fire sprinkler protection throughout the entire building.
4. Any change in use or occupancy creating a more hazardous fire/life safety condition, as determined by the Fire Chief, requires that the entire structure be provided with an automatic sprinkler system.
5. Any combination of addition, alteration, repair and/or change of use shall comply with Sections 903.2.11 through 903.6.

Exceptions to Section ##.903.2.2:

- (a) Seismic or Accessibility improvements.
- (b) Any exemption otherwise allowable under the Fire Code, if in the discretion of the Fire Chief, the safety of the public is not compromised.

- (c) Exterior improvements and work not requiring permits as provided in the Building Code.
- (d) Work requiring only a mechanical, electrical, plumbing and/or demolition permit.

##.903.2.3 - Existing one- and two-family dwellings. An automatic sprinkler system shall be installed in existing one- and two-family dwellings, after the effective date of this code, when a building permit is issued to allow additions to be made, as follows:

1. Any addition is made which increases the total existing square footage by 50% or more.
2. The proposed total floor area exceeds the available fire flow as specified in Section 507.1 or APPENDIX B.
3. Any addition to a one- or two-family dwelling that contains an automatic fire sprinkler system requires that the automatic fire sprinkler system be extended/modified to the area of proposed work, thus, creating fire sprinkler protection throughout the entire dwelling.

Exceptions to Section ##.903.2.3:

- (a) Additions of 500 square feet or less when the proposed total floor area does not exceed the available fire flow are exempt from fire sprinklers unless the dwelling is already protected by a fire sprinkler system.

Section ##.903.2.4 – is added – Accessory Dwelling Unit (ADU)

Section 903.2.4 of Chapter 9 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

Accessory Dwelling Unit(s). The following is included for clarification of the requirements for newly constructed accessory dwelling units. All newly constructed ADUs are required to comply with the standards for fire protection such as water supply and fire department access contained in Chapter 5 of this code.

1. Accessory Dwelling Units constructed on lots with an existing sprinklered primary residence:
 - a) Attached to main residence – fire sprinklers required.
 - b) Detached from main residence, fire sprinklers required.
2. Accessory Dwelling Units constructed on lots with an existing non-sprinklered primary residence:
 - a) Attached to main residence and is less than or equal to 50% of the existing sq-ft. of the primary residence – fire sprinklers not required.
 - b) Detached from main residence – fire sprinklers not required
3. Accessory Dwelling Units are required to comply with the standards for fire protection such as water supply and fire department access set forth in Chapter 5 of this code.
 - a) Water supply for fire protection shall be a minimum of 1,000 gpm for 60 minutes as required in §507.3 and Appendix B Table 105.1(1) of this code.
 - b) Access for new ADUs and JADUs shall be within 150 feet of all portions of the structure in accordance with §503.1.1 of this code.

Where a newly constructed accessory dwelling unit does not meet these fire protection standards, an automatic residential sprinkler system may be utilized as an alternative to items 3(a) and, or 3(b) above.

Section ##.903.3.1.3 is amended – NFPA 13D sprinkler systems.

Section 903.3.1.3 of Chapter 9 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.903.3.1.3 - NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses, non-habitable structures classified as accessory to a residential use and not intended for commercial usage or mercantile, shall be permitted to be installed throughout in accordance with NFPA 13D and installation guidelines as promulgated by the Santa Cruz County Fire Chiefs Association.

Section ##.903.3.7 is amended – Fire department connections.

Section 903.3.7 of Chapter 9 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.903.3.7 - Fire department connections. Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Buildings equipped with a fire sprinkler system in accordance with this chapter shall have a fire department connection located within 100 feet (183m). The location of the fire department connections shall be approved by the fire code official.

Exception: Single- and two-family dwellings protected by a fire sprinkler system in accordance with Section 903.3.1.3.

Section ##.3905.1.3 is amended – Operation

Section 3905.1.3 of Chapter 39 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.3905.1.3 – Operation. Activation of the gas detection system shall result in all of the following:

1. Initiation of distinct audible and visual alarm signals in extraction room.
2. Deactivation of all heating systems located in the extraction room.
3. Activation of the mechanical ventilation system, where the system is interlocked with gas detection.
4. De-energize all light switches and electrical outlets.
5. For detection levels at or exceeding 25% of the LEL/LFL shall result in the activation of the building's fire alarm system.

Section ##.5303.5.3 is amended – Securing compressed gas containers, cylinders and tanks.

Section 5303.5.3 of Chapter 53 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.5303.5.3 - Securing compressed gas containers, cylinders and tanks. Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods:

1. Securing containers, cylinders and tanks to a fixed object with ~~one~~ two or more non-combustible restraints. The object used to anchor the restraint shall be capable of withstanding the anticipated load(s) imposed. Anchor(s) shall be attached to a structural framing member or similar.
2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks.
3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in seller's warehouses not accessible to the public. Nesting shall be allowed provided the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress.
4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.

Exception: Compressed gas containers, cylinders and tanks in the process of examination, filling, transport or servicing.

CHAPTER 56 is amended - EXPLOSIVES AND FIREWORKS.

Chapter 56 of the Fire Code of the Ben Lomond Fire Protection District is amended to read as follows:

##.5601.1.3 – Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the County of Santa Cruz.

Exception: The use of fireworks for fireworks displays, pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

##.5601.2 – Permit required. Permits shall be required as set forth in 105.5 and regulated in accordance with this section. Permits for explosives as contained within this chapter, with the exception of display fireworks, shall be obtained by the Law Enforcement Agency of Jurisdiction.

##.5601.2.2 - Sale and retail display. Persons shall not construct a retail display nor offer for sale explosives, explosive materials or fireworks on highways, sidewalks, public property or in Group A or E occupancies, within Santa Cruz County.

CHAPTER 90 is added – SUPPRESSION AND CONTROL OF FIRE IN WILDFIRE RISK AREAS.

Chapter 90 of the Fire Code of the Ben Lomond Fire Protection District is added to read as follows:

##.9001 - SCOPE. The unrestricted use of grass-, grain-, brush- or forest-covered land in wildfire risk areas is a potential menace to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire which might be caused by recreational, residential, commercial, industrial or other activities shall be in accordance with Chapter 90.

##.9002 - RESTRICTED ENTRY. The fire code official shall determine and publicly announce when wildfire risk areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of wildfire risk areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the wildfire risk area is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within wildfire risk areas and their invitees and guests going to or being upon their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

##.9003 - TRESPASSING ON POSTED PROPERTY.

##.9003.1 - General. When the fire code official determines that a specific area within a wildfire risk area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

##.9003.2 - Signs. Approved signs prohibiting entry by unauthorized persons and referring to §9002 shall be placed on every closed area.

##.9003.3 - Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state and federal public officers and their authorized agents acting in the course of duty.

##.9004 - USE OF FIRE ROADS AND FIREBREAKS. Motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire roads or firebreaks beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner which obstructs the entrance to a fire road or firebreak.

Exception: Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or firebreaks unless located 16 feet (4877 mm) or more above such fire road or firebreak.

##.9005 - USE OF MOTORCYCLES, MOTOR SCOOTERS AND MOTOR VEHICLES. Motorcycles, motor scooters and motor vehicles shall not be operated within wildfire risk areas, without a permit by the fire code official, except upon clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

##.9006 - LIABILITY FOR DAMAGE. The expenses of fighting fires which result from a violation of this chapter shall be a charge against the person whose violation caused the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the fire code official in the same manner as in the case of an obligation under a contract, expressed or implied.

PART 3

The geographic limits referred to in certain sections of the Fire Code of the Ben Lomond Fire Protection District are hereby established as follows:

Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited. The limits referred to in Sections 5704.2.9.6.1 and 5706.2.4.4 of the Fire Code of the County of Santa Cruz in which the storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is restricted are hereby established as the incorporated area of the political boundary of the Ben Lomond Fire Protection District.

Exceptions: Such use is allowed in the following zoning districts:

1. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in A or A-1 Zones;
2. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in M-1, M-2 or M-3 Zones;
3. The storage of Class I flammable liquids or Class II combustible liquids in aboveground tanks outside of buildings is allowed in NR Zones.

Establishment of limits of districts in which storage of flammable cryogenic fluids in stationary containers is to be prohibited. The limits referred to in Section 5806.2 of the Fire Code of the Ben Lomond Fire Protection District in which storage of flammable cryogenic fluids in stationary containers is prohibited are hereby established as the political boundary of the County of Santa Cruz.

Exceptions:

1. The storage of flammable cryogenic fluids in stationary containers is allowed in an M-2 Zone with a Conditional Use Permit issued by the Planning Department.
2. The storage of flammable cryogenic fluids in stationary containers is allowed in an M-3 Zone.

Establishment of limits for storage of Liquefied Petroleum Gas. The limits referred to in Section 6104.2 of the Fire Code of the County of Santa Cruz are hereby limited to a maximum of 2,000 gallons water capacity within the political boundary of the County of Santa Cruz.

PART 4

Ordinance No. 2025-02 of the Ben Lomond Fire Protection District entitled "2025 Fire Code", and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

PART 5

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Directors of the Ben Lomond Fire Protection District hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

PART 6

That nothing in this ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Part 4 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

PART 7

That the Clerk of the Board is hereby ordered and directed to cause a notice of this ordinance to be published in a newspaper in general circulation in accordance with Section 6066 of the California Government Code.

PART 8

That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2026 pursuant to Health and Safety Code Section 18941.5. This Ordinance shall remain in full force and effect until a subsequent superseding ordinance becomes effective.

PASSED AND ADOPTED this XXth day of Month, Year, by the Board of Directors of the Ben Lomond Fire Protection District by the following vote:

YES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

Chairperson of the Ben Lomond Fire Protection District Board of Directors

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:

District Council

DISTRIBUTION: Board of Supervisors

RATIFIED _____

DENIED _____

MODIFIED _____

this _____ day of _____, 2025, by the Board of Supervisors of the County of Santa Cruz
by the following vote:

AYES: _____ SUPERVISORS

NOES: _____ SUPERVISORS

ABSENT: _____ SUPERVISORS

ABSTAIN: _____ SUPERVISORS

Chairperson of the Board of Supervisors

ATTEST:

Clerk of the Board

DISTRIBUTION: County Administrative Office
County Counsel
Planning Department
General Services Department/O.E.S.
State of California Housing & Community Development
Office of the California State Fire Marshal

DRAFT 09/05/2025