

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY**

DEPT: Office of Emergency Services/Fire Warden

BOARD AGENDA: 4.B.5
AGENDA DATE: January 13, 2026

SUBJECT:

Approval to Ratify Hughson Fire Protection District Ordinance Adopting and Amending the 2025 California Fire Code

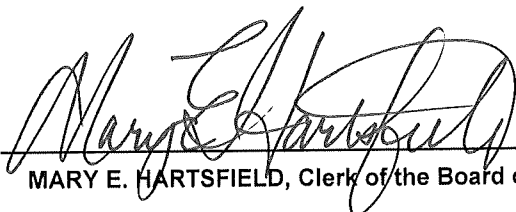
BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2026-0018

On motion of Supervisor B. Condit Seconded by Supervisor Withrow
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

- 1) X Approved as recommended
2) _____ Denied
3) _____ Approved as amended
4) _____ Other:

MOTION:

ATTEST: 
MARY E. HARTSFIELD, Clerk of the Board of Supervisors

File No. DF-04-A-13

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM

DEPT: Office of Emergency Services/Fire Warden

BOARD AGENDA:4.B.5

AGENDA DATE: January 13, 2026

CONSENT: ☒

CEO CONCURRENCE: YES

4/5 Vote Required: No

SUBJECT:

Approval to Ratify Hughson Fire Protection District Ordinance Adopting and Amending the 2025 California Fire Code

STAFF RECOMMENDATION:

1. Ratify ordinance passed by Hughson Fire Protection District adopting and amending the 2025 California Fire Code.
2. Authorize the Stanislaus County Fire Warden's Office to file a copy of the finding with the California Department of Housing and Community Development as prescribed by Health and Safety Code (§13869.7 (c)).

DISCUSSION:

The California Fire Code is the primary code used to regulate and enforce fire safety standards in California. Every three years, as part of the California Building Standards Code, the State of California amends the International Fire Code and adopts it as the California Fire Code. The State most recently adopted revisions to the California Fire Code on July 1, 2025, which go into effect on January 1, 2026. The attached ordinance adopts and amends the 2025 California Fire Code for the Hughson Fire Protection District to address local conditions.

Once adopted, the ordinance must be transmitted to the County where the ordinance will apply. The County Board of Supervisors may ratify, modify, or deny an adopted ordinance and transmit its determination to the district within 15 days of the determination. After ratification, the County is required to file a copy with the California Department of Housing and Community Development.

The ordinance, which has been approved by the governing board of the Hughson Fire Protection District, primarily consists of changes to the formatting and numbers of codes and is consistent with the proposed changes to the Stanislaus County Fire Code scheduled for a public hearing to be adopted on February 3, 2026.

The ordinance, once ratified by the Board of Supervisors, will update the Hughson Fire Protection District regulations for the enforcement of the State Fire Code and amendments within their jurisdiction of the County.

POLICY ISSUE:

Health and Safety Code (HSC) Section 13869.7(c) requires the fire protection district to transmit the adopted ordinance to the county where the ordinance will apply for

ratification. No ordinance adopted by the district shall be effective until ratified by the county where the ordinance will apply. Upon ratification of an adopted ordinance, the county is required to file a copy of the findings of the district, and any findings of the county, together with the adopted ordinance expressly marked and identified to which each finding refers, with the Department of Housing and Community Development.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

BOARD OF SUPERVISORS' PRIORITY:

Approval of the ordinance supports the Board of Supervisors' priority of *Supporting a Strong and Safe Community* by ensuring local fire districts are in compliance with the California Fire Code.

STAFFING IMPACT:

Existing County Fire Warden staff will file a copy of the findings with the California Department of Housing and Community Development. There are no additional staffing impacts associated with this item.

CONTACT PERSON:

Erik Klevmyr, Fire Warden
Matthew Jenkins, Fire Marshal

(209) 552-3600
(209) 552-3700

ATTACHMENT(S):

1. Hughson Fire 2025 Code

HUGHSON FIRE PROTECTION DISTRICT
ORDINANCE NO. 2025-01

ORDINANCE FOR ADOPTION OF THE 2025 CALIFORNIA FIRE CODE AND PROVIDING
MODIFICATIONS THEREOF

An ordinance of the Hughson 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 Hughson Fire Protection District; providing for the issuance of permits and collection of fees therefore; repealing Ordinance No. 2022-01 of the Hughson Fire Protection District and all other ordinances and parts of the ordinances in conflict therewith.

Findings and Adoption of the 2025 California Fire Code

The Board of the Hughson Fire Protection District hereby finds and determines:

1. That the International Code Council is a private organization, which has been in existence for at least fifteen (15) years. That the California Fire Code, 2025 Edition, and 2025 California Fire Code Standards, published by said organization, are nationally recognized compilation of proposed rules, regulations, and standards of said organization;
2. That said 2025 California Fire Code and Fire Code Standards have been printed and published as a code in book form within the meaning of Section 50022.2 et seq., of the Government Code;
3. That one (1) copy of the 2025 California Fire Code and one (1) copy of the International Fire Code Standards, certified by the Clerk to be true copies, have been filed for use and examination by the public in the office of the Clerk;
4. That the sections of said 2025 California Fire Code and California Fire Code Standards may be referred to by the number used in said published compilation, preceded by the words "California Fire Code Section," or "Fire Code Section"
5. That the additional requirements and standards established herein are needed to properly protect the health, safety, and welfare of the existing and future residents and workers of the Hughson Fire Protection District;
6. Said requirements and standards are reasonably necessary because of local climatic, geological, and topographical conditions, and comply with existing state laws and regulations;
7. Amendment of the 2025 California Fire Code is necessary so as to provide more stringent standards for fire extinguishing systems, fire hazard and hazardous materials controls as necessary to serve the public interest by reducing the risk to life and property of the citizens of Hughson Fire Protection District because of the following local conditions:

Summer weather conditions are very dry, hot, and windy causing ordinary combustibles to be easily ignited and fires to be fast spreading;

Very dense fog conditions occur in winter. Reduced visibility causes delays in fire response;

Fire response is delayed by railroad tracks.

THEREFORE, for the above reasons taken individually and cumulatively and in accordance with the authority granted in Sections 17958.5 and 17958.7 of the California Health and Safety Code, the Board of the Hughson Fire Protection District expressly finds there are local climatic and

topographical conditions that make the increased fire protection requirements set forth in this ordinance reasonably necessary.

The Board of Directors of the Hughson Fire Protection District does ordain as follows:

Section 1. That a certain document, one (1) copy of which is on file in the office of the Stanislaus County Fire Prevention Division, 1010 Tenth Street Place, Modesto California, being marked and designated as the California Fire Code, 2025 edition, including Appendix Chapter 4, Appendices B,BB,C,CC,D, F, I, K and Division II Scope and Administration as published by the International Code Council, be and is hereby adopted as the Fire Code of the Hughson 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 therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Hughson Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertion, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. That the following sections of the 2025 California Fire Code are hereby revised:

Title

Section 101.1 Title these regulations shall be known as the Fire Code of Hughson Fire Protection District hereinafter referred to as "this code".

Board of Appeals

Section 112.1 of the 2025 California Fire Code is hereby amended to read as follows:

The applicant may appeal the decision of the Chief to the Hughson Fire Protection District within thirty (30) days from the date of the decision being appealed whenever the Chief:

1. Disapproves an application for use of alternate materials, methods and/or types of construction,
2. Disapproves an application for permit or refuses to grant a permit applied for,
3. When it is claimed that the provisions of the code do not apply, or
4. That the true intent and meaning of the code have been misconstrued or wrongly interpreted.

Compliance with Orders and Notices

Section 113.3.2.1 of the 2025 California Fire Code is hereby added as follows:

Criminal Violations. It shall be unlawful for any person to violate any provision or to fail to comply with any of the requirements of this chapter. A violation of any-of the provisions or failing to comply with any of the mandatory requirements of this chapter shall constitute a misdemeanor; except that notwithstanding any other provision of this code, any such violation constituting a misdemeanor under this code may, in the discretion of the Stanislaus County District Attorney, be charged and prosecuted as an infraction. Any person convicted of a misdemeanor under the provisions of this chapter, unless provision is otherwise herein made, shall be punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment in the county jail for a period of not more than 180 days or by both fine and imprisonment. Any person convicted of an infraction under the provisions of this code, unless provision is otherwise herein made, shall be punishable by a fine only as follows: Upon a first

conviction, by a fine of not exceeding two hundred fifty dollars (\$250.00) and for a second conviction or any subsequent conviction within a period of one year, by a fine of not exceeding five hundred dollars (\$500.00,). Each such person shall be charged with a separate offense for each and every day during any portion of which any violation of any provision of this code is committed, continued or permitted by such person and shall, upon conviction, be punished accordingly.

Violation Penalties

Section 113.4 of the 2025 California Fire Code is hereby amended as follows:

Persons who shall violate a provision of this code 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 directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000 dollars or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Administrative Penalties

Section 113.5 of the 2025 California Fire Code is hereby added as follows:

In addition to any other remedies set forth in this chapter, administrative penalties may be imposed against any person, as defined in Section 202 of this Code, for violating any of the requirements set forth in this code or who are in violation of section 12676 or 12677 of the California Health and Safety Code. Any administrative penalties assessed shall be as follows:

For violations of this Code or section 12676 or 12677 of the California Health and Safety Code, Possession, Sale, Use or Discharge of Dangerous Fireworks, the administrative penalty shall be five hundred dollars (\$500.00) for each specific act found to be in violation of that section.

For all violations of this code, other than subsection (a) Possession, Sale, Use or Discharge of Dangerous Fireworks; the amount of the administrative penalty shall be one hundred dollars (\$100.00) for the first violation, two hundred dollars (\$200.00) for a second violation within any twelve (12) month period and five hundred dollars (\$500.00) for any subsequent violations within any twelve (12) month period.

Failure to Comply

Section 113.4 of the 2025 California Fire Code is hereby amended as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$500 dollars or more than \$ 1,000 dollars.

Fees

Section 116 of the 2025 California Fire Code is hereby added as follows:

1. Permit Fee. The Board of the Hughson Fire Protection District may, by resolution adopted from time to time, a fee for any permit issued pursuant to the Fire Code.
2. Plan Check Fee. When a plan is required to be submitted a deposit shall be collected at submittal. An hourly rate shall be charged for actual time spent on plan check by Hughson Fire or contracted personnel.

Where plans are incomplete or changed so as to require an additional plan check, an additional plan-check fee shall be charged at an hourly rate for actual time spent. The hourly rate shall be shown in a schedule setting forth fees as adopted from time to time by resolution of the Hughson Fire Protection District.

Vegetation

Section 304.1.3.1 of the 2025 California Fire Code is hereby added to read as follows:

Vegetation abatement shall comply with Stanislaus County Code Title 9. The fire district may recover from the property owner, those costs associated with the suppression costs incurred in fighting a fire and for providing rescue or emergency medical services should a fire occur on said property after the owner has been notified to abate such public nuisance and has failed to do so.

Open Burning

Section 307.2.2 of the 2025 California Fire Code is hereby amended by adding the following:

Open burning. No person shall kindle, conduct, or maintain any burning of grass, weeds, agricultural trimmings, or other combustibles or authorize any such fire to be kindled, conducted, or maintained without a permit as required by the San Joaquin Valley Unified Air Pollution Control District and compliance with all safeguards pursuant thereto. Any such permitted burning shall be restricted to agricultural purposes and confined to areas of the Hughson Fire Protection District in which agricultural uses are lawful.

Vehicle Impact Protection

Section 312.2 of the 2025 California Fire Code is hereby amended to read as follows:

Posts. Guard posts shall comply with all the following requirements:

1. Constructed of steel not less than six (6) inches in diameter and concrete filled,
2. Spaced not more than three (3) feet between posts on center,
3. Set not less than three (3) feet deep in a concrete footing of not less than a fifteen (15) inch diameter,
4. Set with the top of the posts not less than three (3) feet above ground, and
5. Located not less than five (5) feet from the protected object.

Address Identification

Section 505.1 of the 2025 California Code is hereby amended to read as follows:

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Residential address numbers shall be a minimum of 4" tall with a minimum stroke width of ½". Commercial address numbers shall be a minimum of 6" tall Arabic numerals with a minimum stroke width of ¾". Larger numbers, suite and rear door identification, etc. may be required by fire code official to facilitate emergency response. Where required by the fire code official, address numbers shall be provided in additional locations to facilitate emergency response. Where access is by means of a private road or

building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Key Boxes

Section 506.3 of the 2025 California Fire Code is hereby added as follows:

Key Box. When required by the Chief, an approved key box sized to contain emergency information shall be provided.

Water Supply for Pallets

Section 507.3.1 of the 2025 California Fire Code is hereby amended to read as follows: Pallet yards. Fire protection water supply for pallets shall be in accordance with section 2810.9

Water Supplies and Fire Hydrants

Section 507.5.1 of the 2025 California Fire Code is hereby amended to read as follows:

Required Water Supply for fire protection. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. Fire hydrants shall be located on the supply side of the fire suppression system check valve. Fire hydrants shall be accessible to the Fire District apparatus by roads meeting the requirements of Section 503 and/or Appendix D.

Private Fire Service Mains and Water tanks

Section 507.5.3 of the 2025 California Fire Code is amended by adding

Private fire service mains and water tanks shall also comply with the National Fire Protection Association Standard 25.

Private Water Agreement

Section 507.5.7 is hereby added to the 2025 California Fire Code to read as follows:

Private water agreements shall be required when a private fire protection water supply is required by this code. The agreement shall be entered into by the property owner and the Hughson Fire Protection District. The agreement may be required to be recorded on the parcel deed when required by the Chief.

Automatic Sprinkler Systems

New Construction

Section 903.2 of the 2025 California Fire Code is hereby amended to read as follows:

An approved automatic fire sprinkler system is required in all new buildings and structures constructed on or after the effective date of this ordinance, notwithstanding the use and occupancy thereof, when the total floor area under one roof exceeds five thousand (5,000) square feet. Area separation walls shall not be used for the purpose of eliminating automatic fire sprinkler systems required by this section.

Exceptions:

1. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.
2. Buildings and structures classified as F-1 Nut Hullers less than 12,001 square feet and unattached Group U occupancies as classified by the Stanislaus County Building Official.
3. If the provisions of 903.2.1 through 903.2.21 are more restrictive, then the more restrictive requirement shall apply.

Existing Buildings

Section 903.2.22 is hereby added to the 2025 California Fire Code to read as follows:

An approved automatic fire sprinkler system shall be installed in all existing buildings and structures when additions or alterations are made that cause said building or structure to exceed five thousand (5,000) square feet.

Exceptions:

1. Buildings and structures classified by the Stanislaus County Building Official as unattached U occupancies.
2. Buildings and structures classified by the Stanislaus County Building Official as Residential Group R-3 occupancies
3. Each portion of an existing building or structure separated by one or more fire walls that limit each fire area to a maximum of five thousand (5,000) square feet.

Isolated Buildings in Rural Areas

Section 903.2.23 is hereby added to the 2025 California Fire Code to read as follows:

For isolated buildings or groups of buildings in rural areas where no water is available from a municipal water system, a fire sprinkler system meeting all of the following criteria shall be considered as an alternative to systems that are in full compliance with the applicable NFPA Standard.

1. Sprinklers will be designed and installed per the applicable NFPA Standards
2. The required sprinkler demand (not including hose stream allowance) shall be provided by a hydro pneumatic tank for a minimum duration of 15 minutes. The Tank may be pressurized by the domestic well pump and may serve both the fire supply and domestic supply for the building. The tank must have a capacity equal to or greater than the calculated sprinkler

demand. Calculations shall be provided to determine the actual size of tank required for each project.

3. A separate storage tank or other water source acceptable to the chief shall be provided to accommodate sprinkler and hose demand for an additional 30 minutes beyond the storage required in #2 above.
4. An Approved sprinkler system monitoring alarm as defined in section 903.4 of the 2025 California Fire Code shall be provided. Exception, monitoring not required for NFPA 13D systems.

Standpipe Systems

Section 905.3.1 of the 2025 California Fire Code is amended to read as follows:

2. Occupancies three or more stories in height shall be provided with a class one standpipe system approved by the Fire Chief (Except R-3).
5. Occupancies less than three stories in height but greater than 20,000 square feet per floor shall be required to install a class one standpipe system when required by the Fire Chief.

Section 905.3.11 of the 2025 California Fire Code is added to read as follows:

Garden type apartment complexes may be required to install type one standpipe systems approved by the Fire Chief.

False Alarms

Section 907.1.6 of the 2025 California Fire Code is hereby amended by adding the following:

False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted. The Hughson Fire Protection District may adopt by resolution reasonable fees to recover the costs associated with responses to buildings or structures that have excessive false alarms.

Fire Alarm Systems

Section 907.2 of the 2025 California Fire Code is hereby amended by adding the following:

A certificate from Underwriters Laboratories (UL) shall be required on all commercial fire alarm systems installed after the effective date of this ordinance. UL certification is required to be maintained for commercial fire alarm systems throughout the life of the alarmed building.

Existing Pallet Yards

Section 1106.2 is hereby added to the 2025 California Fire Code

Existing pallet yards shall comply with section 2810 of the California Fire Code.

Clearance to Important Buildings

Section 2810.7 of the 2025 California Fire Code is hereby amended to read as:

Stacks of pallets shall not be stored within 25 feet of any important building onsite, or shall comply with 2810.11

Additional Requirements for Outdoor Storage of Pallets

Section 2810.12 of the 2025 California Fire Code is hereby amended by adding the following:

1. Open yards required by the California Building Code shall be maintained around structures.
2. The maximum dimensions of a stack of pallets shall not exceed 20 feet by 70 feet.
3. There shall be 10 feet of aisle ways between stacks.
4. Stacks shall be placed in grids not to exceed 140 feet by 150 feet.
5. Each grid shall be separated by an approved fire apparatus access road.
6. Permanent pallet storage areas shall be surrounded by an approved fence. Fences shall be a minimum of six (6) feet in height above grade.

Note: Pallets shall not obstruct fire apparatus road ways or access to water supplies.

Deposits of Hazardous Materials; Cleanup, Abatement, or Mitigation Required; Liability for Costs

Section 5003.3.1.4 of the 2025 California Fire Code is hereby amended to read as follows:

Responsibility for cleanup. The person, firm or corporation responsible for an unauthorized discharge shall institute and complete all actions necessary to remedy the effects of such unauthorized discharge, whether sudden or gradual, at no cost to the jurisdiction. When deemed necessary by the Chief, cleanup may be initiated by the Fire District or by an authorized individual or firm. Costs associated with such cleanup shall be borne by the owner, operator or other person responsible for the unauthorized discharge. The remedy provided by this section shall be in addition to any other remedies provided by law.

For purposes of this section, costs incurred by the Hughson Fire Protection District shall include, but shall not necessarily be limited to, the following: actual labor costs of Hughson Fire Protection District personnel, including worker's compensation benefits, fringe benefits, administrative overhead; cost of equipment operation; cost of materials obtained directly by the Hughson Fire Protection District; and cost of any contract labor and materials. The authority to recover costs under this section shall not include actual fire suppression services that are normally or usually provided by the Fire District.

Fireworks

Section 5614 is hereby added to the 2025 California Fire Code to read as follows:

The provisions of Stanislaus County Code Chapter 9.84 FIREWORKS are incorporated herein by reference and shall also apply to unincorporated areas of the county as identified in section 9.84.110.

Restricted Locations of Flammable and Combustible Liquids in Tanks

Section 5704.2.9.6.1 of the 2025 California Fire Code is hereby amended to read as follows:

Storage of Class I and II Liquids in aboveground tanks outside of buildings is prohibited, with the exception of protected tanks designed, installed and maintained in accordance with the 2025

California Fire Code.

Exceptions

1. The provisions of this section shall not apply to facilities for the production, generation, or transmission of electric energy that provide power to entities furnishing retail electrical services to the general public within the Hughson Fire Protection District.
2. Tanks for private use at farms and construction sites complying with California Fire Code section 5706.2.

Operating Heating, Lighting, and Cooking Appliances Prohibited

Section 5705.3.3 of the 2025 California Fire Code is hereby amended to include the following:

Class II and III Liquids

Manufacture of Biodiesel at Residential Occupancies.

Section 5705.3.5.2 number 7 of the 2025 California Fire Code is hereby amended by adding subsection 7.1 to read as follows:

The manufacture and storage of biodiesel is prohibited in Residential Occupancies and in U Occupancies associated with Residential Occupancies.

Manufacture of Ethanol at Residential Occupancies.

Section 5705.3.5.2 number 7 of the 2025 California Fire Code is hereby amended by adding subsection 7.2 to read as follows:

The manufacture and storage of ethanol is prohibited in Residential Occupancies and in U Occupancies associated with Residential Occupancies."

Location of Bulk Plants for Storage of Flammable and Combustible Liquids

Section 5706.4 of the 2025 California Fire Code is hereby amended by adding the following:

The construction of new bulk plants for storage of flammable or combustible liquids is restricted to areas of the Hughson Fire Protection District zoned Heavy Industrial Zones. All existing nonconforming bulk plants for storage of flammable or combustible liquids, which substantially comply with the requirements of this Code, may be continued in use if the Chief grants a permit.

Transfer Operations

Section 5706.5.1.1 of the 2025 California Fire Code is hereby amended by adding the following:

Tank vehicles and tank cars shall be unloaded as soon as possible after arrival at point of delivery and shall not be used as storage tanks. Unless otherwise approved, a tank car shall not be allowed to remain on a siding at the point of delivery for more than twenty-four (24) hours while connected for transfer operations.

Permits and Plans for Liquefied Petroleum Gases

Section 6101.2 of the 2025 California Fire Code is hereby amended to read as follows:

Permits shall be required as set forth in sections 105.5 and 105.6

EXCEPTIONS:

1. Containers not exceeding five (5) gallon water capacity, used for "barbecue" cooking, when used and stored outside of buildings.
2. Approved containers not exceeding sixteen and four-tenths (16.4) ounces when displayed for sale in mercantile occupancies.
3. Factory installed containers for recreational vehicles not exceeding ten (10) gallon water capacity.
4. Factory installed tanks that are permanently attached to recreational vehicles. Distributors shall not fill an LP-gas container for which a permit is required unless the fire code official has issued a permit for installation for that location.

Outside Storage and Use of Liquefied Petroleum Gases

Section 6104.2 of the 2025 California Fire Code is amended as follows:

The outside storage of liquefied petroleum gas (LP-gas) shall conform to the provisions of Stanislaus County zoning ordinances. The outside storage and use of liquefied petroleum gases is restricted as specified in this section.

1. Storage and dispensing of LP-gas for resale purposes, into approved containers and vehicles, is restricted to those areas of the Stanislaus County zoned as Commercial-Light Industrial, Heavy Industrial, and, in addition thereto, to other commercially zoned properties used as automotive service stations. Only qualified persons shall perform dispensing.
2. Dispensing of LP-gas for private use is restricted to those zones identified in subsection 1, and when approved by the Chief, may be permitted in those areas of the Stanislaus County zoned General Commercial. Only qualified persons shall perform dispensing.
3. For cooking, lighting, or heating in a building, only on a property that does not have natural gas service existing on a boundary line of said property or when prohibition of such storage would cause undue hardship.
4. For temporary use on construction sites, when authorized by the Chief.
5. For use as an alternative fuel supply for an emergency standby generator, when authorized by the Chief.
6. For use with certain mobile vending and certain commercial barbecue equipment and other specific uses when authorized by the Chief.
7. For use by Artisans in pursuit of their trade, when authorized by the Chief.
8. Storage of portable containers awaiting exchange may be permitted in commercially zoned areas of the Stanislaus County, including those zoned Neighborhood Commercial, when approved by the Chief and stored in accordance with Section 6109. Such storage shall be located a minimum of twenty (20) feet from any fuel dispenser.
9. Containers that exceed 2,000 gallons shall comply with procedure FPB 82-01

Section 3 That the geographic limits referred to in certain sections of the 2025 California Fire Code are hereby established as follows:

Section 5704.2.9.6.1 All R-1, R-2, and R-3 zoning designations as identified by the Title 21 of Stanislaus County Code.

Section 5706.2.4.4 All R-1, R-2, and R-3 zoning designations as identified by Title 21 of Stanislaus County Code.

Section 5806.2 add second paragraph to read as follows: Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited. All R-1, R-2, and R-3 zoning designations as identified by Title 21 of Stanislaus County Code.

Section 6104.2 the incorporated boundary within the Hughson Fire Protection District.

Section 4 That Ordinance No 2025-01 of the Hughson Fire Protection District entitled Ordinance for Adoption of the 2025 California Fire Code and Providing for the Modification Thereof and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5 That if any section, subsection, sentence, clause or phrase of this legislation 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 hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrase. Thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 6 That nothing in this legislation 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 Section 4 of this law: nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 7 That the Clerk of the Board for the Hughson Fire Protection District is hereby ordered and directed to cause this ordinance to be published in a newspaper in general circulation.

Section 8 That this law and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect January 1, 2026 from and after the date of its final passage and adoption.

Section 9 The Board of Directors of the Hughson Fire Protection District finds its adoption of the 2025 Edition of the California Fire Code as set forth in this ordinance to be exempt from review under provisions of the California Environmental Quality Act (Public Resource Code section 21000 et seq., "CEQA") consistent with, among other things, the provisions of CEQA guidelines section 15321 (Class 21) which exempts review of the adoption of a general rule of enforcement under CEQA

Passed and adopted on 11-12-25 by a vote of 4-0

Ayes, DONDS, OSIGUEIRA, HUGHES, VILLANUEVA

Noes, NONE

Absent, ABSHIER

President of the Board Fony Davis

Attest, Secretary of the Board Randall Kelly