

**Saratoga Estates**

**Wildland Fire Safe Plan**

**Amendment A**

**Prepared for:**

**Elliott Homes**

**Prepared by:**

**CDS Fire Prevention Planning**

**William F. Draper**

**Registered Professional Forester**

**#898**

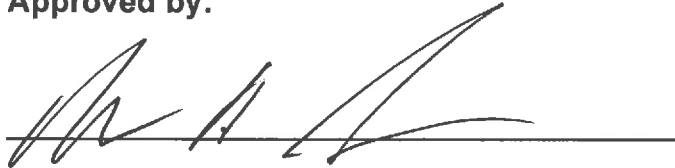
**4645 Meadowlark Way**

**Placerville, CA 95667**

**December 13, 2019**

**Saratoga Estates**

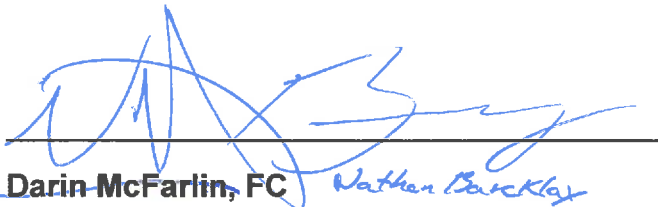
Approved by:



**Maurice Johnson**  
**Fire Chief**  
**El Dorado Hills Fire Department**

2/18/20

**Date**



**Darin McFarlin, FC**  
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2/20/2020

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2/13/2020

**Date**



## **Saratoga Estates**

### **Amendment A**

#### **Purpose:**

This amendment is to update and clarify the changes to the original Wildland Fire Safe Plan dated January 12, 2015.

- The project is within State Responsibility Area (SRA). Structural and wildland fire protection is provided by El Dorado Hills Fire Department. Responsibility and assistance is provided by CALFIRE in SRA.
- There are 317 residential lots. Phase 1A has 80 lots and Phase 1B has 35 lots. Phase 2A has 60 lots, Phase 2B has 43 lots and Phase 2C 43 lots. Phase 3 has 56 lots. See attached lot map dated August 2019.
- All home construction shall comply with the Wildland-Urban Interface Fire Area Building Standard 7A. This project is in a moderate Fire Hazard Severity Zone.
- All interior roadways shall be a minimum of 29' wide. Parking will be allowed on one side of the roadway only.
- Wilson Boulevard shall be a minimum of 40' wide.
- There are 12 open space and landscaped lots that will be deeded to the Home Owners Association (HOA) need specific treatments. These lots are identified on HOA Maintenance Areas map dated December 2019 and as follows: Lot A, Lot B, Lot C, Lot D, Lot E, Lot F, Lot G, Lot J, Lot K, Lot L, Lot M, and Lot N.
- Lot E, Lot K, Lot L, Lot M, and Lot N are to be landscaped and regularly maintained. They will be irrigated vegetation and non-combustible ground cover.
- Open space treatments are shown on the attached colored coded map and key.
- Two lots, Lot H and Lot I are designated for parks/landscaping and are to be deeded to the CSD. Lot I, if left as open space, is to maintained by the CSD to the open space standards established in this Amendment A.
- A trail going through Lot A and Lot D and running adjacent to Seneca Circle and Odanak Street will be the responsibility of the CSD. Lot X in the southwest corner of the project will be the trailhead and parking for the existing biking/hiking path and is the responsibility of the CSD.
- El Dorado County Ordinance 5101 Vegetation Management and Defensible Space, Title 8, Chapter 8.09 and El Dorado Hills Fire Department Unimproved Property Hazard Abatement Resolution are in effect.
- The developer shall provide a guarantee of an adequate funding source for the annual treatment of the 8 Open Spaces lots.

- Open space fuel treatments need to be reviewed by the HOA and fire agencies at least every 5 years to determine adequacy.

All other requirements in the original Wildland Fire Safe Plan shall remain in effect.

## **Saratoga Estates**

### **Open Space Fuel Treatments Key**

- A one-time removal of all dead and down trees and limbs throughout the open spaces.
- Remove all dead limbs within 10' of the ground as measured on the uphill side of the tree.
- Fuel Hazard Reduction Zones shall be established and annually maintained by June 1 as follows:
  - A 10' zone along both sides of all roads and trails. All grass and flashy fuels shall be cut to a 2" stubble. Trees shall be pruned up to 10' above the ground. Sidewalks and maintained landscaping maybe included within this zone. These areas identified in blue.
  - A 30' zone shall be created and annually maintained by June 1 adjacent to all residential property lines. All grass and flashy fuels shall be cut to a 2" stubble. All trees within this zone shall be pruned up 10' above the ground. No more than 1/3 of the live ground may be removed at any time. No treatment shall be within 20' of the centerline of the stream channel. These areas are identified in red.
  - A 30' zone shall be created adjacent to Highway 50 right-of-way on the south side of Lots I and J south of Saragota Way. The area is identified in red. The detention basin in Lot J is the responsibility of El Dorado County.
- The parking area (Lot X) at the trailhead shall have 10' fuel treatment zone around its perimeter.
- Adequacy of the fuel treatments shall be reviewed by the fire agencies and HOA periodically (about 5 years).





# Saratoga Estates Lot Map

