

Ridgeview Village Estates Unit 3

Ridgeview West Unit 4

Ridgeview West Unit 5

Lot 20 Treviso II

Wildland Fire Safe Plan

Prepared for:

Ridgeview West Homes, LLC

Prepared by:

CDS Fire Prevention Planning

William F. Draper

Registered Professional Forester

#898

4645 Meadowlark Way

Placerville, CA 95667

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Ridgeview Village Estates Unit 3
Ridgeview West Units 4, 5
Lot 20 Treviso II

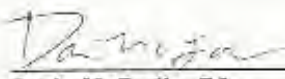
Approved by:



Marshall Cox
Fire Marshal
El Dorado Hills Fire Department

7/25/14

Date




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

7/26/14

Date

Prepared by:



William F. Draper
RPF# 898

7/26/16

Date



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I. PURPOSE AND SCOPE

This specific Wildland Fire Safe Plan is for 10 lots within Ridgeview Village Estates Unit 3, 4 lots in Ridgeview West Unit 4, 4 lots in Ridgeview West Unit 5, and for lot 20 in Treviso II. These lots were previously covered in other Wildland Fire Safe Plans but have been broken out from the prior plans and are being treated as a separate unit for this Plan.

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 these lots, to identify measures to reduce these hazards and risks and protect the native vegetation. Once developed, these lots will have minimal native fuels of grass and oak on and adjacent to steeper slopes.

The possibility of large fires occurring when this area is fully developed 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.

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

The scope of the Wildland Fire Safe Plan recognizes the extraordinary natural features of the area and will provide for safety measures which are meant to compliment and become part of the final design of these lots. The Plan contains measures for providing and maintaining defensible space around future homes and open space. 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 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 WILDLAND FIRE SAFE PLAN

1. PROJECT DESCRIPTION

The nineteen lots in this plan are located along Via Treviso and Via Barlogio along the western edge of El Dorado County in the El Dorado Hills area. The lots vary in size from 1/2 acre+/- to over 1 acre in size. The area has steeper slopes with grass and an oak overstory. The drainages have primarily buckeyes and cottonwood saplings. Via Treviso and Via Barlogio are dedicated public roads and the responsibility of El Dorado County Transportation Division (DT). There is no fuel hazard reduction along the roadways.

Lot 2 in the Ridgeview West Unit 5 will have a long driveway with an appropriate turnout near its midpoint (See page 12). Lot 20 in Treviso II will have a shared driveway (See page 13) as previously approved. This driveway shall be 20' wide with a maintained fuel hazard reduction zone along both edges. The driveway for lot 2 shall also have a fuel hazard reduction zone. These zones shall be for the width of the easement.

All lots shall be required to have non-flammable fencing. All the homes shall comply with the Wildland-Urban Interface Fire Area Building Standards. All residences are required to have at least a 13D NFPA fire sprinkler system. All setbacks will comply with El Dorado County Building Department requirements.

This project is in a Moderate Fire Hazard Severity Zone. Lots 1 acre or larger are required to comply with Public Resources Code 4291 (PRC 4291) for clearances around structures. El Dorado Hills Fire Department vacant lot clearance requirements shall also be enforced.

Clearance along the driveways and structures is very important and necessary. Fire Safe specifications state that all trees in the open areas and along driveways be pruned up to 8' above the ground. Trees adjacent to driveways must have 15' of vertical clearance over the driveway. All non-landscaped grass shall be mowed to a 2" stubble by June 1 annually.

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

2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

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

There is a heavy understory of grass with some downed limbs. There is a moderate overstory of oaks that have been limbed. Additional limbing may be needed to attain the proper height above ground (8').

3. FIRE PROBLEMS

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.

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 increases.

Provisions must be made to maintain all fuel treatments.

The wildfire protection values of fuel reduction are rapidly lost if not adequately maintained. Annual maintenance by June 1 of each year is essential.

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 structure, (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 that 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 wildfires.

FIRE SAFE STANDARD REQUIREMENTS:

- **All lots one acre and larger shall be landscaped to Firescaping Standards Zones I and II (Appendix A).**
 - a. **Responsibility- homeowner**
- **Driveways shall be 12 feet wide. Driveways shall comply with the weight and grade standards.**
 - a. **Responsibility- homeowner**
- **The driveway for lot 2 in Ridgeview West Unit 5 and the driveway for lot 20 in Treviso II shall have a fuel hazard reduction zone for the width of the easement. Irrigated landscaping may be included in this zone.**
 - a. **Responsibility- homeowner**
- **All private driveway gates shall be inset on the driveway at least 30 feet from the road or as otherwise approved by the Fire Marshal. 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 be constructed using 7A Building code standards.**
 - a. **Responsibility- builder**

- Decks that are cantilevered over the natural slope shall be enclosed.
 - a. Responsibility- homeowner (See Appendix B)
- 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

5. OTHER FIRE SAFE REQUIREMENTS

- A. A copy of the Wildland Fire Safe Plan shall be given to each new landowner within the project.
- B. Each new property owner prior to construction shall be required to contact El Dorado Community Development Agency/ Building Division to have the building standards and fire sprinkler plan approved. All fire sprinkler systems shall be designed and installed by a licensed contractor.
- C. The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority.
- D. Clearance requirements may be required by El Dorado County at the time of construction.
- E. Fuel hazard reduction zones shall be treated by June 1 annually.
- F. Fencing adjacent to non-landscaped space shall be constructed from non-flammable material.
- G. The El Dorado Hills Fire Department Weed Abatement ordinance shall apply to any vacant lot.

IV. APPENDIX

APPENDIX A
RIDGEVIEW VILLAGE ESTATES UNIT 3
RIDGEVIEW WEST UNITS 4 & 5
LOT 20 TREVISO II
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.

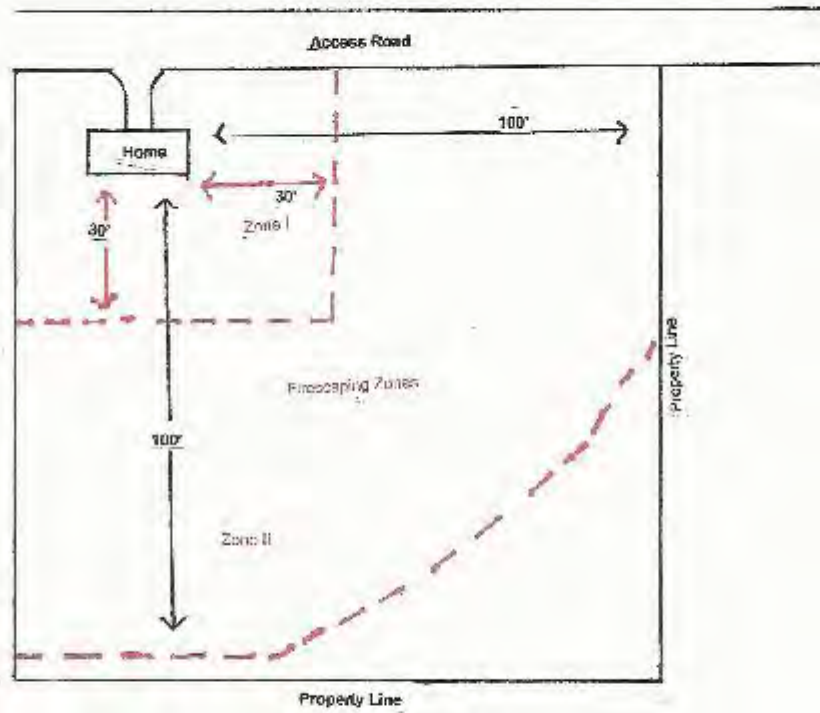
Zone II

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**



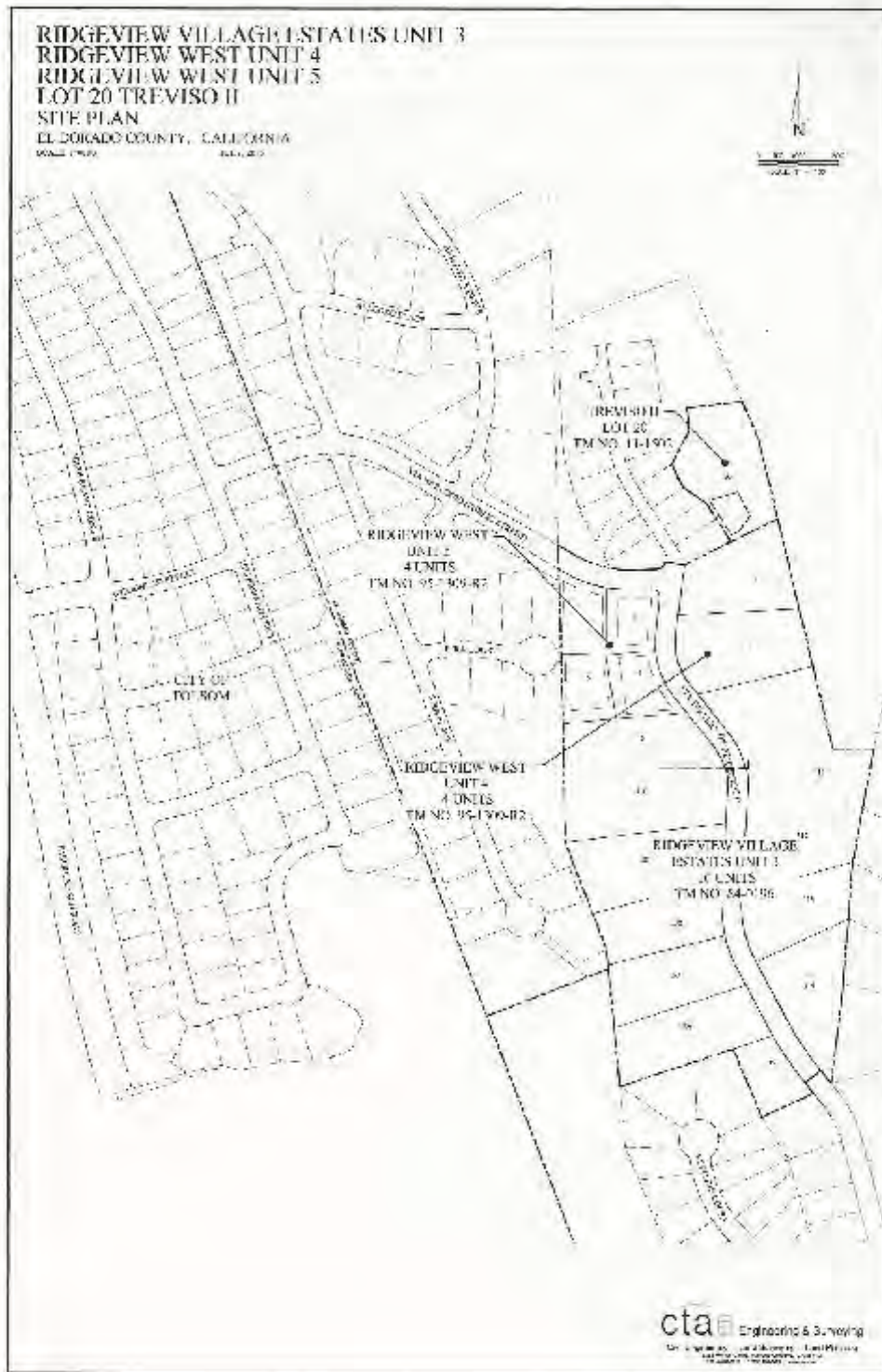
Typical Lot in Oak Woodland
(Schematic, not to scale)

APPENDIX B
RIDGEVIEW VILLAGE ESTATES UNIT 3
RIDGEVIEW WEST UNITS 4 & 5
LOT 20 TREVISO II
ENCLOSED DECK GUIDELINES

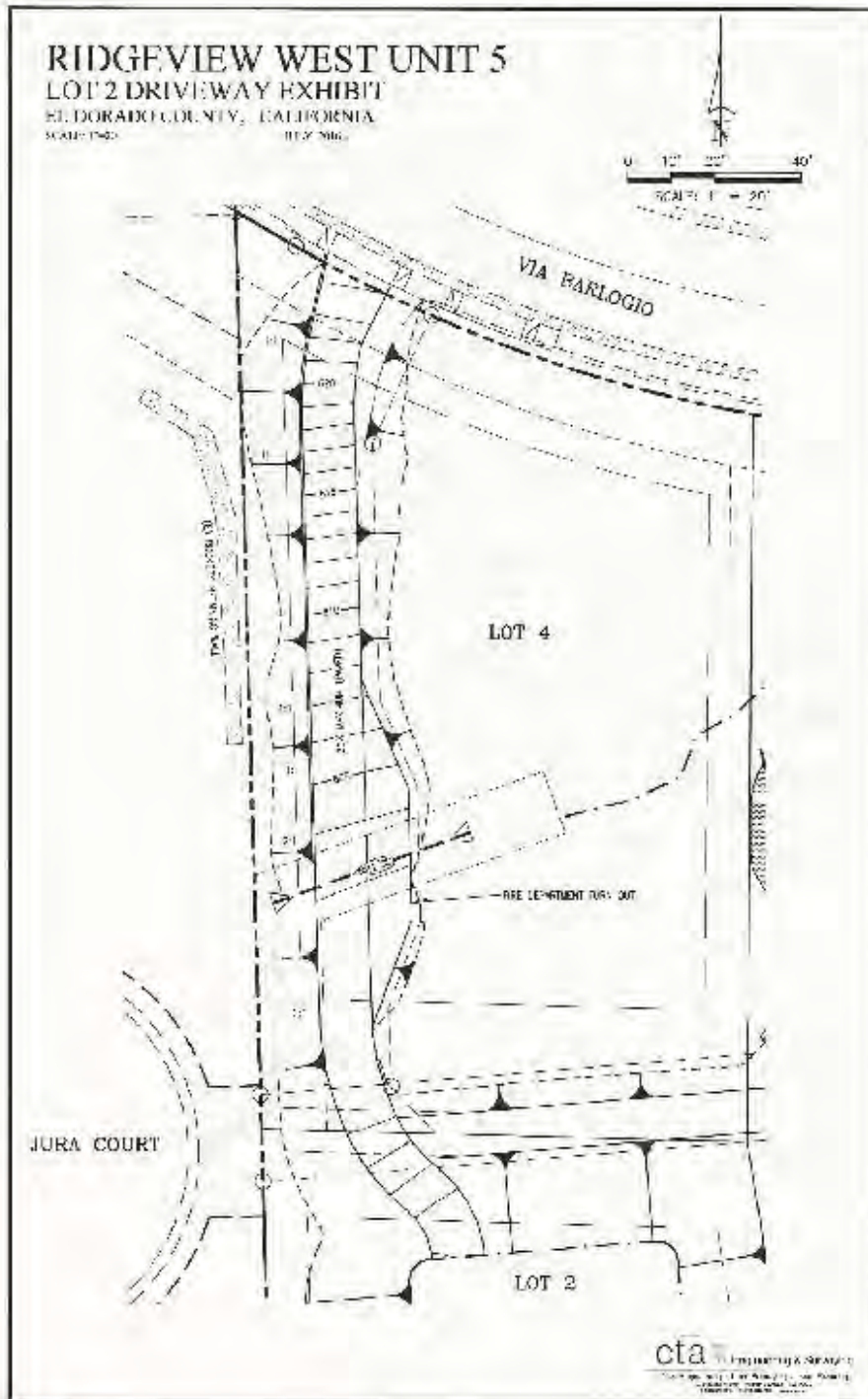
The purpose of enclosing the underside of decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck.

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.

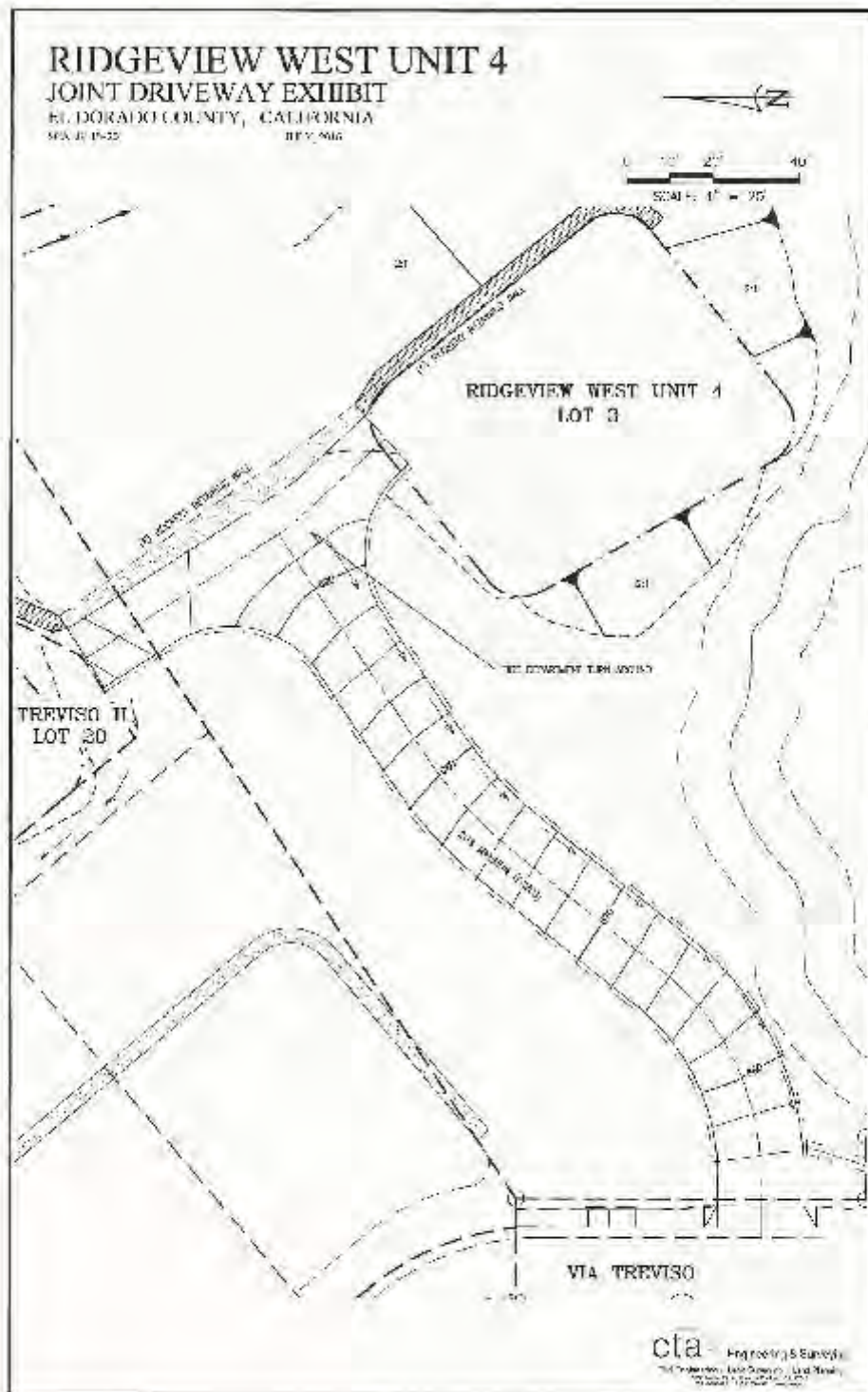
PROJECT AREAS



DRIVEWAY TURNOUT



LOT 20 SHARED DRIVEWAY



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

