

**Lomita Way Parcel Owners  
Group Rezone**

**Wildfire Fire Safe Plan**

**Prepared for:**

**Judy Arrigotti et al**

**Prepared by:**

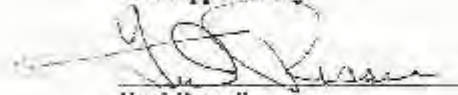
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**March, 2006**



**Group Rezone**

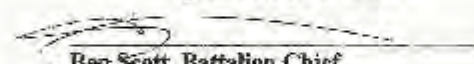
Plan Approved by:



Fred Russell  
Division Chief-Fire Marshall  
EJ Dorado Hills Fire Department

3-17-04  
Date

*in lieu of Ben Scott*



Ben Scott, Battalion Chief  
Fire Prevention  
California Department of Forestry  
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3-15-06  
Date

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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 eighty-four acre group rezoning, identify measures to reduce these hazards and risks and protect the native vegetation. There are moderate fuel hazards and topography associated with this proposed area 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 Lomita Way Parcel Owners Group Rezone 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 project 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 eighty-four acre group of parcels is located within the unincorporated community of El Dorado Hills in the Lake Hills area on a peninsula west of New York Creek and extending into Folsom Lake. This project will allow seven landowners to do up to a four way split creating a maximum of 29 parcels. Each new parcel is not to be less than 2 acres in size. This area is zoned medium density 1-5 acres. The current parcels involved in this rezoning are:

067-090-15 13.55 acres	067-090-16 13.42 acres
067-090-17 12.09 acres	067-090-18 11.01 acres
067-090-19 11.71 acres	067-090-20 12.28 acres
067-090-25 3.23 acres	067-090-27 10.329 acres

Currently only parcels 16, 17, 18, 20, and 27 are planning on splitting their land. The other parcels may chose to split their parcels at a later date. They will be subject to the conditions specified in this plan unless more strict requirements are developed by the County of El Dorado, El Dorado Hills Fire Department, or the California Department of Forestry and Fire Protection.

All the parcels lie along Lomita Way. Access is from Salmon Falls Road to Lakehills Drive to Lomita Way. Lomita Way is 12 feet wide with 8 foot shoulders in most areas and is .4 miles long. It terminates into Lomita Court which is approximately 300 feet long. Lomita Way is paved and the Court is graveled. Parcels 15, 16, 19, 20, and 27 back up to Folsom Lake State Recreation Area along their eastern property line. There is an equestrian and hiking trail running along the State property just beyond these parcels.

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 serves the area.

#### **2. PROJECT VEGETATION (FUELS)**

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels-toyon, liveoak sprouts and annual grasses with scattered down trees and limbs
- (b) overstroy- Gray Pines, White Oaks

The heavy fuel loading is scattered throughout the project area. There are a few down trees and many Gray pines. The problem of fuel laddering is very significant primarily from the liveoaks. Gray pines are extremely hazardous from fire ignition and sudden deterioration. These trees and the large quantities of ground fuels set up a highly flammable situation.

### **3. PROBLEM STATEMENTS**

**A. The ground fuels on the 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 moderate slopes, which increases the rate of wildfire spread.**

Wildfires rate of spread increases dramatically as slope increases. This project has moderate 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 15 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 Group Rezone is sandwiched between Folsom Lake to the east and high density housing to the north and west. Fuels are dense stands of liveoaks and Gray pines scattered

throughout with white oaks interspersed. It is recommended that all Gray pines be eliminated due to their highly flammable properties. Liveoak clumps need to be thinned of all dead material and sprouting controlled. Primary access is Lomita Way. The roads must be widened to 24 feet of road width with 10 foot brushed shoulders required. Vertical clearance shall be at least 15 feet high and no more than 50% canopy crown closure over the roadway. No roadside parking will be allowed. Turnouts shall be at each fire hydrant (See Appendix D) Emergency access along Lomita Court to Villa Del Sol shall be completed. This roadway is approximately 500 feet long with a graveled all weather surface capable of supporting a 40,000 pound emergency vehicle. The existing gate shall be removed. This road shall have the same width of surface, shoulders and vertical clearance as required for Lomita Way. The fire hydrant system shall be expanded to add at least 2 additional fire hydrants. Fire hydrants will be within 500 feet of each other as required by El Dorado Hills Fire Department.

### **Mitigation Measures:**

- **Lots over 1 acre bordering Folsom Lake shall be landscaped to Firescaping Standards Zones I and II (150 feet). See Appendix A**
  - a. **Responsibility- homeowner within one year of occupancy**
- **Lots over 1 acre not bordering Folsom Lake shall be landscaped to Firescaping Standards Zones I and II (100 feet). This specifically applies to parcels 17, 18 and 25. Appendix A-1**
  - a. **Responsibility- homeowner within one year of occupancy**
- **All private 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 in the private fencing.**
  - 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**
- **If the driveway exceeds 20% in grade and over 50 feet in length, the residence shall have a residential fire sprinkler system built into the residence and approved by the local fire department.**
  - 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 D 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 8 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 shall be required by the El Dorado Hills Fire Department. Contact the Fire Department for the specific same practical effects requirements.**

**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 group rezone map which stipulates that a Wildfire Fire Safe Plan has been prepared and wildfire mitigation measures must 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. Driveways over 16% grade shall be paved.**
- H. All driveways must be a minimum of 12 feet wide.**
- I. All gates must be at least 2 feet wider than the driveway they gate and set back from the road at least 30 feet.**
- J. Roadway must be posted “No Parking”.**
- K. Vegetation on road shoulders shall be maintained annually by June 1.**
- L. This development shall be prohibited from installing traffic calming devices such as a dip or bump.**

## **F. Appendix**

## Appendix A

### LOMITA WAY GROUP REZONE 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 75 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 1 inch 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 75 feet to Zone I and extends a minimum of 150 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

### LOMITA WAY GROUP REZONE FIRESCAPING STANDARDS

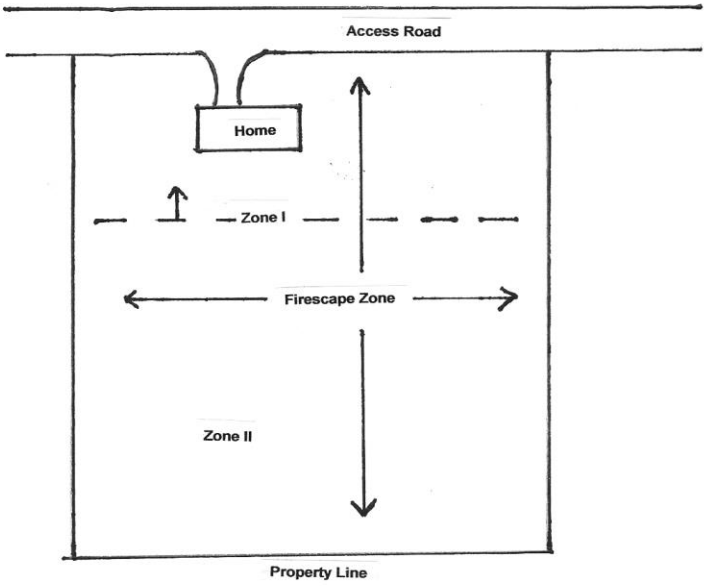
#### Zone I

The zone extends to not less than 50 feet from the house **or to the property line** in all directions and has a traditional look of irrigated shrubs, flower gardens, trees and lawn. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs etc. exceeding 1 inch in diameter) are removed. All native oaks 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 this 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 a 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 50 feet to Zone I and extends a minimum of 100 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, concentrations 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-2  
FIRESCAPING ZONES  
EXHIBIT**



## **Typical Lot in Oak Woodland**

(schematic, no scale)

### **APPENDIX B**

## **LOMITA WAY GROUP REZONE 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 Liveoak 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. Gray pines in Zone II or farther out from structures must be isolated from any understory vegetation by at least 10 feet.

### **APPENDIX C**

## **LOMITA WAY GROUP REZONE ENCLOSED DECK GUIDELINES**

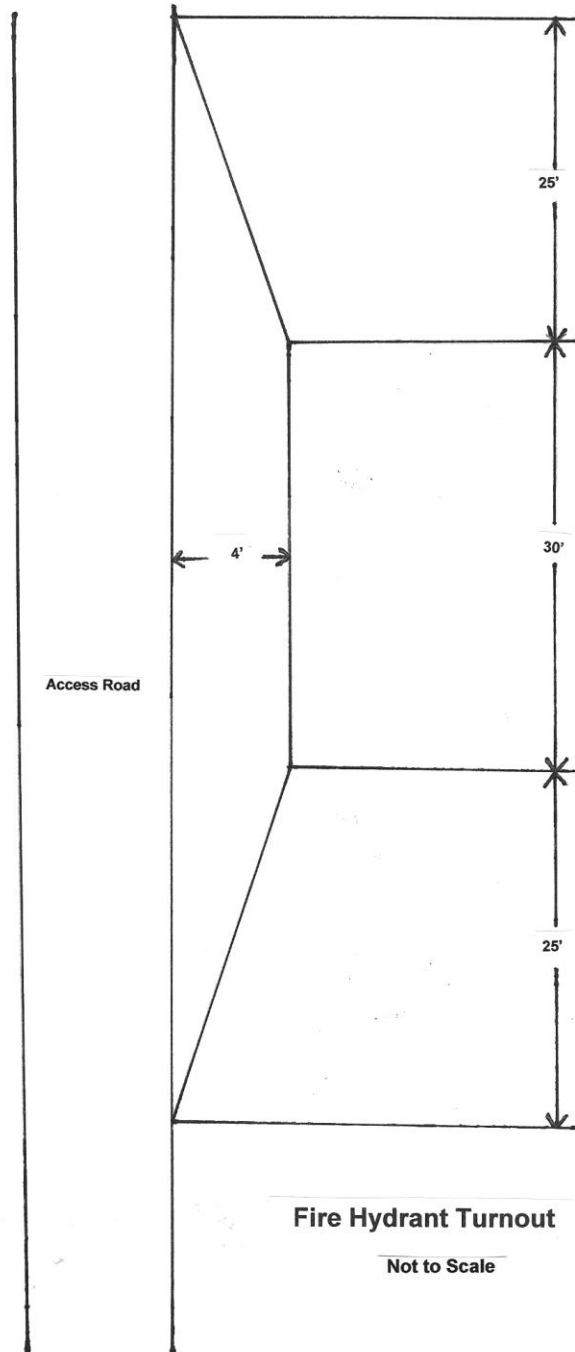
The purpose of enclosing decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck.

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.

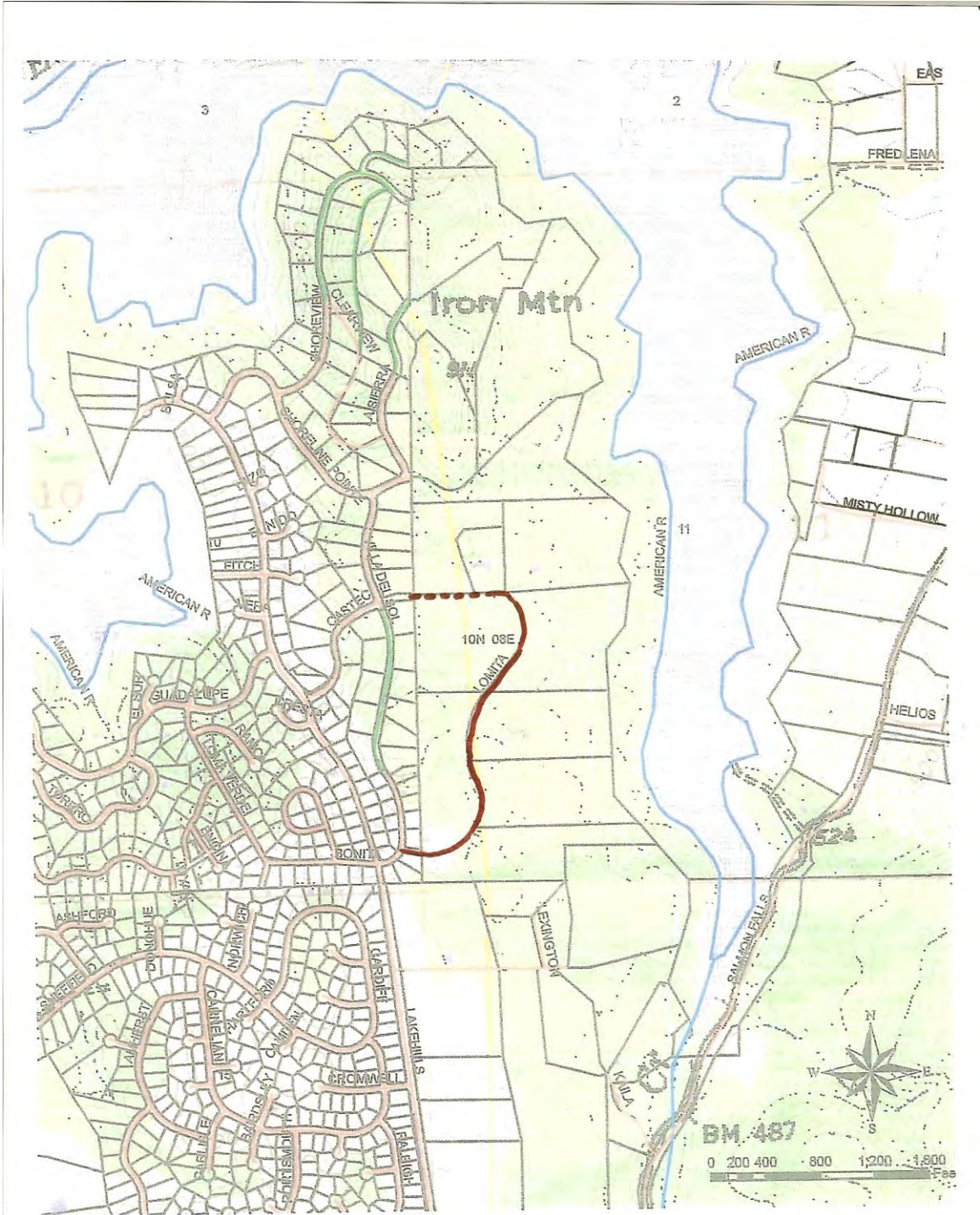
3. Combustible material must not be stored under the deck.

## Appendix D

### Lomita Way Group Rezone Fire Hydrant Turnout Exhibit



LOMITA WAY GROUP REZONE





# LOMITA WAY GROUP REZONE

POR. SEC. II., T.ION.,

