

**Reading/Rossbach
Parcel Split
APN: 069-220-30**

Wildland Fire Safe Plan

Prepared for:

Olympus Group

Prepared by:

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June 28, 2016

Reading/Rosbach

Approved by:

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Fire Marshal
El Dorado Hills Fire Department

7/25/16
Date

Darin McFarlin
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Fire Prevention
California Department of Forestry
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7/26/16
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 Reading/Rossbach parcel split, to identify measures to reduce these hazards and risks and to protect the native vegetation. There are moderate fuel hazards and gentle to moderate topography associated with this proposed parcel split both on and adjacent to the project.

The possibility of large fires occurring when the parcel split is complete will be reduced. However, small wildfires in the open space areas may occur due to the increase in uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the project 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 development with special emphasis on the interface of homes and wildland fuels.

The scope of the Reading/Rossbach 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 Reading/Rossbach parcel split 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 homeowner's attention to aid in home wildfire safety.

III. THE READING/ROSSBACH WILDLAND FIRE SAFE PLAN

1. PROJECT DESCRIPTION

The Reading/Rosbach parcel split is located within the unincorporated community of Rescue and on the west side of North Shingle Road. This project will divide APN: 069-220-30 consisting of 10.74 acres into 2 residential lots. The roadway access currently is Choopim Road. This road is approximately 10 feet wide and provides access to the existing parcel and another parcel at its end. The roadway will need to be brought up to the current Fire Safe standard of 20' plus a one-foot shoulder on each side of the road. The length of roadway to be improved is approximately 700' in length. A turn-around will be constructed at the end of the road improvements at the northeast corner of the new parcel and the existing adjacent parcel (APN: 069-220-26). The turn-around will need to meet the requirements of El Dorado Hills Fire Department (EDHFD) and El Dorado County Transportation Division (TD).

Structural fire protection is provided by the El Dorado Hills Fire Department, Rescue Fire Protection District and wildland fire protection by the California Department of Forestry and Fire Protection (CAL FIRE). Review and approval of this plan is done by El Dorado Hills Fire Department on behalf of the Rescue Fire Protection District. A fire hydrant system will serve the new area. Water is to be supplied by El Dorado Irrigation District (EID).

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- Ponderosa pine, gray pine, liveoak and Valley oaks

Light understory fuel loading is throughout the majority property. There is moderate to heavy overstory from the trees.

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 project 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 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 around structures.

Reading/Rosbach Parcel Split

A total of one new lot is being created. Any new fencing if needed, will need to be nonflammable fencing. Most of the open areas on the parcels have flashy grass fuel with an oak-conifer overstory. The road shall have a fuel hazard reduction zone (FHRZ) of 10' along both sides or to the property line. The tree canopy over the road shall be pruned up so there is 15' of vertical clearance over the entire length of the road. The FHRZ may incorporate the landscaping of frontyards. All fuel hazard reduction zones shall be annually maintained. The roads shall conform to El Dorado Transportation Division (TD) specifications. The road shall have an approved road sign posted at the intersection of Choopim Road and North Shingle Road.

The project is in a Moderate Fire Hazard Severity Zone. All new residences shall be required to have NFPA 13D fire sprinkler systems. Implementation of Wildland-Urban Interface Fire Area Building Standards (7A) will be required for the construction of new residences. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking. Lots 1 acre and larger are required to have 30' setbacks from the property lines. The existing residence is subject to the provisions of Public Resources Code 4291 (PRC 4291).

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 limbed so that branches on the trees are not touching the ground and 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.

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

FIRE SAFE STANDARD REQUIREMENTS:

- **All lots one acre and larger shall be landscaped to Firescaping Standards Zone I and II (Appendix A).**
 - a. **Responsibility- homeowner within one year of occupancy**

- Driveways shall be 12 feet wide. Driveways shall comply with the weight and grade standards.
 - a. Responsibility- homeowner
- All private driveway gates shall be inset on the driveway at least 30 feet from the road. Gate opening shall be 2 feet wider than the driveway. Knox lock access shall be provided to the fire department.
 - a. Responsibility- homeowner
- All homes shall have Class A listed roof and assemblies and siding of fire resistant material.
 - a. Responsibility- builder/homeowner
- Decks that are cantilevered over the natural slope shall be enclosed.
 - a. Responsibility- homeowner (See Appendix C for guidelines)
- The houses shall be constructed with exterior wall sheathing that shall be rated noncombustible.
 - a. Responsibility-builder
- Windows and glass doors on the sides of the structure shall have tempered glass and fire resistant frames.
 - a. Responsibility-builder
- Rafter tails shall be enclosed with noncombustible material on the sides of the structure.
 - a. Responsibility-builder
- Gutters and downspouts shall be noncombustible.
 - a. Responsibility-builder
- Attic and floor vents shall be covered with ¼ inch, or less, noncombustible mesh and horizontal to the ground.
 - a. Responsibility-builder
- 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. OTHER FIRE SAFE REQUIREMENTS

- A. A copy of the Wildland Fire Safe Plan shall be given to each new landowner within the development.
- B. 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.

- 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. The fire hydrant system shall meet the California Fire Code specifications to water volume, pressure and spacing.
- E. The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority.
- F. Fuel treatment along roadway and driveway shall have all fuels within 10 feet of the curb of the street treated annually by June 1 (See Appendix A).
- G. Clearance requirements may be required by El Dorado County at the time of construction.
- H. All roads less than 24 feet wide curb face to curb face shall be posted "No Parking".
- I. Fencing adjacent to non-landscaped space shall be constructed from nonflammable material.
- J. The El Dorado Hills Fire Department Weed Abatement ordinance shall apply to any vacant lot.

7. NON-LANDSCAPED SPACE GUIDELINES

- A. Remove all dead trees and limbs within 100' of all property lines.
- B. Remove all dead limbs from live trees that are within 10' of the ground.
- C. Limb all trees within 30' of the property lines at least 10' 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 and along the property lines adjacent to the residential lots.
- E. 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 10' 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

APPENDIX A

READING/ROSSBACH 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 firefighting 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 30 feet from the house **or to the property line whichever is less** 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) shall be removed. All native oak trees, conifers and brush species are pruned up to 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 windblown sparks and flames. Such plants should 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, 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.

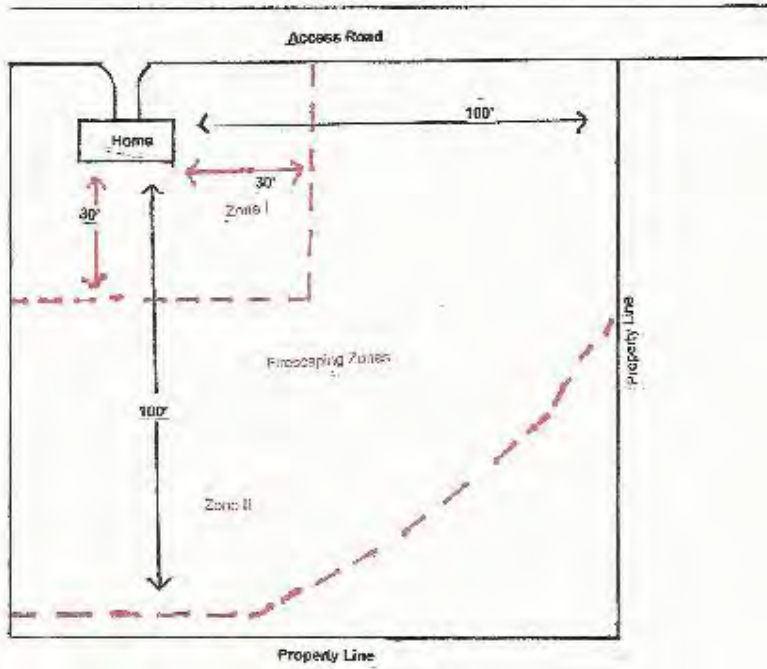
Zone II

This Zone adds 70 feet to Zone I and extends a minimum of 100 feet from the house in all directions, **or to the property line whichever is less**, and is a transition area to the outlying vegetation. The zone is a band of low growing succulent 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 shall be removed. Annual grasses shall be mowed after they have cured to a 2 inch stubble by June 1, annually. Native trees and brush species may be preserved and pruned of limbs up to 8 feet above the ground as measured on the uphill side.

For Zones I and II With Oaks

Mature, 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 8 feet above the ground as measured on the uphill side that arch over and are growing down towards the ground.

**APPENDIX A-1
FIRESCAPING ZONES
EXHIBIT**



Typical Lot in Oak Woodland
(Schematic, not to scale)

APPENDIX B

READING/ROSSBACH FUEL TREATMENT SPECIFICATIONS For OAK WOODLAND Within The Designated Fuel Treatment Areas

1. Leave all live trees where possible.
2. Remove all dead trees.
3. Remove all brush.
4. Prune all live trees of dead branches and green branches 10 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.

APPENDIX C

READING/ROSSBACH ENCLOSED DECK GUIDELINES

The purpose of enclosing the underside of 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. This applies to decks one story or less above natural slopes.
4. Combustible material must not be stored under the deck.

APN 06922030

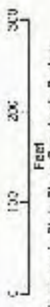


Disclaimer: This document was compiled from information of public and private sources and is for informational purposes only. No representation is made as to accuracy or timeliness of information. Parcel boundaries are provided for informational purposes only. Users must verify this information with their local jurisdiction.

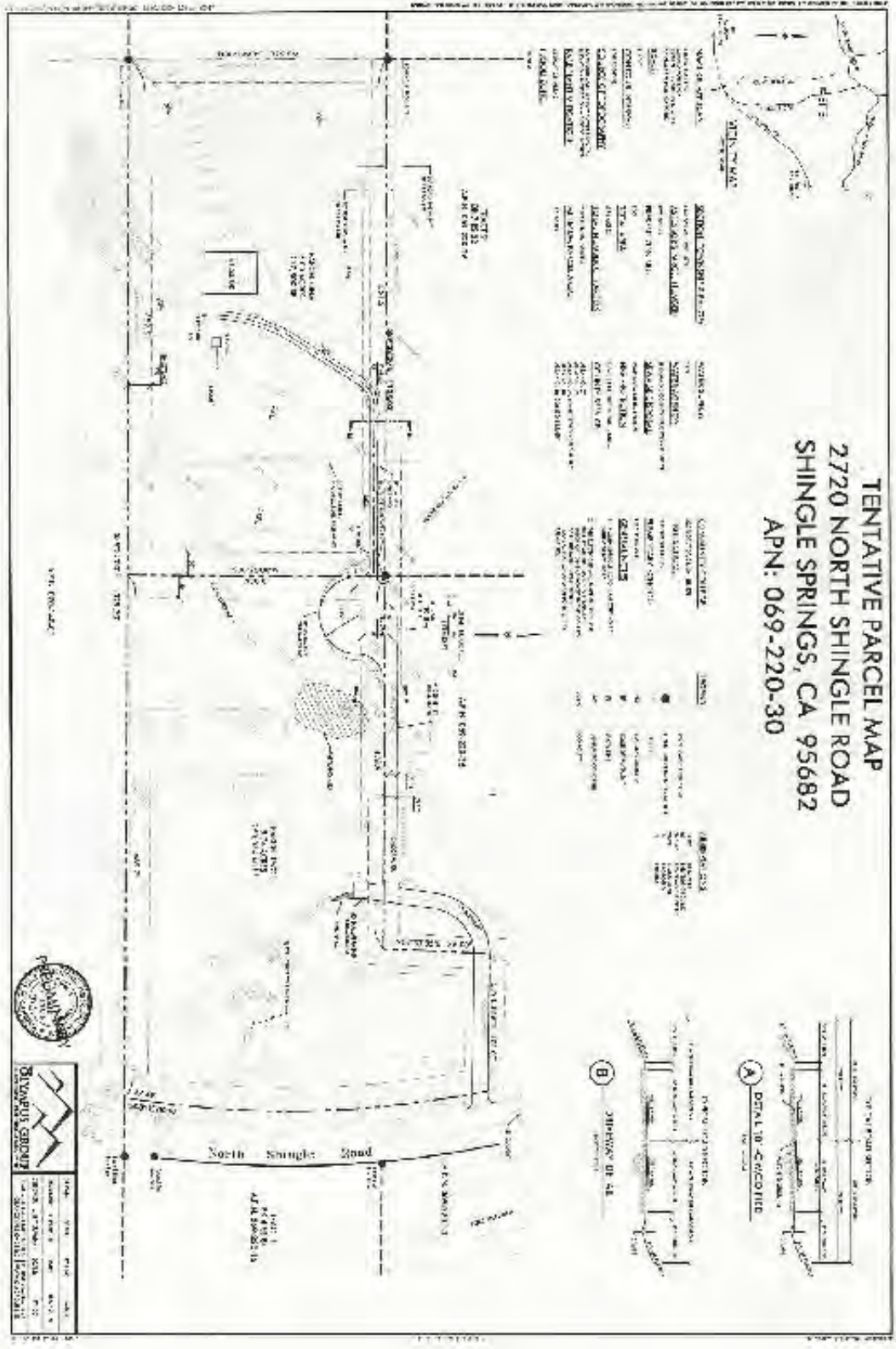
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Aerial Imagery: 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025
Map Date: 01/20/2025, 10:00 AM, 10:00 AM, 10:00 AM
Map Scale: 1:10000
Map Projection: NAD83, California Zone 2, Feet



TENTATIVE PARCEL MAP
2720 NORTH SHINGLE ROAD
SHINGLE SPRINGS, CA 95682
APN: 069-220-30



PROPERTY DATA

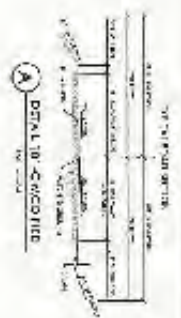
APN	069-220-30
OWNER	...
...	...

COMMENTS

1. THE PROPERTY IS SUBMITTED FOR THE PURPOSE OF...
2. THE PROPERTY IS SUBMITTED FOR THE PURPOSE OF...
3. THE PROPERTY IS SUBMITTED FOR THE PURPOSE OF...

LEGEND

Symbol	Description
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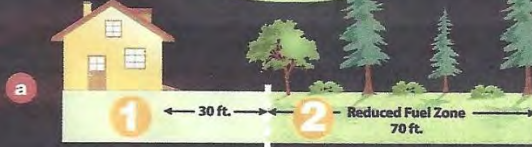


SHINGLE SPRINGS

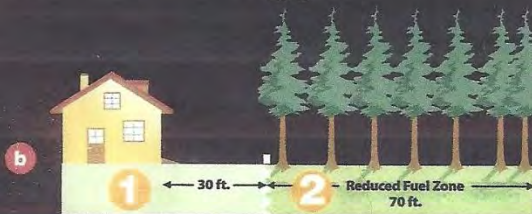
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CAL FIRE GUIDELINE

100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



or



Contact your local CDF office, fire department,
or Fire Safe Council for tips and assistance.
www.fire.ca.gov

Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A Defensible Space of 100 feet around your home is required by law.¹ The goal is to protect your home while providing a safe area for firefighters.

1 "Lean, Clean and Green Zone"

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

2 "Reduced Fuel Zone."

– The fuel reduction zone in the remaining 70 feet (or 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 two options in this area:

- a 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.
- b 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 "fire 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 build-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 outlet of not more than 1/2 inch mesh.

¹ These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for, 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CDF office for more details.



April 2006



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:
- Other 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)