

**Promontory 31 Acre  
Open Space**

**Wildland Fire Safe Plan**

**Prepared for:**

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**Prepared by:**

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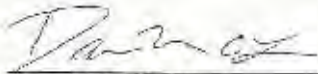
**February 9, 2017**

Promontory 31 Acre Open Space

Approved by:

  
\_\_\_\_\_  
Marshall Cox  
Fire Marshal  
El Dorado Hills Fire Department

2/16/17  
Date

  
\_\_\_\_\_  
Darin McFarlin, FC  
Fire Prevention  
California Department of  
Forestry and Fire Protection

2/16/17  
Date

Prepared by:

  
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RPF# 898

2/16/17  
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 the Promontory 31 Acre Open Space, 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 open space both on and adjacent to the project.

The possibility of large fires occurring when the open space is treated will be reduced. However, roadside and residential fires adjacent to 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 open space 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 open space with special emphasis on the interface of homes and wildland fuels.

The scope of the Promontory 31 Acre Open Space 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, trails and adjacent to yards and homes. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners and the Home Owners Association (HOA) 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 the HOA, homeowners and the fire services.

## **II. FIRE PLAN LIMITATIONS**

The Wildland Fire Safe Plan for the Promontory 31 Acre Open Space 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 the HOA's attention to aid in open space wildfire safety.

### **III. THE PROMONTORY 31 ACRE OPEN SPACE WILDLAND FIRE SAFE PLAN**

#### **1. PROJECT DESCRIPTION**

The Promontory 31 Acre Open Space is located within the unincorporated community of El Dorado Hills and on the western edge of El Dorado Hills at the El Dorado-Sacramento County line on a generally westerly facing hillside with slopes up to approximately 40% and lies just north of Highway 50 and east of Empire Ranch and Sophia Parkway. The 31 Acre open space is adjacent to Crestline Village Estates and the proposed Saratoga Estates on its east border. It is adjacent to Empire Ranch on the west.

A proposed multi-use trail will be constructed in the future within the 31 Acre Open Space area. The 31 Acre Open Space area is used for oak tree mitigation for the Promontory Specific Plan. Currently existing oak tree plantings are located on the site. See the attached site plan. There also exists many mature oak trees that this plan is designed to protect from damaging wildfire.

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). Folsom City Fire will also respond to all fires in this area.

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

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels- annual grasses and down limbs (Brush)
- (b) overstory- scattered oaks

Moderate fuel loading is throughout the majority of the property. The dominate fuel is grass with the oak canopy draping to the ground.

#### **3. PROBLEM STATEMENTS**

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

Fire in the grass/brush fuels on the slopes of the 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 within the open space and around the oak clusters due to the high value at risk.

**Promontory 31 Acre Open Space**

The project is in a Moderate Fire Hazard Severity Zone.

Clearance along the road, trails and adjacent property fences is very important and necessary. The protection measures for the open space will be Fuel Hazard Reduction Zones. The zones shall be around the perimeter of the entire open space area, adjacent to large oak clusters and along the multi-use trail. Fire Safe specifications state that all trees in the fuel hazard reduction zones shall be limbed so that branches on the trees are not touching the ground and be pruned up to 6 feet as measured on the uphill side of the tree. Grass shall be kept mowed to a 2 inch stubble annually by June 1. Additionally, oak clusters shall be isolated from untreated grass by ringing the clusters with a treated 20' strip. The mature oak trees over 6" in diameter will need a one-time treatment of pruning to remove the lower portion of limbs that are within 6' of the ground throughout the open space. A one-time clearing of dead and downed limbs shall be removed from the FHRZ in the open space prior to the construction of the multi-use trail.

A mature tree for the purpose of this plan is a tree at least 6" in diameter at breast high (dbh).

**FIRE SAFE STANDARD REQUIREMENTS:**

- **A 30' Fuel Hazard Reduction Zone shall be created and annually maintained by June 1 around the perimeter of the open space and areas adjacent to combustible structures.**
  - a. **Responsibility- HOA**

- A FHRZ adjacent to multi-use trail shall be 10' on both sides of the trail and annually maintained by June 1.
  - a. Responsibility- HOA
- All mature oak trees over 6" in diameter shall have a one-time pruning so that all limbs are at least 6' off the ground. All dead trees and limbs shall be removed.
  - a. Responsibility- HOA
- All cluster of mature oaks shall have a 20' FHRZ maintained annually by June 1.
  - a. Responsibility- HOA
- All oaks within the perimeter FHRZ's shall be kept pruned so limbs are 6' off the ground.
  - a. Responsibility- HOA
- 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. OPEN SPACE GUIDELINES

- A. Remove all dead trees and limbs within the open space one time prior to the construction of the multi-use trail.
- B. Remove all dead limbs from live mature trees that are within 6' of the ground one time.
- C. On an annual basis limb all mature trees within the FHRZ at least 6' above the ground as measured on the uphill side of the tree.
- D. Annually by June 1 cut or remove all grass and brush to a 2" stubble within the FHRZ .
- E. All trails shall have a 10' fuel hazard reduction zone along each side of the trail. The zone shall be annually maintained by June 1.
- F. All access points to open space shall have rolled curbs and be posted "No Parking" to allow fire vehicle access. A lockable barrier (knock down bollard) may be installed after consultation with the Fire Department.
- G. Mature or multi stemmed oaks can present a serious wildfire problem if untreated. Treat the oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 6' above the ground that arch over and are growing down towards the ground. Measure from the uphill side of the tree to determine the appropriate height.

## IV. Appendix

## Open Space and Oak Clusters





AERIAL EXHIBIT  
PROMONTORY OPEN SPACE

DATE: 11/11/2010

MULTI-USE TRAIL  
SCALE: 1" = 100'

DATE: 11/11/2010

