

**Promontory
Lot D1 and Lot H**

Wildland Fire Safe Plan

Prepared for:

cta

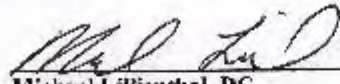
Prepared by:

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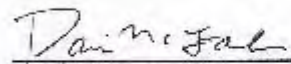
September 16, 2013

Promontory
Lot D1 and Lot H

Approved by:

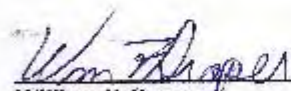

Michael Lillienthal, DC
Fire Marshal
El Dorado Hills Fire Protection District

9/25/13
Date


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

9-23-13
Date

Prepared by:


William F. Draper
RPF #898

9-25-13
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 development of Lot D1 and Lot H, 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 Lot D1 and Lot H 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 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 emphasis on the interface of homes and wildland fuels.

The scope of the Promontory Lot D1 and Lot H 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 Promontory Lot D1 and Lot H 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. THE PROMONTORY LOT D1 AND LOT H WILDLAND FIRE SAFE PLAN

1. PROJECT DESCRIPTION

The Lot D1 and Lot H development is located within the unincorporated community of El Dorado Hills and on the western edge of the Promontory on a generally west facing flat slope and lies between Sophia Parkway to the west and Alexandria Drive. Lot D1 is at the north end of Alexandria Drive and Lot H is at the south end of the loop created by this roadway. This project will divide APN's: 124-070-62, Lot D1, consisting of 8.01 acres into 63 residential lots and 124-390-03, Lot H, consisting of 9.63 acres into 64 residential lots with a minimum lot size of 3,400 sqft. Access is from Alexandria Drive. Both lots will have a formal entrance and a secondary access point all onto Alexandria Drive. The main roadway in these two lots is 36' wide. Lot D1 has some 24' wide road segments. These segments serve lots 1, 17, 31, 48 and 49. Similarly, in Lot H there are 24' wide road segments serving 6, 7, 8, 9, 24, 25, and 44. The key topographic features are the flat slopes and the open space along the south side of Lot D1 and the north edge of Lot H.

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.

2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels- annual grasses and blackberries (Brush)
- (b) overstory- scattered stands of willows in the open space

Light fuel loading is throughout the property. There are larger parcels on the south and north outside of this development. There is a community park to the east. There are pockets of wildland along these borders of the project. This open space area is primarily a drainage with grass, blackberries and willows.

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. 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.

Lot D1 and Lot H

A total of 127 lots are planned for 2 clustered communities. Both clusters back up to open space and will need nonflammable fencing along the open space. Sidewalks and landscaped front yards will provide for the fuel hazard reduction zones along all the interior roads. The new roads less than 36' wide shall have rolled curbs to provide added width for vehicle passage on the roadway. The roads 24' wide shall be posted "No Parking" on one side of the roadway. A landscaped fuel hazard reduction zone along Sophia Parkway and Alexandria Drive shall be annually maintained. The roads shall conform to El Dorado Transportation Division (TD) specifications. The roads are yet to be named.

The project is in a Moderate Fire Hazard Severity Zone. Implementation of Wildland-Urban Interface Fire Areas Building Standards will be required for the construction of new residences. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking.

Clearance along the road and around structures is very important and necessary. Fire Safe specifications state that all 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. Any tree crown canopy over the road or driveways shall be pruned at least 15 feet up from the roadway surface.

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

Mitigation Measures:

- **All homes shall have Class A listed roof and assembles and siding of fire resistant material.**
 - a. **Responsibility- homeowner**
- **Decks that are cantilevered over the natural slope shall be enclosed.**
 - a. **Responsibility- homeowner (See Appendix C for guidelines)**
- **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.**
 - a. **Responsibility- builder**

6. OTHER FIRE SAFE REQUIREMENTS

- A. **A Notice of Restriction shall be filed with the final subdivision map which stipulates that a Wildfire Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented.**
- B. **A copy of the Wildfire 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. **Road improvements and fire hydrants shall be completed prior to the filing of the final map or completion of a “Bonding and Completion Plan”.**
- E. **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.**

- F. A legal entity (HOA) 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 and vegetation Fire Safe regulations and the maintenance of the fuel hazard reduction zones.**
- 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 public roads and driveways shall have all fuels within 10 feet of the shoulder of the roadway treated annually by June 1 (See Appendix B).**
- J. The fuel hazard reduction zone along roadways 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. All roads 24 feet wide or less shall be posted “No Parking”.**
- M. Residential construction contractors may be required to submit a parking plan to El Dorado Hills Fire Department to insure off street parking during construction.**
- N. Fencing adjacent to open space shall be constructed from nonflammable material.**
- O. The El Dorado Hills Fire Department Weed Abatement ordinance shall apply to any vacant lot.**

E. Appendix

Appendix A

PROMONTORY LOT D1 AND LOT H

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. Any deck shall not include non fire rated composite deck material.
3. Applies to decks one story or less above natural slopes.
4. Combustible material must not be stored under the deck.

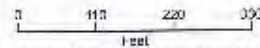
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File # 03/27/2013 Item # 11 Item Group Survey & GIS



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

TENTATIVE MAP
PROMONTORY VILLAGE CENTER LOT D1
 PARCEL 5 BK 7 PG 107

OWNER: (blank)
 APPLICANT: (blank)
 PROJECT: (blank)
 ADDRESS: (blank)

COUNTY OF DODDGE CITY OF JARVIS

City of Jarvis
 Planning Department

MAP SCALE

GENERAL NOTES

NOTICE TO THE PUBLIC

APPLICANT'S DECLARATION

PRELIMINARY

PLANNING

COMMISSION

MEETING

DATE

TIME

LOCATION

AGENDA

ITEMS

TO BE

CONSIDERED

AT

THE

MEETING

OF

THE

PLANNING

COMMISSION

ON

THE

DATED

THIS

DAY

OF

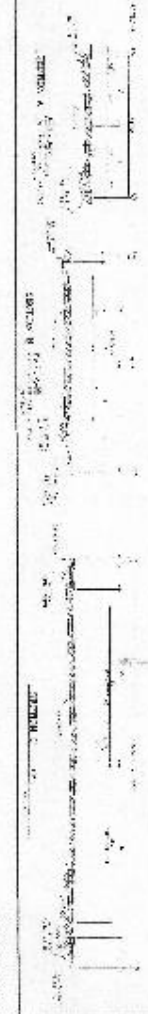
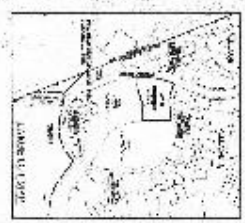
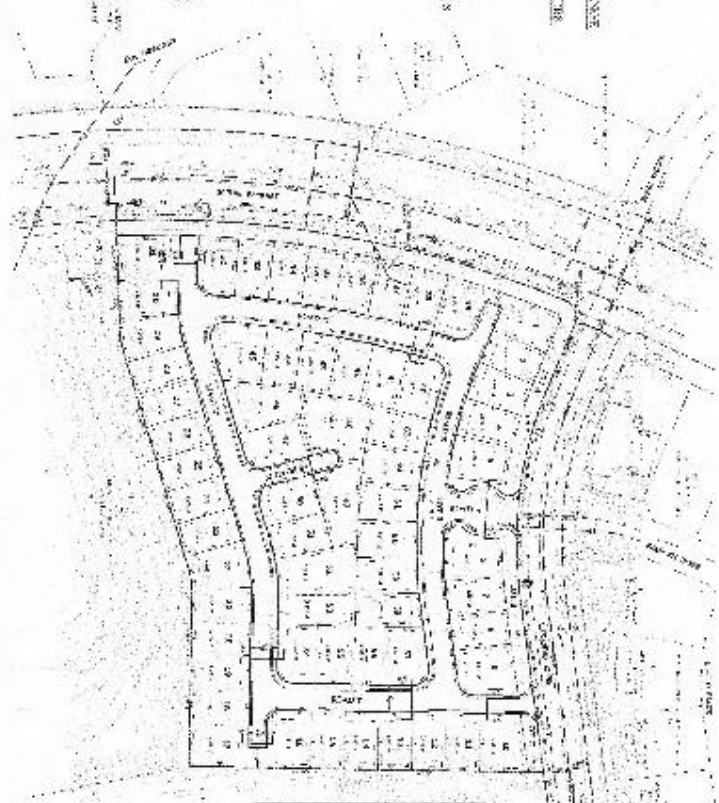
THE

MONTH

OF

THE

YEAR



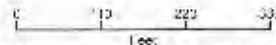
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Disclaimer: This data set was compiled from unclassified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly unreliable. Use at your own risk.

APN 12439003 San Luis Obispo County Geographers Office



Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, 1000)

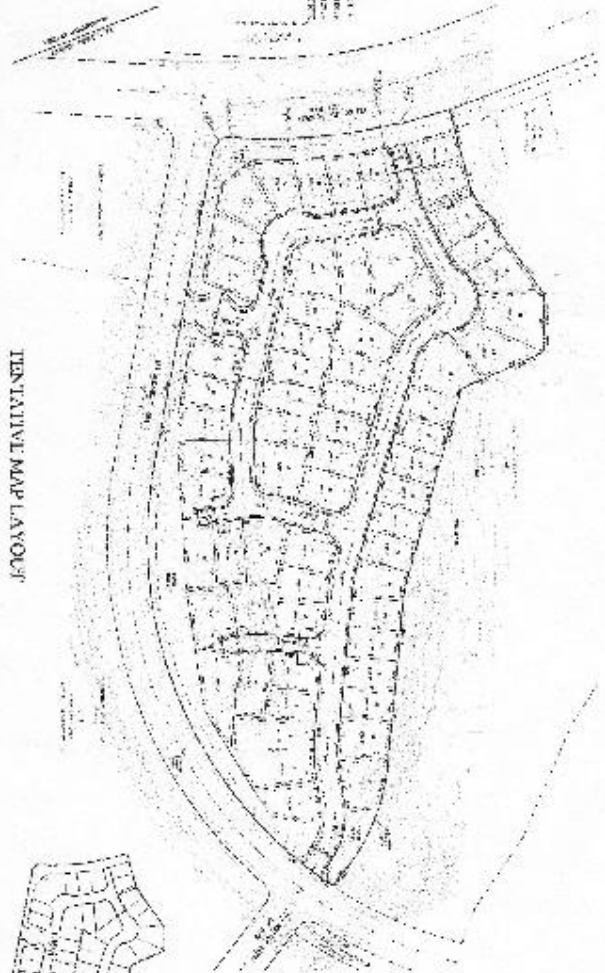
**SUBSTANTIAL CONFORMANCE TENTATIVE MAP
PROMONTORY VILLAGE CENTER LOT H
LOT 3 BR J PG 84**

COUNTY OF ALABAMA SHEET OF 1 CITY OF TALLADEGA

OWNER OF RECORD
 N. J. ...
 ...
PLANNING
 ...
ENGINEER
 ...

NO. OF LOTS
 ...
NO. OF UNITS
 ...
NO. OF BUILDING PERMITS
 ...
NO. OF DWELLING UNITS
 ...
NO. OF SINGLE-FAMILY UNITS
 ...
NO. OF MULTIFAMILY UNITS
 ...

TOTAL NUMBER OF PARCELS
 ...
TOTAL AREA
 ...
NET AREA
 ...
AREA OF LOT A
 ...
AREA OF LOT B
 ...
AREA OF LOT C
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AREA OF LOT D
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AREA OF LOT E
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AREA OF LOT F
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AREA OF LOT G
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AREA OF LOT H
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AREA OF LOT I
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AREA OF LOT J
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AREA OF LOT K
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AREA OF LOT L
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AREA OF LOT M
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AREA OF LOT N
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AREA OF LOT O
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AREA OF LOT P
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AREA OF LOT Q
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AREA OF LOT R
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AREA OF LOT S
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AREA OF LOT W
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AREA OF LOT X
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AREA OF LOT Y
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AREA OF LOT Z
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NOTE
 ...

CAL FIRE GUIDELINE

100' DEFENSIBLE SPACE MAKE YOUR HOME FIRE SAFE



or



Contact your local fire department
for fire safe landscaping assistance.
www.thefire.org

Why 100 Feet?

Following these 400-foot fire can dramatically reduce the chance of your home surviving a wildfire.

A Defensible Space of 100 feet around your home is required by law. The goal is to protect your home while providing a safe area for firefighters.

1 Create a 30-foot zone

Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2 Reduce fuel zone

The fuel reduction zone to the remaining 70 feet to property line will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have less vegetation in this area:

• Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.

• Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "tree ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all bird – up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney at least 18 inches then 12 inch wide.

These regulations also apply to the grass. Such as: fire resistant grasses, low to the ground, low-growing, or a mixture of both types of grasses. Grass heights may have additional requirements. Grass heights may vary from 2 to 4 feet. Also, some plants may require specific methods for disposal and storage of brush. Pruning and disposal of brush should be done with best practices. For the full regulations visit the website: www.fire.ca.gov. The map to the right does not cover adjacent properties. The state Dept of Forestry and Fire Protection approved Guidelines associated with this resource. Contact your local fire department for more details.





State of California
Department of Forestry and Fire Protection

NOTICE OF FIRE HAZARD INSPECTION

A representative from CAL FIRE has inspected your property for fire hazards. You are hereby notified to correct the violation(s) indicated below.
Failure to correct these violations may result in a citation and fine.

Occupant:		Physical Address:			Phone #:	
Occupant Not Home: 1 st Attempt: / /	Occupant Not Home: 2 nd Attempt: / /	Refused Inspection: / /	For Questions: Contact Inspector at: () - () - ()		Battalion #:	
Roof Construction Combustible/Non-Combustible	Exterior Siding Combustible/Non-Combustible	Window Panes Single Pane/Double Pane	Decks Finished/Unfinished	Decks or Porches Masonry/Composite/Wood	Location of Structure Flat, Ground/Slope/Ridge Top	

- Checked boxes indicate violations.
- Defensible Space Zone (within 30 feet of all structures or to property line):**
- 2 3 A. Remove leaves, needles or other vegetation on roofs, gutters, decks, porches and stairways etc. PRC §4291(a)(6)
 - 2 3 B. Remove all dead trees, shrubs or other plants adjacent to or overhanging buildings. PRC §4291(a)(5)
 - 2 3 C. Remove all dead or dying branches and stems from trees, shrubs or other plants adjacent to or overhanging buildings. PRC §4291(a)(5)
 - 2 3 D. Remove all branches within 10 feet of any stovepipe or chimney outlet. PRC §4291(a)(4)
 - 2 3 E. Remove all dead or dying grass, leaves, needles or other vegetation. PRC §4291(a)(1)
 - 2 3 F. Remove or isolate live flammable ground cover and shrubs (i.e. Bear Clover, Mountain Misery, Juniper etc.). PRC §4291(a)(1)
- Reduced Fuel Zone (within 30 - 100 feet of all structures or to property line):**
- 2 3 G. Mow dead or dying grass to a maximum of 4 inches in height. Trimmings may remain on the ground. PRC §4291(a)(1)
 - 2 3 H. Live flammable ground cover less than 18 inches in height (i.e. Mountain Misery, Bear Clover etc.) may remain, but overhanging and adjacent trees must be pruned up to 15 feet. PRC §4291(a)(1)
 - 2 3 I. Reduce fuels in accordance with the Continuous Tree Canopy Standard (see back). PRC §4291(a)(1)
 - 2 3 J. Reduce fuels in accordance with the Horizontal Spacing Standard (see back). PRC §4291(a)(1)
- Defensible and Reduced Fuel Zone (within 100 feet of all structures or to property line):**
- 2 3 K. Logs or stumps embedded in the soil must be removed or isolated from structures and other vegetation. PRC §4291(a)(1)
 - 2 3 L. Remove all dead or dying brush, trees and branches within 15 feet of the ground. PRC §4291(a)(1)
- Other Requirements:**
- 2 3 M. Clear dead, dying or flammable vegetation within 10 feet around and above propane tanks. CFC §3807.3
 - 2 3 N. Address numbers shall be displayed in contrasting colors (4" Min. Size) and readable from the street or access road. CFC §505.1

- Recommendations:
- Cover all chimney or stovepipe openings with a metal screen having openings no larger than 1/2 inch.
 - Clear 10 feet around and 15 feet above fuels (i.e. Woodpiles, lumber, scrap etc.). Move woodpiles as far as possible from structures.
 - Remove flammable materials stored under decks and similar overhangs of structures.
 - Clear vegetation 10 feet from sides and 15 feet above all driveways and turnaround areas.

Comments:

Additional Information on Back

Complete only if occupant contacted

1. Inspector: _____	Date: / /	A re-inspection will occur on/after: / /
2. Inspector: _____	Date: / /	A re-inspection will occur on/after: / /
3. Inspector: _____	Date: / /	

AEU 02/09

(White-Inspector, Canary-1st to Occupant, Pink-2nd to Occupant, Gold-3rd to Occupant)