

**THE PROMONTORY
WILDLAND FIRE SAFE PLAN
VILLAGE 2C**

**AMENDMENT B
TO THE PROMONTORY VILLAGES 1-6
2009 WILDLAND FIRE SAFE PLAN
AND AS REVISED FEBRUARY 2010**

Prepared for:

Russell-Promontory

Prepared by:

**William F. Draper
Registered Professional Forester
#898
4645 Meadowlark Way
Placerville, CA 95667**

December 29, 2015

PROMONTORY VILLAGE 2C

AMENDMENT B

Approved by:

**Michael Lilienthal, Fire Marshal
Division Chief
El Dorado Hills Fire Department**

Date

**Darin McFarlin, FC
Fire Prevention
California Department of Forestry
And Fire Protection**

Date

Prepared by:

**William F. Draper
RPF #898**

Date

Table of Content

- I. Background**
- II. Purpose and Scope for Amendment B**
- III. Fire Safe Standard Requirements**

Amendment B

I. Background

A 2009 Promontory Wildland Fire Safe Plan was prepared to incorporate and combine into one Wildland Fire Safe Plan all of the previous plans for the Promontory Villages 1-6 areas. This 2009 Plan was revised in February 2010 to comply with the requirement to perform a 5 year review of all previous plans. Secondly, there had been changes in state law and local fire codes affecting Fire Safe Regulations that affect the landowners within the Promontory. Lastly, the February 2010 Plan replaced all previous plans and covers all properties within the Promontory.

In the revised February 2010 plan it states that:

“All previous amendments for lot setback modifications are still in effect. This applies to the Promontory:
Village 1 Lots 65,66; Village 2 Lots 1, 2; Village 4 Lots 10, 65, 87, 88, 90, 113, 132; Village 6 Lots 78, 85, 87, 103, 104, 107, 111, 114, 115, 116, 117, 119, 120.”

On July 10, 2015 an Amendment A to the revised February 2010 Promontory (for Villages 1-6) Wildland Fire Safe Plan was prepared and approved. This amendment was prepared to comply with the requirement to perform a 5 year review of all plans. There were 2 changes added to this amendment. One of the changes was updates to the California Building Code that required all new residential construction to have a minimum NFPA 13D fire sprinkler system and a second change is an ordinance change by the El Dorado Hills Fire Department which would impact the residence in the Promontory.

II. Purpose and Scope

This Amendment B to the original 2009 Promontory (Villages 1-6) Wildland Fire Safe Plan and as revised in February 2010 and as amended July 10, 2015 is being generated for the following reason. The reason is to specifically provide an amendment to the Village 2 area more specifically Lots 1-5. Village 2 Lots 1-5 is now known as Village 2C.

III. Fire Safe Standard Changes

- Village 2C was originally approved for 5 lots as located in Village 2 of the Promontory Specific Plan area. Village 2C consists of 7.15 acres and is broken down into 2 residential lots, 1 open space lot and 1 roadway lot. The 2 residential lots are each approximately 2.8 acres. There will be an adjacent open space on the north side of the access driveway.

- The 2 lots will be served from an approximately 720 linear feet of common driveway off of Lafite Court. A proposed turnout shall be located near the midpoint of the common driveway. As proposed the turnout is located approximately 374 linear feet from Lafite Court.
- A “T” turnaround shall be installed at the end of the access driveway. Specific individual driveways shall branch off the access driveway to each resident.
- Each house site shall have a turnaround near the residence if the driveway exceeds 50’ in length from the access driveway.
- The access driveway shall be posted “No Parking”.
- The open space lot on the north side of the access driveway shall be landscaped or maintained free of flammable vegetation for 20’ or to the property line. This open space shall be treated annually by June 1.
- All previously agreed to provisions in the Wildland Fire Safe Plan and amendment shall remain in effect except for the exceptions as described for Village 2 lots 1 and 2 in the above “Background”. The setbacks as described for these 2 lots in the Promontory Villages 1 and 2 Wildfire Safety Plan Amendment A and dated September 2001 shall no longer be applicable to Village 2C.
- The “Hillside Large Lot Single Family Development” zoning standards of the Promontory Specific Plan apply to these Village 2C lots. The setback requirements for these 2 lots are 20 feet for front yard, 30 feet for the rear yard and 15 feet for side yard.
- As stated in the 2009 Fire Plan “ All residences that do not have a 30’ setback on the side/s or rear and are adjacent to a vacant lot shall have added clearance up to the property line from the residence or combustible fence as required by the Fire Department Weed Abatement Resolution”. In addition the plan states “All lots 1 acre or larger shall have a 30’ setback from the property lines on the sides and rear and from the center of the road. Any lot owner wanting to reduce this setback requirement shall meet with the El Dorado Hills fire Department for any additional construction requirements prior to obtaining a building permit from El Dorado County.
- Since the setbacks for the Specific Plan allows for a 15’ side yard the following exception has been proposed to allow for the 15’ side yard setback for the Village 2C 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. Exceptions to this setback requirement may be granted if strict adherence to the 7A Building Standards are followed on those sides of the structure that have been exempted from the 30' setbacks and are adjacent to open space.

All previously agreed to provisions in the Wildland Fire Safe Plan and amendment shall remain in effect.

