Leslie Lane
Tentative Map
APN 67-250-07/42/43

Wildfire Fire Safe Plan

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Plan Approved by:

9-28-06

Fred Russell — **Date**
Division Chief-Fire Marshall
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9/8/06

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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 this 3.86 acre development and to identify measures to reduce these hazards and risks and protect the native vegetation. There are moderate fuel hazards and steep topography associated with this proposed development both on and adjacent to the project.

The possibility of large fires occurring when this project is complete will be greatly reduced. However, small wildfires in the open space areas and on the larger lots may occur due to the increase in public uses. The proximity to the recreation use on Folsom Lake is a constant threat to these parcels.

Incorporation of the fire hazard reduction measures into the design and maintenance 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 Leslie Lane Tentative Map Wildfire 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 development design. The Plan contains measures for providing and maintaining defensible space 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 Wildfire Fire Safe Plan for this 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. WILDFIRE FIRE SAFE PLAN

1. PROJECT DESCRIPTION

This 3.86 acre project is located within the unincorporated community of El Dorado Hills on a generally north to east facing slope and on the south shore of Folsom Lake. This project is a three way split creating two 1+ acre parcels and a .75 acre parcel. The property lies north of SouthPointe Estates at the end of Leslie Lane. Access is from Lake Hills Drive, through SouthPointe subdivision on Shoreline Pointe Drive; left on Shoreview Drive and left on Leslie Lane to the property. As Leslie Lane enters the project it will narrow down to an 18 foot wide traveled road surface. It is mid-slope cut into the hillside. There is a "T" turn-around at the beginning and a modified "T" at the end of the road. The new road will be approximately 525 feet long. The key topographic features are steep slopes and an intermittent drainage leading to Folsom Lake. Slopes range generally 40-60% with some steeper areas.

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 (CDF). A fire hydrant system will serve the new area.

2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

(a) ground fuels-mountain mahogany, toyon, redbud, coffeeberry, elderberry, and annual grasses with scattered down trees and limbs
(b) overstroy- Gray Pines, black oaks and live oaks

The heavy fuel loading is throughout the property. There are a few down trees. The problem of fuel laddering is very significant. Gray pines are extremely hazardous from a fire ignition and sudden deterioration. These trees and the large quantities of ground fuels (brush) set up a highly flammable situation.

3. PROBLEM STATEMENTS

A. The ground fuels on the steep north/east facing slopes will ignite and have a rapid rate of spread.

Fire in the ground fuels on the slopes is the most serious wildfire problem for this project.

B. A high percentage of the project has steep slopes, which increases the rate of wildfire spread.

Wildfires rate of spread increases dramatically as slope increases. This project has steep brushy slopes.

C. Risk of fire starts will increase with development.

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

D. 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.

E. 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. 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 Wildfire Fire Safe Plan places emphasis on defensible space around structures.

The Leslie Lane project is sandwiched between Folsom Lake and the Southpointe development on step slopes. Three lots are planned that average about .75 to 1.9 acres in size and all are on slopes of approximately 45%. Fuels are heavy stands of brush, grass and scattered oaks throughout. It shall be required that all ground fuels be thinned and Gray pines be eliminated due to their highly flammable properties. All trees that remain shall be pruned up at least 8 feet or 1/3 of their live crown removed. All dead vegetation shall be removed whether standing or laying on the ground. No roadside parking will be allowed. A fuel treatment zone on both sides of the private portion of Leslie Lane shall be required. The uphill side shall be 10 feet wide and below the road shall be 20 feet wide. All annual grasses and ground fuels shall be treated annually by June 1. Trees in this zone shall be pruned up at least 8 feet as measured on the uphill side of the tree.

Access to Leslie Lane is through the gated development of Southpointe. No private driveway gates shall be allowed on these new lots.

Mitigation Measures:

- **All houses shall have a residential fire sprinkler system approved by the El Dorado Hills Fire Department.**
    - **a. Responsibility-builder/homeowner**

- **Lots shall be landscaped to Firescaping Standards Zones I and II (200 feet).**
    b. Responsibility- homeowner within one year of occupancy

- **All fences that border on the open space areas adjacent to Folsom Lake shall be of noncombustible material. Pedestrian gates to the open space shall be provided and may be lockable.**
    a. Responsibility- homeowner

- **Driveways over 150 feet shall provide for a turnout near the midpoint of the driveway. Vertical clearance for the entire length of the driveway will be 15 feet.**
    a. Responsibility- homeowner

- **All homes shall have Class A listed roof assembly and siding of fire resistant material. One/two coat stucco over foam insulation is not acceptable.**
    a. Responsibility- homeowner

- **Decks that are cantilevered over the natural slope shall be enclosed.**
    a. Responsibility- homeowner (See Appendix C for guidelines)

- **El Dorado Hills Fire Department Weed Abatement Resolution shall apply to vacant lots adjacent to lots with structures.**
    a. Responsibility- lot owner and Fire Department

- **All lots shall have a 30 foot setback for buildings and accessory buildings or to all property lines which ever is less and a 30 foot setback from the center of the road. (See Item 6, page 7 with lots for setback exception)**
    a. Responsibility- builder

6. BUILDING SETBACKS ON ONE ACRE OR LARGER LOTS

State SRA Regulations (1276.01) requires a minimum of a 30 foot setback from all property lines or to the center of the road for lots 1 acre or larger.
All the lots can not meet the State setback on one or more sides. Criteria for identification of these lots are: (a) access road frontage less than 100 feet, (b) steep topography, (c) rock outcroppings, (d) lot shape.

Request for SRA Exception

As authorized representative, the consultant requests an Exception to 1276.01, Setback Standards for the 1 acre or larger lots.
Mitigation practices providing the same overall practical effect as 1276.01 Regulations are:
1. Firescaping standards will be implemented to the building front and side yards to the lot lines, regardless of distances to these lines.
a. This will ensure a continuous belt of Firescaping to neighboring lots.

b. If an adjacent lot is vacant, El Dorado Hills Fire Department Weed Abatement Resolution shall apply and the vacant lot fuels shall be treated for 30 feet from any structure.

2. Setbacks will not be less than those required by El Dorado County Zoning Ordinance 17.28.040(D).

3. Rock outcroppings are part of the Firescaping.

4. Windows on the side(s) of the structure, less than 30 feet from a property line, shall have tempered glass in an approved frame.

5. Doors on the side(s) of the structure, less than 30 feet from the property line, shall be self closing and one hour rated.

6. Rafter tails shall be enclosed with noncombustible material on the side(s) of the structure that is less than 30 feet from the property line.

7. Exterior wall sheathing shall be one hour rated noncombustible sheathing on the side(s) of the structure less than 30 feet from the property line.

8. Gutters and downspouts shall be noncombustible.

9. Attic and floor vents shall be covered with ¼ inch or less noncombustible mesh and horizontal to the ground.

Approval of this Plan by the CDF and the El Dorado Hills Fire Department will constitute the approval of this Exception.

7. **OTHER FIRE SAFE REQUIREMENTS**

A. Every 5 years the Fire Department shall review open space areas with the HOA to determine if additional fuel hazard reduction work is necessary.

B. A Notice of Restriction shall be filed with the final map which stipulates that a Wildfire Fire Safe Plan has been prepared and wildfire mitigation measures shall be implemented.

C. 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.

D. A legal entity (HOA, CSD etc.) shall be created with authority for maintaining and enforcing all fuel treatment mitigation measures if homeowners fail to implement or maintain. Covenants, Conditions and Restrictions must be developed to ensure the enforcement of the structural Fire Safe regulations.

E. The water hydrant system shall meet the California Fire Code specifications to water volume and pressure.

F. The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority when a new building permit is issued.

G. The builder is responsible for contacting the El Dorado Hills Fire Department prior to designing a house for specific fire safe construction requirements.

H. Driveways over 16% grade shall be paved.

I. **All driveways must be a minimum of 12 feet wide.**

J. **Vegetation on road shoulders within the fuel treatment zones shall be maintained annually by June 1.**

K. **Roadway must be post "No Parking".**

L. **The modified "T" at the end of Leslie Lane shall be posted "No Parking- Emergency Use Only".**

M. **A construction parking plan shall be submitted to the El Dorado Hills Fire Department prior to any building for approval.**

F. Appendix

Appendix A

LESLIE LANE TENTATIVE MAP
Firescaping Standards

Firescaping is an approach to landscaping to help protect homes from wildland fires. The goal is to create a landscape that will slow the advance of a wildfire and create a Defensible Space that provides the key point for fire fighting agencies to defend the home. This approach has a landscape zone surrounding the home containing a balance of native and exotic plants that are fire and drought resistant, help control erosion, and are visually pleasing. Firescaping is designed not only to protect the home but to reduce damage to oaks and other plants.

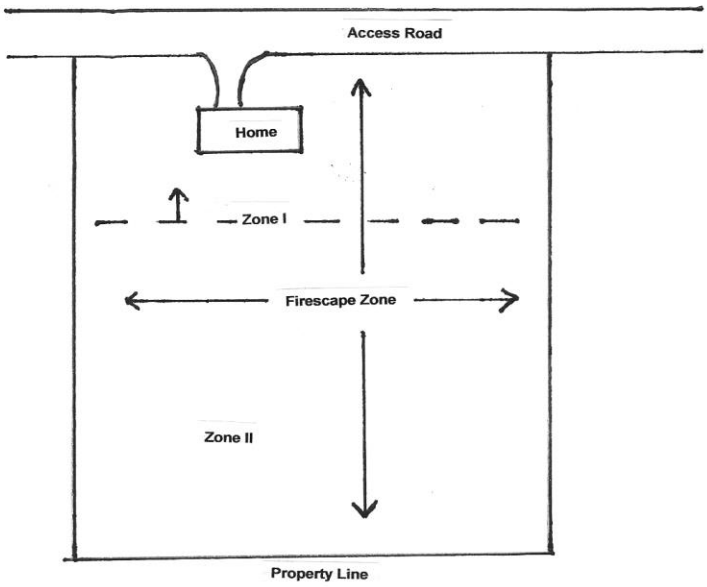
Zone I

The zone extends to not less than 100 feet from the house **or to the property line** in all directions and has a traditional look of irrigated shrubs, flowers gardens, trees and lawns. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs etc. exceeding 1inch in diameter) are removed. All native oak trees and brush species are pruned up to 6-8 feet above the ground as measured on the uphill side but no more than 1/3 of the live crown. The plants in this zone are generally less than 18 inches in height, must be slow to ignite from wind blown sparks and flames. Such plants produce only small amounts of litter and retain high levels of moisture in their foliage year around. Native and exotic trees are permitted inside the Zone except for Gray pines, but foliage may not be within 10 feet of the roof or chimney. Grass and other herbaceous growth within this zone must be irrigated or if left to cure must be mowed to 2 inch stubble, chemically treated or removed. Such treatment must be accomplished by June 1, annually. This zone has built in firebreaks created by driveways, sidewalks etc.

Zone II

This Zone adds 100 feet to Zone I and extends a minimum of 200 feet from the house in all directions, **or to the property line** and is a transition area to the outlying vegetation. The zone is a band of low growing succulent and ground covers designed to reduce the intensity, flame length and rate of spread of an approaching wildfire. Irrigation may be necessary to maintain a quality appearance and retain the retardant ability of the plants. All dead trees, brush, concentration of dead ground fuels (tree limbs, logs etc.) exceeding 2 inches in diameter are removed. Annual grasses are mowed after they have cured to a 2 inch stubble by June 1, annually. Native trees and brush species are preserved and pruned of limbs up to 8 feet above the ground as measured on the uphill side. If Gray pines are to remain in this zone, they must be isolated from surrounding brush species by at least 10 feet on all sides of the pine.

APPENDIX A-1
FIRESCAPING ZONES
EXHIBIT



Typical Lot in Oak Woodland
(schematic, no scale)

APPENDIX B

LESLIS LANE TENTATIVE MAP
FUEL TREATMENT SPECIFICATIONS

For

OAK WOODLAND VEGETATION

Within The Designated Fuel Treatment Areas

1. Leave all live trees **EXCEPT** Gray pines.

2. Remove all dead trees.

3. Remove all brush.

4. Prune all live trees of dead branches and green branches 8 feet from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown is removed. All slash created by pruning must be disposed of by chipping or hauling off site.

5. Annually by June 1, reduce the grass or weeds to a 2 inch stubble by mowing, chemical treatment, disking or a combination of treatments.

6. Mature, multi stem Live Oak trees: remove all dead limbs and stems, cut off green stems at 8 feet above the ground as measured on the uphill side that arch over and are growing towards the ground.

7. In Zone II and farther out from structures trees must be isolated from any ground fuels by at least 10 feet.

APPENDIX C

THOMPSON TENTATIVE MAP

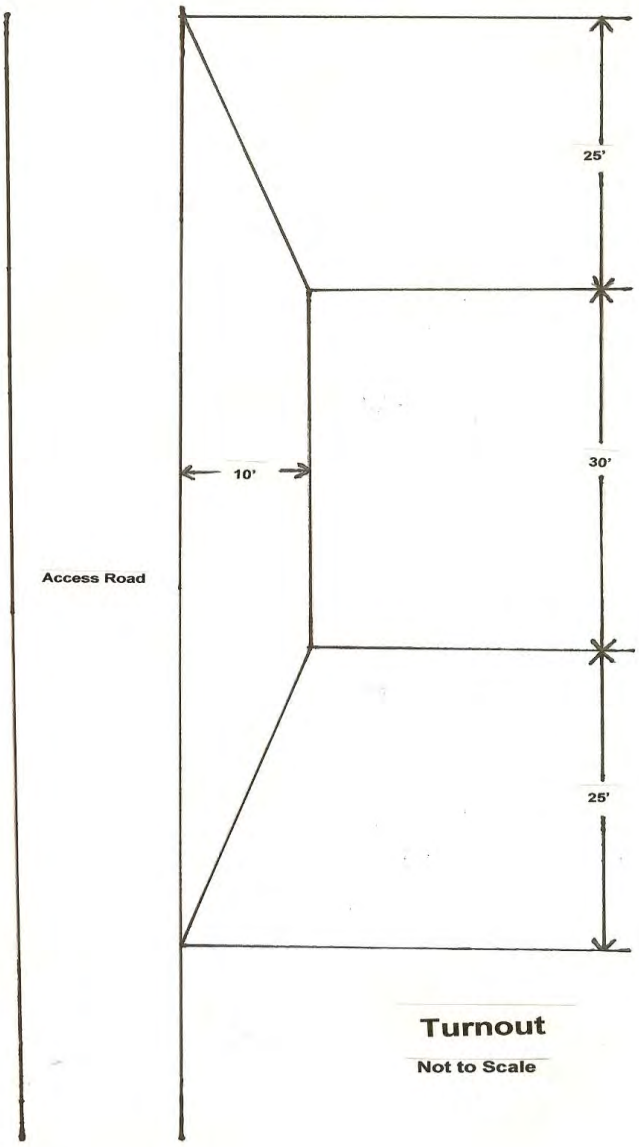
ENCLOSED DECK GUIDELINES

The purpose of enclosing 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.

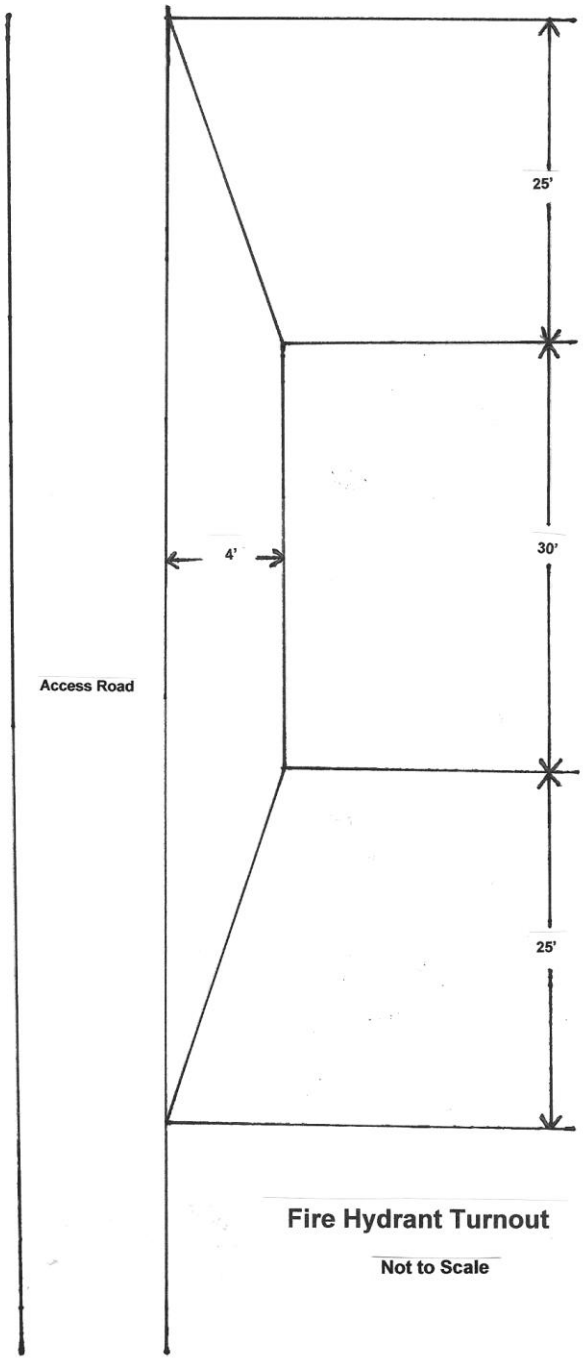
2. Applies to decks one story or less above natural slopes.

3. Combustible material must not be stored under the deck.



Turnout

Not to Scale



Fire Hydrant Turnout

Not to Scale