

2.20 Wildfire

	Potentially Significant Impact	Less-than-Significant with Mitigation	Less-than-Significant Impact	No Impact
If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.20.1 Environmental Setting

2.20.1.1 Existing Conditions

The California Department of Forestry and Fire Protection (CAL FIRE) has designated Fire Hazard Severity Zones (FHSZs) statewide to help identify areas of moderate, high, and very high fire risk. Some FHSZs are designated as State Responsibility Areas (SRAs), areas in which CAL FIRE is responsible for wildland fire prevention and management. Other areas are designated as Local Responsibility Areas (LRAs), areas in which local fire departments are responsible for wildland fire prevention and management (CAL FIRE 2007). The 2018 California State Hazard Mitigation Plan states that Very High FHSZs are generally located in landscapes with numerous features that are known to elevate fire risk, such as steep slopes and a high density of dry vegetation (OES 2018). Areas that experience wildfires also have an increased susceptibility to secondary affects after wildfires, such as landslides on steep, devegetated slopes. The Project area is very close to the San Francisco Bay, on flat or nearly flat terrain. In relation to wildfire risk, the Project area is approximately 4 miles west of the nearest Very High FHSZ in an LRA and approximately 7 miles west of the nearest Very High FHSZ in an SRA (CAL FIRE 2018).

2.20.1.2 Regulatory Setting

Federal

Disaster Mitigation Act of 2000

The Disaster Mitigation Act of 2000 provides the legal basis for FEMA’s mitigation planning requirements for State, local, and tribal governments as a precursor to mitigation grant assistance. The Disaster Mitigation Act of 2000 requires that local governments prepare a Local Hazard Mitigation Plan, which must be reviewed by the State Mitigation Officer, approved by FEMA, and renewed every 5 years. The plan must

include a planning process, a risk assessment, a mitigation strategy, plan maintenance, and updating procedures to identify the natural hazards, risks, and vulnerabilities of the area under the jurisdiction of the government. Natural hazards include earthquakes, tsunamis, tornadoes, hurricanes, flooding, and wildfires.

State

California Department of Forestry and Fire Protection

CAL FIRE protects the people of California from fires, responds to emergencies, and protects and enhances forest, range, and watershed values, providing social, economic, and environmental benefits to rural and urban citizens. CAL FIRE's firefighters, fire engines, and aircraft respond to an average of more than 5,400 wildland fires each year (CAL FIRE 2016).

The Office of the State Fire Marshal supports CAL FIRE's mission by focusing on fire prevention, providing support through a wide variety of fire-safety responsibilities, including:

- Regulating buildings in which people live, congregate, or are confined;
- Controlling substances and products that may, in and of themselves, or by their misuse, cause injuries, death, and destruction by fire;
- Providing statewide direction for fire prevention in wildland areas;
- Regulating hazardous liquid pipelines;
- Reviewing regulations and building standards; and
- Providing training and education in fire protection methods and responsibilities.

2018 Strategic Fire Plan for California

The 2018 Strategic Fire Plan for California (CAL FIRE 2018) is a cooperative effort between CAL FIRE and the Board of Forestry and Fire Protection (Board). The Board has adopted fire plans since the 1930s and periodically updates them to reflect current and anticipated needs. Over time, as the environmental, social, and economic landscape of California's wildlands changed, the Board evolved the Strategic Fire Plan to better respond to these changes and provide the CAL FIRE with appropriate guidance "...for adequate statewide fire protection of State responsibility areas" (PRC 4130). In 2018, the Board adopted a strategic fire plan to update and address fire concerns in California.

Reflecting a society that must be more aware of and responsive to the benefits and threats of wildland fire, the 2018 plan calls for a more fire-resistant natural environment, with buildings and infrastructure that are also more fire resistant, all achieved through local, State, federal, tribal, and private partnerships. The goals that are critical to achieving the 2018 plan's vision revolve around fire prevention, natural resource management, and fire suppression efforts, as broadly construed. Major components include:

- Improving the availability and use of consistent, shared information about hazard and risk assessment;
- Promoting the role of local planning processes, including general plans, new development, and existing developments, and recognizing individual landowner/homeowner responsibilities;
- Fostering a shared vision among communities and multiple fire protection jurisdictions, including county-based and community-based plans, such as Community Wildfire Protection Plans;
- Increasing awareness and actions to improve fire resistance of man-made assets at risk and fire resilience of wildland environments through natural resource management;

- Integrating implementation of fire and vegetative fuels management practices consistent with the priorities of landowners or managers;
- Determining and seeking the needed level of resources for fire prevention, natural resource management, fire suppression, and related services; and
- Implementing needed assessments and actions for post-fire protection and recovery.

Fire Hazard Severity Zones: PRC Sections 4201–4204

In 1965, PRC Sections 4201–4204 and Government Code Sections 51175–51189 directed CAL FIRE to map areas of significant fire hazards, based on fuels, terrain, weather, and other relevant factors. The FHSZs define the application of various mitigation strategies to reduce risks associated with wildland fires (State of California 1965).

Senate Bill 1241

In 2012, SB 1241 added Section 66474.02 to Title 7, Division 2, of the California Government Code, commonly known as the Subdivision Map Act. The statute prohibits the subdivision of parcels that are designated as very high FHSZs or located in an SRA, unless certain findings are made prior to approval of the tentative map. The statute requires that a city or county planning commission make three new findings regarding fire hazard safety before approving a subdivision proposal. In brief, the three findings require that (1) the design and location of the subdivision and its lots are consistent with defensible space regulations found in PRC Section 4290–91, (2) structural fire protection services will be available for the subdivision through a publicly funded entity, and (3) ingress and egress road standards for fire equipment are met per any applicable local ordinance and PRC Section 4290.

Fire Safe Development Regulations

The Fire Safe Development Regulations section of the 2018 plan implements PRC Section 4290 and stipulates minimum requirements for building construction in SRAs. These regulations address ingress and egress (e.g., road widths, turnouts, etc.), building and street sign visibility, emergency water standards, and fuel modification. In June 2012, the Board and CAL FIRE formed a workgroup to revise the Fire Safe Development Regulations. The workgroup made the first significant changes to the regulations since they were initially effective in 1991 and identified future areas of study. Changes to the regulations were effective January 1, 2016. This workgroup was re-engaged in 2017 to align the update timeline for the Fire Safe Development Regulations with the triennial California Fire Code cycle. The workgroup has been reviewing the existing regulations, based on feedback received from the 2016 updates, to reduce inconsistencies and improve clarity. These changes are anticipated to be effective with the 2020 California Fire Code on January 1, 2020.

California Building Code and Fire Code

CCR Title 24 is a compilation of building standards, including fire safety standards for residential and commercial buildings. The California Building Code standards serve as the basis for the design and construction of buildings in California; the California Fire Code is a component of the California Building Code. Typical fire safety requirements of the California Fire Code include the installation of sprinklers in all high-rise buildings, the establishment of fire resistance standards for fire doors, building materials, and particular types of construction, and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas. The California Fire Code applies to all occupancies in California, except where more stringent standards have been adopted by local agencies.

Regional and Local

City of Oakland General Plan Safety Element

The Safety Element includes the following policies relevant to the Project, and wildfire risk (City of Oakland 2012).

- **Policy PS-1:** Maintain and enhance the city's capacity to prepare for, mitigate, respond to and recover from disasters and emergencies.
- **Policy FI-1:** Maintain and enhance the city's capacity for emergency response, fire prevention and fire-fighting.
- **Policy FI-2:** Continue, enhance or implement programs that seek to reduce the risk of structural fires.
- **Policy FI-3:** Prioritize the reduction of the wildfire hazard, with an emphasis on prevention.

Alameda County Emergency Operations Plan

The Alameda County EOP establishes policies and procedures that define how the county will prepare for, respond to, and mitigate against natural or human-caused disasters, including wildfires. The Alameda County EOP was developed in cooperation with multiple cities in the county, including Oakland. The EOP has the flexibility to be used for all emergencies and will facilitate response and recovery activities in an efficient and effective way. Wildfires are common in the Bay Area, especially in the hills. The EOP assumes that emergency situations will primarily be handled locally within their jurisdiction. In the event that disaster relief requirements exceed the County's ability to meet them, mutual aid shall be requested (Alameda County 2012).

City of Oakland 2016–2021 Local Hazard Mitigation Plan

The City of Oakland 2016–2021 Local Hazard Mitigation Plan was adopted by the City on June 7, 2016. It was prepared to guide hazard mitigation planning to protect the people and property in Oakland from natural disasters and hazard events, including wildfires. Wildfire Mitigation Strategies include:

- Wildfire Prevention Assessment District Re-authorization
- Reliable Water Supply during Fires
- Defensible Space Vegetation Program to Manage Wildfire hazards; Preparation of a Vegetation Management Plan
- Continuity of Operations Emergency Planning
- Emergency Notification Systems
- Implement Energy Assurance Plan
- Amend Oakland Planning Code to Adopt a "Fire-safe Combining Zone" for future construction
- Assessment and Retrofit of Critical Facilities and Infrastructure/Infrastructure Operators (City of Oakland 2016)

City of Oakland Municipal Code – Oakland Fire Code

The Oakland Fire Code, Chapter 15.12, was last updated and amended in 2019. Chapter 49 establishes a wildland-urban interface in the city of Oakland, which is a designation for a very high FHSZ. This chapter

also establishes hazardous vegetation management and field management and specifies that vegetation must be controlled to reduce fire hazards.

City of Oakland Standard Conditions of Approval

As stated in Section 1.7.2, *Permits/Approvals*, the Oakland SCA includes conditions of approval for projects. The following SCAs (summarized below) are relevant because Project construction requires ground disturbance and a grading permit.

45. Fire Safety Phasing Plan. If a project is constructed in phases and the furthest structure is over 150' from the nearest fire hydrant, the project application is required to submit a Fire Safety Phasing Plan for City review and approval. It must include all fire safety features and emergency vehicle access incorporated into each phase of the project and the schedule for implementation.

2.20.2 Discussion of Potential Impacts

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

As described in Section 2.92 in *Hazards and Hazardous Materials*, implementation of the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Thus, the impact on emergency response would be less than significant.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks of, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The Project is not located within or near a FHSZ within an SRA or LRA. In addition, the Project involves construction of bicycle and pedestrian facilities, including a parking lot for bicyclists and pedestrians to park their cars. Accordingly, there would be no residential occupants. Furthermore, the Project does not include any components that would exacerbate wildfire risks. Therefore, there would be no impact.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts on the environment?

The Project would not include or require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts on the environment. Therefore, there would be no impact.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Because the nearest Very High FHSZ to the Project area is approximately 4 miles away, it is unlikely that Project structures would be exposed to downstream flooding or landslides resulting from post-fire slope instability or drainage changes. In addition, the Project area is completely developed. The topography is generally flat, with elevations ranging between 8 and 17 feet above mean sea level. Therefore, there would be no impact.

2.20.3 Mitigation Measures

No mitigation measures are required.