"EXHIBIT A" to Resolution 13-2023
CAMBRIA COMMUNITY SERVICES DISTRICT FIRE DEPARTMENT
2022 CALIFORNIA FIRE CODE FINDINGS

Pursuant to Sections 13869.7, 17958.7 and 18941.5 of the California Health and Safety Code, the report contained herein shall be facts and the findings document to support proposed Cambria Community Services District Ordinance No. 01-2023. Under said ordinance, specific amendments have been established which are more restrictive in nature than those sections adopted by the State of California and contained in Title 24 of the California Code of Regulations.

The amendments to the 2022 edition of the California Fire Code (which is part of the California Code of Regulations/California Buildings and Standards Code, Title 24, Part 9), and the 2021 edition of the International Wildland Urban Interface Code will apply to the Cambria Community Services District. The amendments address the unique fire problems, concerns, and future directions, by which this District can establish and maintain an environment which will deliver an adequate level of fire and life safety protection to its citizens and visitors.

Under the provisions of Sections 13869.7, 17958.7 and 18941.5 of the Health and Safety Code, local amendments shall be based on climatic, geographical, or topographical conditions. The findings contained herein shall address each of these situations and shall present the local situation, which, either singularly or in combination, cause the need for the amendments to be adopted.

CAMBRIA COMMUNITY PROFILE

In 1866, the Town of Cambria was established. Cambria encompasses an area of approximately 5 square miles, with a residential population of approximately 6,500. The physical location of Cambria is 1 mile north of Highway 46 West on California Highway 1 and immediately south of San Simeon Creek Road and California Highway 1, immediately adjacent to the Pacific Ocean. The majority of Cambria contains single-family residential housing, two distinct business areas, numerous hotels, motels and bed and breakfasts, as well as an elementary school, a middle school and a high school, and a small commercial business area. Housing areas are spread across Cambria at elevations ranging from 10 to 600 feet above sea level.

Traversing through Cambria is California State Highway 1 and the Pacific Ocean to the West. Another unique factor that can create a barrier is the possibility of an earthquake collapsing the Santa Rosa Creek bridges and San Simeon Creek Bridge, which would restrict access for emergency equipment.

Based on this profile of Cambria, the Cambria Community Services District Fire Department (CCSDFD) established certain requirements to increase the level of fire safety to the citizens and visitors of Cambria, as well as the buildings and property within its boundaries. The following points are factors which cause concern to the CCSDFD and are herein established and submitted as the findings:

1. CLIMATIC

The climate and weather patterns within Cambria are considered to be directly affected by the onshore winds from the Pacific Ocean, located immediately to the West. Normal rainfall

averages 20-25 inches annually. During the winter rainy periods Cambria has the potential to experience flooding. The West business district flooded several years ago, interrupting emergency service response to this area and other parts of the community. During these flooding events it would be imperative that the community has automatic fire suppression systems to extinguish or control a fire to which the CCSDFD has a delayed response. During the summer and fall months, temperatures average approximately 68 degrees and can exceed 80 degrees for a period of days. Dry winds can remove the moisture from vegetation. Cambria has also experienced periods of drought which push fuel moisture levels to significantly low levels for long periods of time. It is well documented that coastal fuel models do not respond well to long periods of drought and low fuel moisture. Secondary to recent drought activity, it is estimated that there exists a greater than 60 percent tree mortality rate in the Cambria Pine Forest. During late summer and fall, winds can move a fire quickly across the hills and/or through residential and commercial areas of Cambria.

Because of weather patterns and limited water sources Cambria (like few other California communities) has long established and participated in water conservation programs to prevent water rationing. During some years water rationing and limitations on water use has been instituted and required. Water availability may be further limited in the future due to limited storage Capacity and increased consumption, as well as the climatic conditions which further impact the already minimal annual rainfall. Cambria's present water storage capacity is adequate for response to a single structure fire. Cambria experiences periods of low humidity, high temperature and winds each year. The age of the Cambria Pine Forest combined with diseases such as Pine Pitch Canker and infestations from Bark Beetle, create an environment where catastrophic wildland and resultant structural fires can occur. These conditions can create a situation where the Fire Department would commit limited resources to attempt to control and extinguish fire(s). The coastal fuel model types that are prevalent in and around Cambria are GR-6, GR-7, and TU-5. As mentioned above, these fuel model types have a scientific history of poor recovery from drought or low humidity and warm, dry wind conditions. In these known fuel types, it is well documented and observed that flying brands or burning embers from any fire can and will ignite many new fires. Since this is an obvious risk to our community, we must embrace ignition resistant exterior building construction features that protect the occupants as well as the surrounding wildland urban interface and intermix areas from this ever-present fire threat. These climatic conditions set the stage for potentially disastrous wildfire occurrences and threaten the public safety of the community. Cambria has not experienced a significant wildfire in over 130 years. While sound management of the water resources is possible, actual demands on our water supply have and will most assuredly increase.

2. GEOLOGICAL

The geologic features offered by Cambria give residents and visitors alike great scenic appeal. The coastline along the Pacific Ocean is emerging and is a rocky coast. The area in and around Cambria has considerable evidence of prior seismic activity. During the last several years earthquakes centered in Parkfield, San Simeon and Templeton have caused significant seismic activity within Cambria. Several active faults are located to the East of Cambria and could result in damage occurring to the community. The disruption of streets and roadways due to seismic damage could delay the arrival of emergency fire response and allow fires to quickly escalate beyond the fire department's ability to suppress them. The

installation of automatic fire suppression systems will allow the ability for the system to take action prior to the fire department's arrival. The potential for severe damage does exist for the entire built environment in the community but respective distances to such faults may limit damage in new construction where damage to older existing structures could be serious.

Although the CCSDFD and water system in Cambria are currently rated Class-4/4x by the Insurance Services Offices (ISO) it is possible that major fire flow requirements could be disrupted and automatic fire suppression systems requiring much less water would be the only means of extinguishment. Recent improvements to the community's water storage system have occurred; however, our community remains below current acceptable standards for the required amount for fire protection. The Cambria Community Services District (CCSD) is currently working toward a multi-year plan to improve the community water storage shortfall. Until a more reliable and permanent supplemental water supply is secured, Cambria is in and will remain in a water shortage emergency.

The potential for earthquakes influences fire protection planning. A major seismic event would create a community-wide demand on fire protection services, which would be beyond the response capability of the fire department. Near shore and long-distance Tsunami's can and would flood and damage large sections of Cambria. During flooding events it is well documented that building and other fires can and often do occur. This potential problem can be partially mitigated by requiring initial fire control through the installation of automatic fire protection systems. Extinguishing systems are instrumental in controlling or extinguishing fires in buildings in the event the water system is operating and undamaged by the seismic event. This increases the availability of firefighting resources to handle other emergencies during and after seismic events.

The geological layout of Cambria's hillside areas creates hazardous conditions should a storm or earthquake cause trees to fall and block roadways making access difficult or impossible until properly cleared. Landslides also frequently occur which can block ingress and egress. These conditions have occurred in the past and will happen again.

3. TOPOGRAPHIC

The topographic element of this report is associated closely with the geological element noted above. While the geological features create the topographic conditions, the areas of findings in this Section are a result of the construction and design of Cambria.

As the tourism activity in Cambria increases and parking lots fill with customers, delivery vehicles tend to double-park and add to congestion, which increases response times for emergency equipment. Most of the roadway system in Cambria is below current access standards and pose challenges for responding emergency vehicles. Vegetation grows near or over the roadways' edge and are prone to erosion, landslides, and blockages by falling trees. These conditions have impacted the timely delivery of emergency fire response to the community. Local residents and visitors parking on or adjacent to already sub-standard streets create access problems and blockages for fire and emergency services. The requirement for automatic fire suppression systems, defensible space, ignition resistant exterior construction features and improved fire access would support the fire and life safety response.

California Highway 1 completely traverses Cambria, creating a potential "barrier" to emergency response teams. All roads must pass over Highway 1, which could be sensitive to collapse in the event of an earthquake. In this instance, Cambria could be physically divided.

The value of the land in Cambria is near the top in the County. Maximum usage of the land is important to property owners, investors and developers. The most effective method of achieving this is to allow large homes on small lots with Pine trees and vegetation all around the structures. In numerous cases property is very sparingly cleared and a single residential dwelling is built in its place.

The town of Cambria is currently designated by Cal Fire's updated 2022 Fire Hazard Severity Zones mapping system as Very High as it relates to wildland fire hazard probabilities. The rural nature of the town and the fact that a significant wildland fire has not occurred here in over 133 years places the community and visitors at significant risk. Narrow roads and steep hillsides increase response times and delay fire suppression efforts. The accumulation of combustible trees, dead vegetation, brush and grass create significant hazards and pose a severe burden on emergency response by the fire department. The potential for multiple fires would quickly overtax the CCSDFD ability to adequately provide service. The hillside location of homes, and the grouping together of numerous homes in a small area, also creates service delivery problems for the department. Fires occurring in these homes have a greater potential to spread to the wildland and therefore would expose additional structures to loss by fire.

The physical isolation of the town of Cambria places neighboring fire departments significant distances away. When fire mutual aid is needed, the 30-minute average response time for neighboring jurisdictions to arrive from the East and South allows a significant amount of time for fires to grow and exceed the resource capability of the responding adjacent fire equipment. Therefore, requirements for built-in fire protection, defensible space, fuel reduction, ignition resistant exterior building features and improved access would significantly improve the fire and life safety for the residents and visitors of Cambria.

STATEMENT OF THE PROBLEM

The CCSDFD is charged with the task of providing a reasonable degree of fire and life safety protection to the citizens and visitors to our town. The continued development and growth of Cambria, as it relates to the delivery of fire protection, are of major concern if we are to continue to provide even a minimum level of fire protection to our community.

These findings address the problem of community growth and cost of fire control while offering an alternative approach to the continually growing demand for publicly funded fire protection services.

A report by the Institute for Local Self-Government entitled "Alternative to Traditional Public Safety Delivery Systems," finds that a fire chief must move toward built-in private fire protection equipment and systems if they are to control the fire department's operational budget, and adequately address the community fire protection problem.

This study, using guidelines from the Institute for Local Self-Government and the National Fire Protection Association, proposed that the fire department control fires in all new structures built within their jurisdiction. This could be accomplished by using an established emergency response assignment that will not create a deficiency in the fire protection services currently offered to the already established community.

The CCSDFD's emergency response assignment varies, depending on Reserve Firefighter availability and FEMA SFAER grant funded Firefighters. Most Fire Departments, within San Luis Obispo County, consider three engine companies, a truck company, an EMS unit (paramedics), breathing support unit and a Chief Officer to be a minimum emergency response assignment for a single-family structure fire.

The CCSDFD's current daily staffing, for immediate emergency response, includes three-to-four personnel on a single Engine Company, a Fire Chief during daily business hours, and an Automatic Aid response of a three-to-four-person Engine Company from CAL Fire/San Luis Obispo County Fire Station 10 (when available). Other agency resources within San Luis Obispo County are also available for mutual aid response, however, there is a significant time delay due to Cambria's isolation from these additional resources. It then seems only reasonable that new structures constructed or added onto, in Cambria, be protected by built-in fire protection systems. The criteria for controlling the cost of fire protection in the CCSD is to cause (by ordinance) new structures, regardless of type of construction or occupancy, to be equipped with automatic fire sprinklers.

The amending and adoption of the 2022 California Fire Code, and the 2021 International Wildland Urban Interface Code, will help provide an increased level of protection from fire to the public. The adoption of these Codes, together with the amendments, provides a reasonable and established means of adequately protecting life, the environment and property in Cambria.

These findings and future fire code provisions of the same kind reduce the need for large additions to publicly funded fire protection and allow the CCSD to grow with reasonable expansion of the CCSDFD. They also place fire protection and prevention in the community where the benefit can be realized much quicker and with greater benefit.

While smoke detectors are intended to provide an early warning that allows occupants to escape or defend themselves from the hazard of fire, automatic sprinklers are meant to control or extinguish a developing fire and to enable occupants to better escape. Automatic sprinklers are designed to respond quickly to suppress a fire early in the fire's development stages. This will allow for the suppression or extinguishment of a fire, and still leave a breathable atmosphere for occupants to safely exit the building. Automatic fire sprinklers can also contain the fire to the building of origin, and therefore potentially keep the fire from spreading to the exterior wildland environment.

Based on these findings, Ordinance No. 01-2023 will provide effective protection of the residents, the environment, as well as property, and help reduce the ravages of fire.

It should also be noted these findings are only a part of the total CCSD master fire protection plan. This may be one of the single most important elements toward the progressive improvement of the delivery of fire and life safety/protection services.

While the adoption of stringent regulations may not prevent all incidents of fire or deaths from fire, the implementation of the various codes and/or requirements will reduce the severity and potential for the loss of life, damage to the environment and property damage in our community.

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