

El Dorado Springs 23
Wildland Fire Safe Plan

Prepared for:

Standard Pacific Corporation

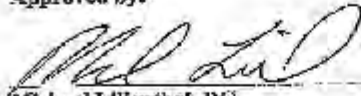
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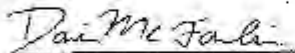
El Dorado Springs 23

Approved by:



Michael Lienthal, DC
Fire Marshal
El Dorado Hills Fire Department

4-2-14
Date



Darin McFarlin, FC
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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 El Dorado Springs 23 development, to identify measures to reduce these hazards and risks and to protect the native vegetation. There are moderate fuel hazards and moderate topography associated with this proposed development both on and adjacent to the project.

The possibility of large fires occurring when the project is complete will be reduced. However, small wildfires in the open space areas may occur due to the increase in public uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the development 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 standard requirements 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 emphasis on the interface of homes and wildland fuels.

The scope of the El Dorado Springs 23 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 along roads and around future homes. 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 the El Dorado Springs 23 development does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the fire safe standard requirements 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. EL DORADO SPRINGS 23 WILDLAND FIRE SAFE PLAN

1. PROJECT DESCRIPTION

This development is located within the unincorporated community of El Dorado Hills and on the western edge of the El Dorado-Sacramento County line. The main access to the site is off of White Rock Road and is located on the southern border of the project. Carson Crossing Drive is located south of the site and will be the main entry to the site. This main entry will be located at this existing intersection. A proposed right in and right out access onto White Rock Road is planned for the project that is located just west of Stonebriar Drive. This project will divide APN: 117-010-05 consisting of 21.65 acres into 49 residential lots with a minimum lot size of 10,000 sqft. There is an open space lot along the west edge of the project area. All the interior roadways shall be 29' wide face of curb to face of curb.

Structural fire protection is provided by the El Dorado Hills Fire Department and wildland fire protection by the California Department of Forestry and Fire Protection (CALFIRE). A fire hydrant system will serve the new area. Water is to be supplied by El Dorado Irrigation District (EID).

2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels- annual grasses and down limbs (Brush)

Light fuel loading is throughout the property. There are larger parcels on the west outside of this development. There is a community to the north and east that are fully developed. To the immediate north of this project is a drainage that is open space. This area is outside of this project and there is no responsibility for its maintenance.

3. PROBLEM STATEMENTS

A. The grass/brush fuels will ignite and have a rapid rate of spread.

Fire in the grass/brush fuels around this development are the most serious wildfire problem for this project.

B. Risk of fire starts will increase with development.

The greatest risk from fire ignition will be along roads, in the open space areas and on large lots as human use on these areas increase.

C. Provisions must be made to maintain all fuel treatments.

The wildfire protection values of fuel reduction are rapidly lost if not maintained. Annual maintenance by June 1 of each year is necessary.

D. Typical home design and siting often does not recognize adequate wildfire mitigation measures.

A review of many wildfires has conclusively shown that most home losses occur when: (1) there is inadequate clearing of flammable vegetation around a house, (2) roofs are not fire resistant, (3) homes are sited in hazardous locations, (4) firebrand ignition points and heat traps are not adequately protected and (5) there is a lack of water for suppression.

4. **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.

5. **WILDLAND FIRE SAFE STANDARD REQUIREMENTS**

Wildland fire safe standard requirements 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 fire safe standard requirements. The Wildland Fire Safe Plan places emphasis on defensible space around structures.

A total of 49 lots are planned for this development. With a narrow open space along the north and west sides (Lots D and F) of the development backing up to the residential lots, there will be a need for nonflammable fencing along the open space. Lot C between lot 25 and lot 26 and Lot E between lot 38 and lot 39 are for drainage and will be treated as open space needing nonflammable fencing also. Sidewalks and landscaped front yards will provide for the fuel hazard reduction zones along the interior roads. Lots A, B and G will be landscaped.

The project is in a Moderate Fire Hazard Severity Zone. All residences shall be required to have NFPA 13D fire sprinkler systems.

Clearance along the road and around structures is very important and necessary. Fire Safe specifications state that any trees in the fuel hazard reduction zones shall be thinned so the crowns are not touching. Branches on the remaining trees shall be pruned up 10 feet as measured on the uphill side of the tree. Grass shall be kept mowed to a 2 inch stubble annually by June 1.

More restrictive standards maybe applied by approving El Dorado County authorities. Approval of this plan does not guarantee approval of this project.

FIRE SAFE STANDARD REQUIREMENTS:

- **Driveways shall be 12 feet wide. Driveways shall comply with the weight and grade standards.**
 - a. **Responsibility- homeowner**
- **All homes shall have Class A listed roof and assembles and siding of fire resistant material.**
 - a. **Responsibility- builder/homeowner**
- **Decks that are cantilevered over the natural slope shall be enclosed.**
 - a. **Responsibility- homeowner (See Appendix A for guidelines)**
- **The houses shall be constructed with exterior wall sheathing that shall be rated noncombustible.**
 - a. **Responsibility-builder**
- **Windows and glass doors on the sides 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 floor vents shall be covered with ¼ inch, or less, noncombustible mesh and horizontal to the ground.**
 - a. **Responsibility-builder**
- **The fire department shall review the Wildland Fire Safe Plan within 5 years to determine its adequacy. It may require modification as necessary.**
 - a. **Responsibility- fire department**

6. OTHER FIRE SAFE REQUIREMENTS

- A. **A Notice of Restriction shall be filed with the final subdivision map which stipulates that a Wildland Fire Safe Plan has been prepared or if a legal entity, Homeowners Association (HOA) is created the recorded Declaration of Covenants, Conditions and Restrictions (CC&R) shall include the Wildland Fire Safe Plan. The property owners and the HOA shall comply with the requirements of the Wildland Fire Safe Plan.**
- B. **A copy of the Wildland Fire Safe Plan shall be given to each new landowner within the development.**

- C. Each new property owner prior to construction shall be required to contact El Dorado Community Development Agency/Building Division to have the residential fire sprinkler plan approved. All fire sprinkler systems shall be designed and installed by a licensed contractor.
- D. Gates on "A" Drive and "C" Drive shall meet the gate standard for El Dorado Hills Fire Department.
- E. The open space area behind lots 26 through 49 shall be treated annually by June 1 to the Fuel Hazard Reduction Standard.
- F. The project shall meet all the Public Resource Codes 4290 as amended (the 1991 SRA Fire Safe Regulations- Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department ordinances.
- G. The fire hydrant system shall meet the California Fire Code specifications to water volume, pressure and spacing.
- H. The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority.
- I. Fuel treatment along subdivision streets and driveways shall have all fuels within 10 feet of the curb of the street treated annually by June 1.
- J. The fuel hazard reduction zone along streets may incorporate irrigated landscaping providing the planting is less than 24" in height and has low flammability.
- K. Clearance requirements may be required by El Dorado County at the time of construction.
- L. Residential construction contractors may be required to submit a parking plan to El Dorado Hills Fire Department to insure off street parking during construction.
- M. Fencing adjacent to open space shall be constructed from nonflammable material.
- N. The El Dorado Hills Fire Department Weed Abatement ordinance shall apply to any vacant lot.

7. OPEN SPACE GUIDELINES

- A. Remove all dead trees and limbs within 100' of all property lines or to the property line.

- B. Remove all dead limbs from live trees that are within 10' of the ground.**
- C. Annually by June 1 cut or remove all grass and brush to a 2" stubble within the 30'FHRZ along the inner property lines adjacent to the residential lots.**
- D. Open space areas shall comply with the Weed Abatement Resolution of the Fire District.**

IV. Appendix

APPENDIX A

EL DORADO SPRINGS 23 ENCLOSED DECK GUIDELINES

The purpose of enclosing the underside of decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck.

1. Does not apply to decks that are constructed using fire resistant materials such as concrete, steel, stucco etc.
2. Any deck shall not include non fire rated composite deck material.
3. This applies to decks one story or less above natural slopes.
4. Combustible material must not be stored under the deck.

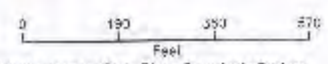
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Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

