

**Creekside Village
Wildland Fire Safe Plan**

Prepared for:

Winn Ridge Investments, LLC

County of El Dorado Permit # P19-00001

APN 117-010-012

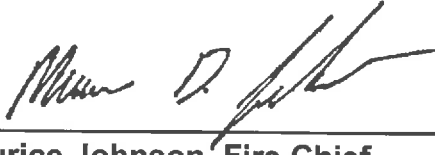
Prepared by:

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September 26, 2020

Creekside Village

Approved by:



Maurice Johnson, Fire Chief
El Dorado Hills Fire Department

10-6-20
Date



Darin McFarlin, FCS
Amador-El Dorado Unit
California Department of Forestry
and Fire Protection

10-8-20
Date

Prepared by:



William F. Draper
RPF #898

10/8/20
Date



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Creekside Village

I. PURPOSE AND SCOPE

Communities are increasingly concerned about wildfire safety. Drought years coupled with flammable vegetation and annual periods of severe fire weather insure the potential for periodic wildfires.

The purpose of this plan is to assess the wildfire hazards and risks of the Creekside Village development, to identify measures to reduce these hazards and risks and protect the native vegetation. There are light fuel hazards and gentle topography associated with this proposed project both on and adjacent to the project.

The possibility of large fires occurring when the development is complete will be greatly reduced. However, small wildfires in the open space areas, along roads and on the lots may occur due to the increase in homeowner uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the future parcels will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe mitigation measures and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphases on the interface of homes and wildland fuels.

The scope of the Creekside Village Wildland Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space around future homes and open space. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as fire response. For this to succeed it must be shared and implemented equally by homeowners and the fire services.

II. FIRE PLAN LIMITATIONS

The Wildland Fire Safe Plan for Creekside Village development does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the mitigation measures will greatly reduce the exposure of homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in home wildfire safety.

III. CREEKSIDE VILLAGE WILDLAND FIRE SAFE PLAN

1. PROJECT DESCRIPTION

Creekside Village subdivision is being proposed to split APN: 117-010-012 into 676 lots. This 207.91 acre property is being developed in phases. At buildout there will be 676 residential lots covering 91.48 acres. Fourteen acres will be turned into parks and 30.7 acres will be open space. An open space preserve along the stream channel will occupy 9.1 acres. Two lots totaling 20.8 acres will be remainder lots and not part of this development.

The project site is on the west side of Latrobe Road with the industrial park to its north and Wetsel Oviatt Road at the south corner of the property. Blackstone is to the east across Latrobe Road.

This area has been grazing land. It is rolling hills with grass and 2 pockets of oak trees in the southeast corner of the property. These oaks are larger valley oaks and situated in a designated open space area. The project will need to comply with El Dorado County Oak Resources Conservation Ordinance.

The entrance to all the new house sites will be from a new parkway starting at Latrobe Road across from Royal Oaks Drive. This roadway is to be 58' wide which includes a 16' landscaped median strip.

Each new building must comply with current fire safe standards in the El Dorado Hills County Water District Fire Code, El Dorado County Code of Ordinances Chapter 8.09 (Vegetation Management and Defensible Space), California Code of Regulations Title 14 (SRA Fire Safe Regulations), California Code of Regulations Title 24, Parts 1-12 (California Buildings Standards Code), and Public Resources Code 4291 (PRC 4291) the state defensible space requirement for maintaining 100' clearances around all structures.

The El Dorado Hills Fire Department (EDHFD) provides all fire and emergency medical services to this project. The California Department of Forestry and Fire Protection (CALFIRE) has wildland fire responsibility in this state responsibility area (SRA). The project is located in a wildland fire threat map "Moderate" Fire Hazard Severity Zone as prepared by CAL FIRE as part of its Fire Resource and Assessment Program (FRAP) in 2007.

2. GOALS

- A. Modify the continuity of high hazard vegetation fuels.
- B. Reduce the size and intensity of wildfires.
- C. Ensure defensible space is provided around all structures.
- D. Design fuel treatments to minimize tree removal.
- E. Ensure fuel treatment measures are maintained.
- F. Identify fire safe structural features.
- G. Help homeowners protect their homes from wildfire.

3. WILDFIRE MITIGATION MEASURES

Wildfire mitigation measures are designed to accomplish the Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these

mitigation measures. The Wildland Fire Safe Plan places special emphasis on defensible space around structures.

The residential construction materials, fire hydrant location and fuel treatment will be extremely important in the development of these new lots.

Fuel hazard reduction zones (FHRZ) shall be installed along Latrobe Road frontage and the new parkway. These zones will be maintained landscaping. The parkway will have a maintained median strip. These areas shall not have any flammable mulch/ ground cover. Interior roadways shall have individual lot front or side yards for the FHRZ's that must be maintained. Roadways adjacent to open space will have treatment zones as shown in Exhibit A. Fuel Hazard Reduction zones shall be installed and annually maintained between the project border open spaces and adjacent properties. FHRZ shall be installed adjacent to the Open Space Preserve. Zones shall also be installed adjacent to all lots that border the open spaces. All FHRZ's shall be annually maintained by June 1. A stand of potential heritage oaks in the open space adjacent to Wetsel Oviatt Road at the top of the knoll shall be given special treatment to better protect the trees from wildfire. The fuel treatment prescriptions and actual areas to be treated is shown in Exhibit A. Home hardening is an important part in creating and maintaining defensible space. Any tree canopy over the roadways and driveways will have 15' of vertical clearance over the roadways and driveways. Vegetation must be kept back from the driveway edge at least 2'. Nonflammable fencing shall be used throughout the project.

All dwellings shall be required to install and maintain an approved automatic fire sprinkler system that complies with the standards of California Code of Regulations Title 24, Part 2.5 and EDHFD standards. The project is located in a "Moderate" Fire Hazard Severity Zone. Implementation of Wildland-Urban Interface Fire Areas Building Standards (7A) will be required for the construction of new residences. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking.

All gated entries serving fire apparatus roadways shall meet the fire protection standards established by El Dorado Hills Fire Department at the time of their construction and use.

Fire protection water supply services are provided by El Dorado Irrigation District.

A Homeowners Association (HOA) or other acceptable entity shall be developed that has full responsibility for maintaining all Open Space and FHRZ's. Reliable on-going source of funding must be established and acceptable to El Dorado Hills Fire Department prior to the recording of the final map for the project.

The State of California required Fire Safe clearances (PRC 4291) shall be implemented around all structures. The County of El Dorado Code Chapter 8.09 also applies. Clearances will be required at the time of construction by the County. El Dorado Hills Fire Department also has a vacant lot clearance requirement which will apply.

El Dorado County Oak Tree Ordinance applies to the removal of any oak tree on any of the open space lots. The ordinance does not prevent the pruning of any oak tree that interferes with fire safe maintenance.

More restrictive standards may be applied by approving El Dorado County Authorities. Approval of this plan does not by itself guarantee approval of this project. All mitigating measures in this plan while integrated must also stand alone. If one measure is determined to be invalid, all other measures shall remain in effect. The Wildland Fire Safe Plan shall be amended to correct any changes if necessary.

Mitigation Measures:

- **Driveways shall comply with the Fire Code.**
 - a. **Responsibility- builder/homeowner**
- **All homes shall have Class A listed roof covering.**
 - a. **Responsibility- builder/homeowner**
- **The houses shall be constructed with exterior wall sheathing that shall be rated noncombustible.**
 - a. **Responsibility-builder**
- **Windows and glass doors of the structure shall have tempered glass and fire-resistant frames.**
 - a. **Responsibility-builder**
- **Rafter tails shall be enclosed with noncombustible material on the sides of the structure.**
 - a. **Responsibility-builder**
- **Gutters and downspouts shall be noncombustible.**
 - a. **Responsibility-builder**
- **Attic and foundation vents shall be covered with 1/8 inch, or less, noncombustible mesh and horizontal to the ground.**
 - a. **Responsibility-builder**

2. OTHER FIRE SAFE REQUIREMENTS

- A. A Homeowners Association (HOA) or other entity acceptable to the EDHFD shall be created for the purpose of funding the maintenance of the FHRZ's and other fire safe requirements on an on-going basis. The source of funding shall also be established.**
- B. Each new property owner/builder prior to construction shall be required to submit site and fire sprinkler system plans for review and approval to EDHFD.**
- C. A Notice of Restriction (NOR) shall be filed with the final parcel map which stipulates that a Wildland Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented. EDHFD shall review and approve this NOR prior to the recordation of the final map with the County of El Dorado.**
- D. The project shall meet all the Public Resource Codes 4290 as amended (the 2020 SRA Fire Safe Regulations- Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department ordinances unless amended, revised or waived.**
- E. The home/property owners are responsible for any future fire safe or building code changes adopted by the State or local authority.**
- F. Only California Fire Marshal approved fire resistive composite deck material, wood or non-combustibles shall be allowed for decks.**

- G. All fencing adjacent to open space shall be noncombustible.**
- H. All vacant lots shall be treated to the regulations established by El Dorado Hills Fire Department for Maintenance of Undeveloped Properties on an annual basis.**
- I. Electronic and manual gates obstructing fire apparatus access shall meet the minimum standards of El Dorado Hills Fire Department as identified in Standard B-002 at the time of installation.**
- J. The El Dorado Hills Fire Department and the Homeowners Association shall review and update the Wildland Fire Safe Plan no less than every 5 years as necessary to determine if additional Fire Safe measures shall be implemented to comply with current state and local regulations.**

Appendix

EXHIBIT A

FUEL HAZARD REDUCTION ZONE TREATMENTS

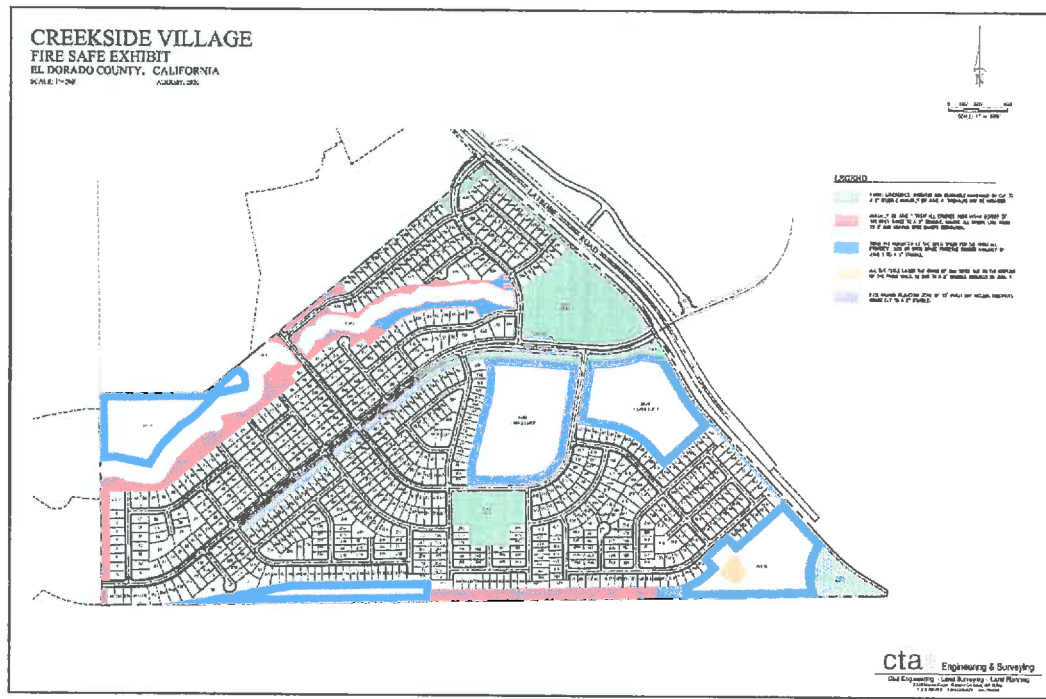
Green- landscaped, irrigated and regularly maintained or cut to a 2" stubble annually by June 1. Sidewalks may be included. Treatment shall extend 20' from adjacent roadway.

Red-annually by June 1 treat all grasses 100% within border of the open space to a 2" stubble, remove all brush, limb trees to 8' and maintain tree canopy separation in accordance with recommended CAL FIRE and EDHFD standards.

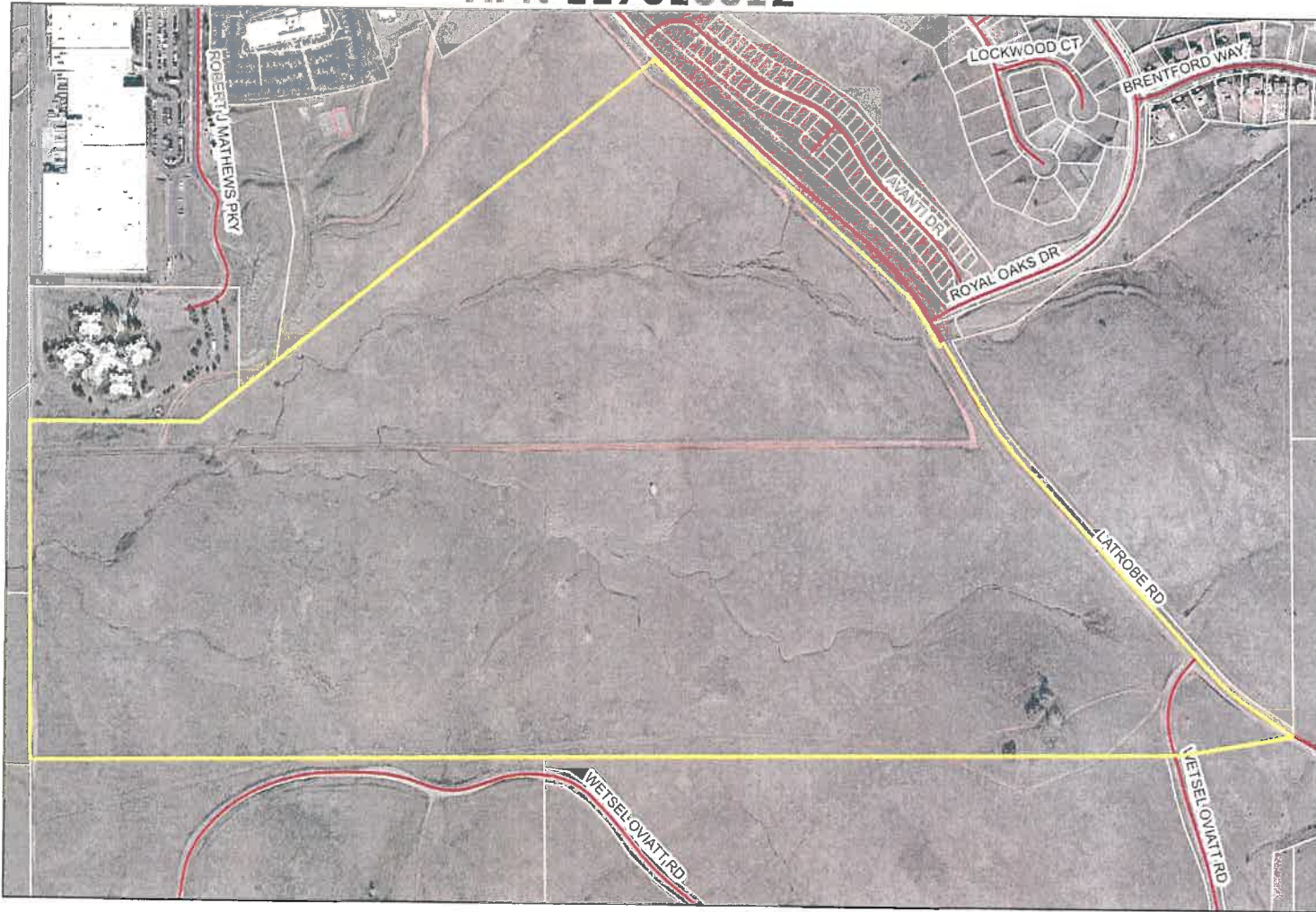
Orange- all the fuels under the stand of oak trees out to the dripline of the trees shall be cut to a 2" stubble annually by June 1.

Blue- Treat the perimeter of the open space for 50' from all property lines or open space preserve border annually by June 1 to a 2" stubble.

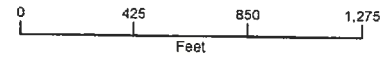
FUEL HAZARD REDUCTION ZONES



APN 117010012



Disclaimer: This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.



Map displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

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OWNERS OF RECORD

W&B BROS. INVESTMENTS, LLC
3024 I STREET
SACRAMENTO, CA, 95818

APPLICANT

W&B BROS. INVESTMENTS, LLC
3024 I STREET
SACRAMENTO, CA, 95818

ENGINEER

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
Professional Engineers License
Professional Surveyors License

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET (REFER TO PG 2 OF 2)

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

SECTION 23, 18N, 8E

ASSESSOR'S PARCEL NUMBERS

APN: 177-078-012

EXISTING GENERAL PLAN

(GAS) RESEARCH AND DEVELOPMENT

PROPOSED GENERAL PLAN

(M) ADOPTED PLAN

EXISTING ZONING

(RAD-DC) RESEARCH AND DEVELOPMENT (DESIGN CONTROL)

PROPOSED ZONING

(M) ADOPTED PLAN

TOTAL AREA

20.81 ACRES

TOTAL NUMBER OF PARCELS

812 - RESIDENTIAL LOTS

2 - LARGE LOTS (REFER TO LOT BREAKDOWN TABLE)

14 - LANDSCAPE LOTS (REFER TO LOT BREAKDOWN TABLE)

10 - OPEN SPACE LOTS (REFER TO LOT BREAKDOWN TABLE)

5 - EB LOTS (REFER TO LOT BREAKDOWN TABLE)

104 LOTS TOTAL

MINIMUM LOT AREA

4,500 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

(L) SODANO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

(L) SODANO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

MAY, 2028

PHASING PLAN NOTICE

THE SUBMITTER HAS FILED PRELIMINARY PLANS FOR THE PROJECT AND THE SUBMITTER SHALL NOT BE REQUIRED TO OBTAIN THE NUMBER OF CONSIGNMENTS OF THE PROPOSED MULTIPLE TRAIL MAPS FOR THE SUBDIVISION MAP ACT, SECTION 84354.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE SAID DEVELOPMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE EL DORADO COUNTY.

DAVID R. CROSBY, P.E. 3-539 DRT

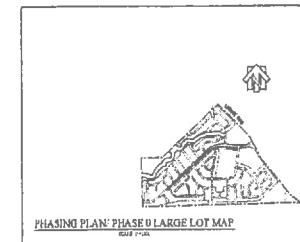
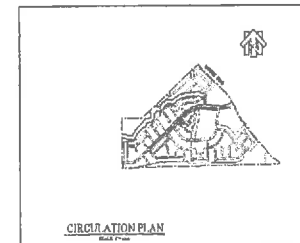
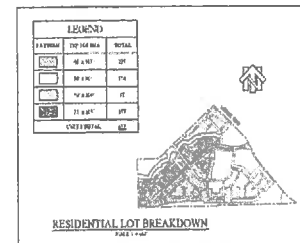
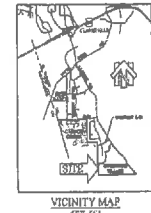
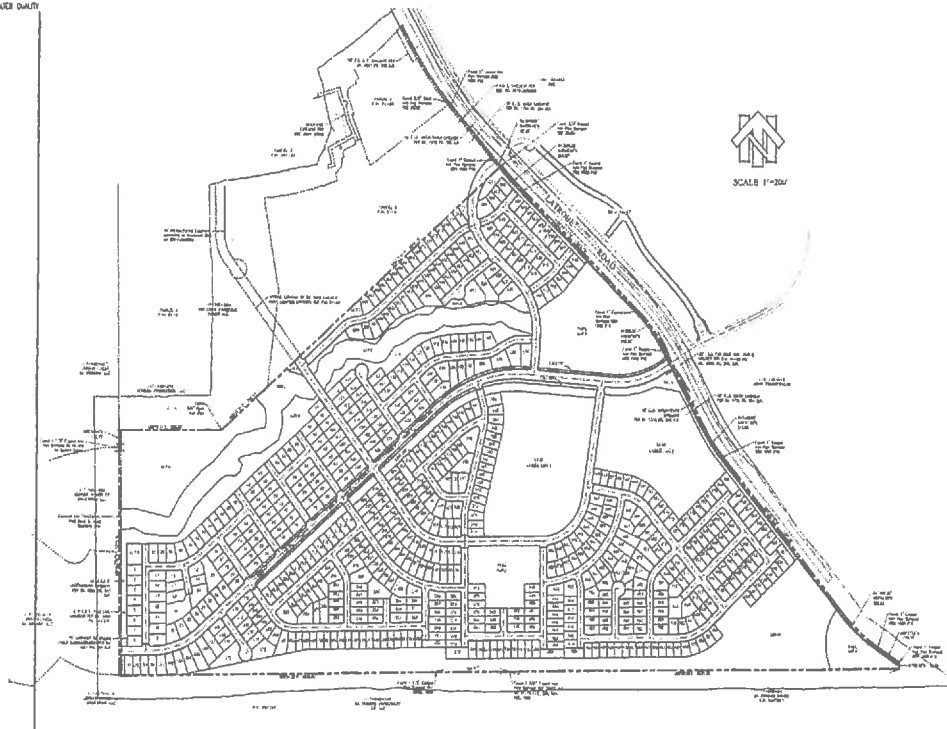
TENTATIVE MAP
CREEKSIDE VILLAGE
RESUBDIVISION OF PARCEL 1 41 BM PG 66
OVERALL LAYOUT

COUNTY OF EL DORADO SHEET 1 OF 2 STATE OF CALIFORNIA

LOT BREAKDOWN

TOTAL ... 812 RESIDENTIAL LOTS	81.00 AC
LOT 1, A, B, C, D, THRU 12 (LANDSCAPE)	4.53 AC
LOT 1, W (PUBLIC PARK)	10.74 AC
LOT 0 (PRIVATE PARK)	1.33 AC
LOT P (EO LPT STATION)	0.50 AC
LOT EL, A, B (OPEN SETBACK LOT)	0.17 AC
LOT 17, 18 (OPEN PRIVATE PARK)	2.80 AC
LOT 18 (PUBLIC PARK)	18.24 AC
LOT A, B, D, E, G, H, W, U, (OPEN SPACE BUTTER)	30.70 AC
LOT G, F (OPEN SPACE PRESERVE)	8.10 AC
LOT 15 (PUBLIC) TRAIL PRESERVE	2.81 AC
LOT 11, A, 12 (LARGE LOT) MAP	20.80 AC
TOTAL	207.89 AC

*POST CONSTRUCTION STORM WATER QUALITY



Lot 11, A, 12 (Large Lot) Map
Phase B Large Lot Map