

**The Vineyards  
At  
El Dorado Hills**

**Wildland Fire Safe Plan  
Amendment A**

**EDC File # Rezone Z16-0002 / PD16-00001  
/ TM16-1528**

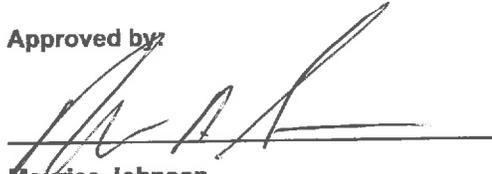
**Prepared for:  
Omni/Orbis Financial**

**Prepared by:  
  
CDS Fire Prevention Planning  
William F. Draper  
Registered Professional Forester  
#898  
4645 Meadowlark Way  
Placerville, CA 95667**

**May 4, 2020**

The Vineyards

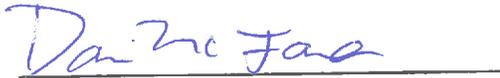
Approved by:



Maurice Johnson  
Fire Chief  
El Dorado Hills Fire Department

5/4/20

Date

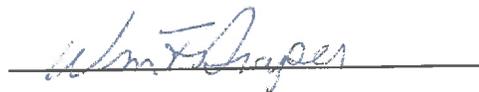


Darin McFarlin, FC  
Fire Prevention  
California Department of  
Forestry and Fire Protection

5/5/20

Date

Prepared by:



William F. Draper  
RPF# 898

5/2/2020

Date



## **The Vineyards**

### **The Vineyards Amendment A**

#### **PURPOSE:**

Amendment A is to make minor changes to the original Wildland Fire Safe Plan that was prepared in November, 2015. The project has changed from the original plan with the following:

- All interior roadways shall be 26' wide instead of 24' wide. There will be no "on street" parking.
- All home construction shall be required to meet 7A Wildland-Urban Interface Fire Area Building Standards.
- The fuel treatments within the project shall follow the map as attached and labelled Fuel Treatment Map and Fuel Treatment Prescription.
- There is to be a fire department approved "T" turn-around between lots 32 and 33.
- There is a utility easement between lots 31 and 32 for vineyard maintenance.
- El Dorado County Ordinance 5101 Vegetation Management and Defensible Space, Title 8, Chapter 8.09 is in effect.
- A funding source shall be identified and approved by the Fire Department to guarantee the fuel treatments specified in this amendment.
- A five-year review shall be made between the HOA and fire agencies to determine the adequacy of the fuel treatments and drainages.
- All other conditions previously approved in the original Wildland Fire Safe Plan shall remain in effect.

Vineyards at El Dorado Hills  
2019 Update  
Fuel Treatment Prescription

Fuel treatments are as follows:

- A one-time removal of all dead and down trees, limbs and brush. Dead limbs within 8' of the ground shall be removed over the entire project area.
- No gray pines within 100' of any property line.
- Stream channels identified in blue on the fuel treatment map shall be hand cleared for 25' on each side of the drainage bottom of all dead and down vegetation. All trees shall be pruned up 8' but no more than 1/3 of the live crown. This is a one-time treatment.
- All interior roads shall have a 10' fuel treatment on each side annually by June 1. This area is identified in green. It may include sidewalks and irrigated landscaping such as front yards. Trees shall not overhang into the roadway without 15' of vertical clearance. Street trees need to be pruned up 8' from the ground. All grass shall be cut to a 2" stubble and kept free of dead vegetation.
- All vineyards shall have a 10' fuel treatment around their exterior perimeters if not immediately adjacent to another treatment area.
- The entire perimeter of the project area and all open space adjacent to lots and roads shall be treated for 50' by June 1 annually. These areas are identified in red. All grass shall be cut to a 2" stubble. Trees shall be limbed up 8' from the ground. All dead vegetation shall be removed. Gray pines shall not be allowed within this zone.
- A five-year review between the HOA and the fire agencies to determine the adequacy of the fuel treatments in all zones and drainages.

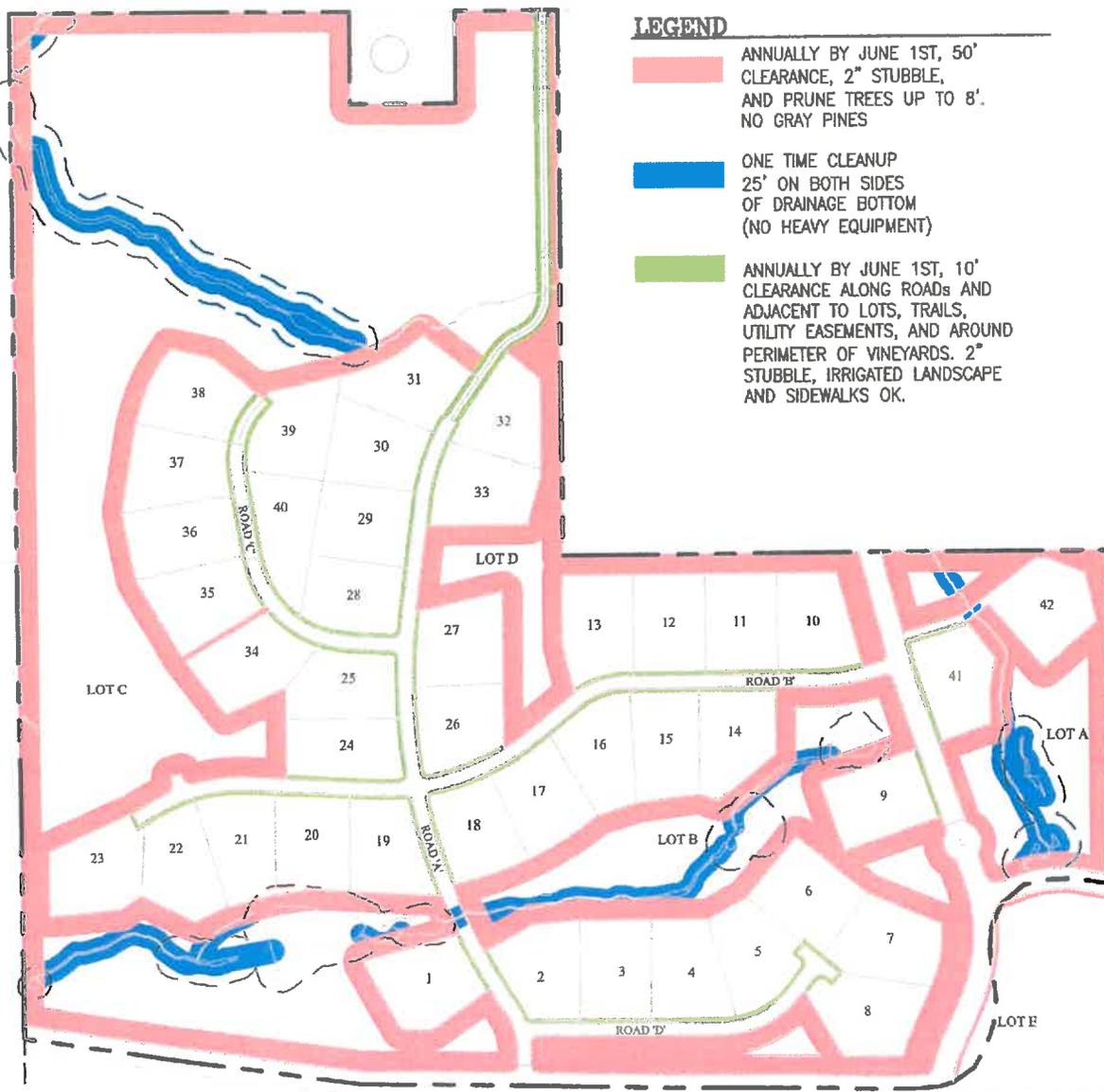
# The Vineyards Fuel Treatment Map

VINEYARDS AT EL DORADO HILLS  
 FUEL TREATMENT EXHIBIT  
 COUNTY OF EL DORADO, CALIFORNIA  
 MAY, 2020



## LEGEND

- ANNUALLY BY JUNE 1ST, 50' CLEARANCE, 2" STUBBLE, AND PRUNE TREES UP TO 8'. NO GRAY PINES
- ONE TIME CLEANUP 25' ON BOTH SIDES OF DRAINAGE BOTTOM (NO HEAVY EQUIPMENT)
- ANNUALLY BY JUNE 1ST, 10' CLEARANCE ALONG ROADS AND ADJACENT TO LOTS, TRAILS, UTILITY EASEMENTS, AND AROUND PERIMETER OF VINEYARDS. 2" STUBBLE, IRRIGATED LANDSCAPE AND SIDEWALKS OK.



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# EL DORADO HILLS FIRE DEPARTMENT

*"Serving the Communities of El Dorado Hills, Rescue and Latrobe"*

May 4, 2020

CDS Fire Prevention Planning  
Attn: William F. Draper  
4645 Meadowlark Way  
Placerville, CA 95667

Project: **Vineyards at El Dorado Hills, Rezone Z16-0002 / Planned Development PD16-00001 / Tentative Subdivision Map TM16-1528**

SUBJECT: **Vineyards at El Dorado Hills Fire Safe Plan, Amendment A \_ Approval by EDHFD**

Dear Bill:

The Fire Protection Plan (Fire Safe Plan) for the Vineyards at El Dorado Hills development project has been reviewed by this agency for conformance with El Dorado Hills County Water District Fire Code § 4903.1<sup>1</sup>. The Fire Safe Plan has been **Approved with Conditions**. The conditions of this approval are described further for your awareness:

1. Prior to Final Map approval project applicant shall provide proof to the Fire Department that sufficient information demonstrating that the implementation and maintenance obligations identified in the Fire Safe Plan are identified to all future property owners as part of the CC&R's for the project.
2. Prior to Final Map approval project applicant shall provide proof to the Fire Department that on-going funding to fulfill the annual maintenance requirements of the Fire Safe Plan is available.
3. Prior to Final Map approval project applicant shall provide proof to the Fire Department that all required Notice of Restriction documents related to the Fire Safe Plan have been recorded with the County of El Dorado.

Sincerely,

Ronald A. Phillips  
Interim Fire Marshal/Division Chief

CC: County of El Dorado Planning & Building Department

Attachment: Vineyards at EDH Fire Safe Plan

<sup>1</sup> As adopted by Ordinance 2019-1