

**Valley View Specific Plan
East Ridge Village
Amendment A**

Wildland Fire Safe Plan


Prepared by:

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August 24, 2014

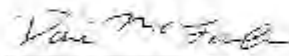
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East Ridge Village
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Approved by:



Michael Lilienthal, DC
Fire Marshal
El Dorado Hills Fire Department

8-27-14
Date



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

8-26-14
Date

Prepared by:



William F. Draper
RPF #099

8/27/14
Date



**Amendment A
East Ridge Village
Valley View Specific Plan**

The responsibility for implementation of the original Wildfire Safety Plan and Amendment A lies with the developer and corporate home builder, lot owner and a Home Owner Association (HOA).

All provisions in the original Wildfire Safety Plan dated August 1998 shall remain in effect and subject to this Amendment. The following are the amendments associated with the East Ridge project.

1. Clarification of the emergency evacuation access (eva)
2. Gate requirements
3. The fuel treatment on lots one acre and larger
4. Fuel treatment along trails and open space left undeveloped
5. The fire safe staging requirements are being modified
6. Road system
7. Fire Safe update

1. Clarification of the emergency evacuation access (eva)

The primary access to the East Ridge Village will be from the extension of the existing Valley View Parkway.

As stated in the original Wildfire Safety Plan dated August 1998 (“Plan”) on page 9 an exception to dead end road standards was requested and received approval. The proposed mitigation would allow for a Fire Safe/Staging Area on site if this facility were to be constructed and it would allow for a project to build up to the last 24 lots at which time an emergency evacuation access (eva) exit must be provided to Marble Valley. In addition, a “stub” will be provided to the east and south property lines so that emergency evacuation access may, in the future, tie through to Marble Valley and/or the Ryan Ranch Road system.

This Amendment A to the Plan clarifies the various options available for the East Ridge Village access as follows:

Option 1 – Comply with the existing Wildfire Safety Plan.

Option 2 – Comply with the existing Plan with the construction of the major collector looped road and providing stubs to the property lines for the EVA to the future Marble Valley and EVA to Ryan Ranch Road. This will then allow for the full construction of all the lots including the last 24 lots.

Option 3 – The East Ridge Village has recently acquired an access and EVA easement across the existing open space area within the Blackstone Project, previously known as West Valley Village within the Plan. The construction of this **eva ungated** roads leading to the EVA and with the construction of Valley View Parkway would provide the necessary access to develop the entire project without the construction of the Fire Safe/Staging Area as originally approved in the Plan.

A gate shall be installed at the existing Blackstone road connection meeting the El Dorado Hills Fire Department (EDHFD) requirements. In addition, a “stub” will be provided to the east and south property lines so that emergency access may, in the future, tie through to Marble Valley and/or the Ryan Ranch Road system.

Option 4 – Construct an EVA and gate per the EDHFD requirements connecting to the existing Ryan Ranch Road system at the East Ridge Village southern property boundary. With the construction of the Valley View Parkway and construction of a portion or all of the major collector looped road that will connect the eva, this will provide the necessary access to develop the entire project in phases without the construction of the Fire Safe/Staging Area as originally approved in the Plan. In addition, a stub will be provided to the east property line so that an emergency access may, in the future, tie through to the Marble Valley. The Blackstone EVA shall be constructed concurrently or prior to the final phase of the development.

Option 5 – A combination of any of the above options can be used and shall be reviewed by the California Department of Forestry and Fire Protection (CAL FIRE) and the EDHFD to ensure that two means of egress are maintained.

Regardless of which option or options are ultimately implemented, during the final phase of development of the East Ridge project, the construction of a stub to the eastern property line to the future Marble Valley project will be provided.

The above options 1-5 would provide for the necessary secondary emergency ingress and egress for the East Ridge Village. If other options not identified on Options 1-5 do arise, they will be reviewed and considered for approval by CAL FIRE and EDHFD.

Concurrently or prior to the first phase of development, the extension of Valley View Parkway shall be constructed. Depending on the location and number of lots proposed in the early phases of development. It is possible that prior to triggering any of the options outlined above, some lots in the early phases could be developed with the review and approvals by the CAL FIRE and EDHFD.

2. Gate Requirements

There are 3 emergency evacuation access (eva) routes being contemplated.

- Blackstone
- Ryan Ranch
- Marble Valley

The emergency evacuation access routes shall have gates with openers that will automatically open when driven up to from the inside of the development. The opener shall also be telephone activated and have a knox key switch. In the case of a power failure, the gates shall lock open.

The interior access roadways may be gated to the housing villages. The timing of the placement of these gates will be determined by the construction of the eva's and approved by the fire department. At no time shall a gate be placed so that there is not a second access out of the East Ridge Village. The gates at these locations shall comply with the El Dorado Hills Fire Department Gate Standard.

The telephone number for the gate activation shall be provided to the fire agencies and law enforcement.

3. Fuel treat on lots 1 acre and larger

Appendix A of the original plan shall be modified as follows:
Firescaping standards in Zone II shall be 70' and not 80'. This provides for the 100' clearance required by law (PRC 4291).

4. Fuel treatment on trails and in open space left undeveloped

Any trail or utility service roads within the open space and all open space adjacent to the lots and roadways shall have a fuel hazard reduction zone (FHRZ). The FHRZ adjacent to any trail and utility service road shall be 10' on both sides of the trail or road. It shall also be 10' adjacent to all roads. Maintained landscaping along the roadways may be included in the FHRZ. The FHRZ adjacent to the lots shall be 30' from the rear of each lot or to the subdivision property line, whichever is less. All lots adjacent to the open space shall have non-combustible fencing. A FHRZ around the perimeter of the open space shall be 50'.

All fuel treatments shall be done annually prior to the start of the declared fire season.

Trail and utility service road access shall have a swing type gate with a knob lock. It shall have a pedestrian passage on either side of the gate where appropriate. Trails are to be 12' wide, except where the trail is located adjacent to the back of a walk of a roadway, where it can be 6' wide. Access points to the trails and utility service roads shall be posted "No Smoking".

All trees in the open space will need to be reviewed for appropriate trimming or clearing. All dead trees will be removed. All limbs on the pines within 8' of the ground shall be removed. Oak limbs within 8' of the ground should be removed. A FHRZ may be used around oaks as an alternative to pruning when the vigor of the tree is in question. All dead oak limbs within 8' of the ground shall be removed. Oak thickets may be left for wildlife habitat if they are isolated with a 20' fuelbreak that is maintained. This perimeter fuelbreak may be disced or weeded annually.

It is specifically noted that any elderberry bush is to be protected. Pesticides usage is prohibited within 100' of these bushes or shall comply with the Open Space Management Plan.

5. The fire Safe staging requirements are being modified

On page 9 of the original Plan the project had proposed a mitigation for the exception on the dead end road standards for the Fire Safe/Staging Area collection areas, one to be temporary and one permanent. The current proposed East Ridge Village would propose not two locations but one location. A proposed Park Site located in the larger of the two Multi Use Open Space (MOU) areas would be the only location for the Fire Safe Staging Area. This one location for the planned Fire Safe/Staging Area can be either temporary or permanent but would be required to meet the following criteria:

1. 4 acres of flat or gentle terrain, irrigated and with a paved road access
2. Heliport
3. Hard surface parking for residents and emergency equipment
4. Equipped with a restroom

Other facility requirements are being eliminated such as beds and showers.

6. Road System

Roadways shall comply with the Valley View Specific Plan or as modified and approved by the EDHFD. The proposed road sections will be reviewed at the time of the tentative map processing.

The corporate home builder will need to file a "Construction Parking Plan" with El Dorado Hills Fire Department. This needs to address the fire departments need for access at all times during any phase of construction.

7. Fire Safe update

The East Ridge Village is within a moderate Fire Hazard Severity Zone in the SRA. All homes shall be required to have NFPA 13D fire sprinkler systems. All lots 1 acre or larger will be subject to the 30' setback requirement. If setbacks are to be reduced on the sides or rear, 7A Building Construction standards shall apply. Clearance requirements as specified in PRC 4291 shall be required (See CAL FIRE Guideline).

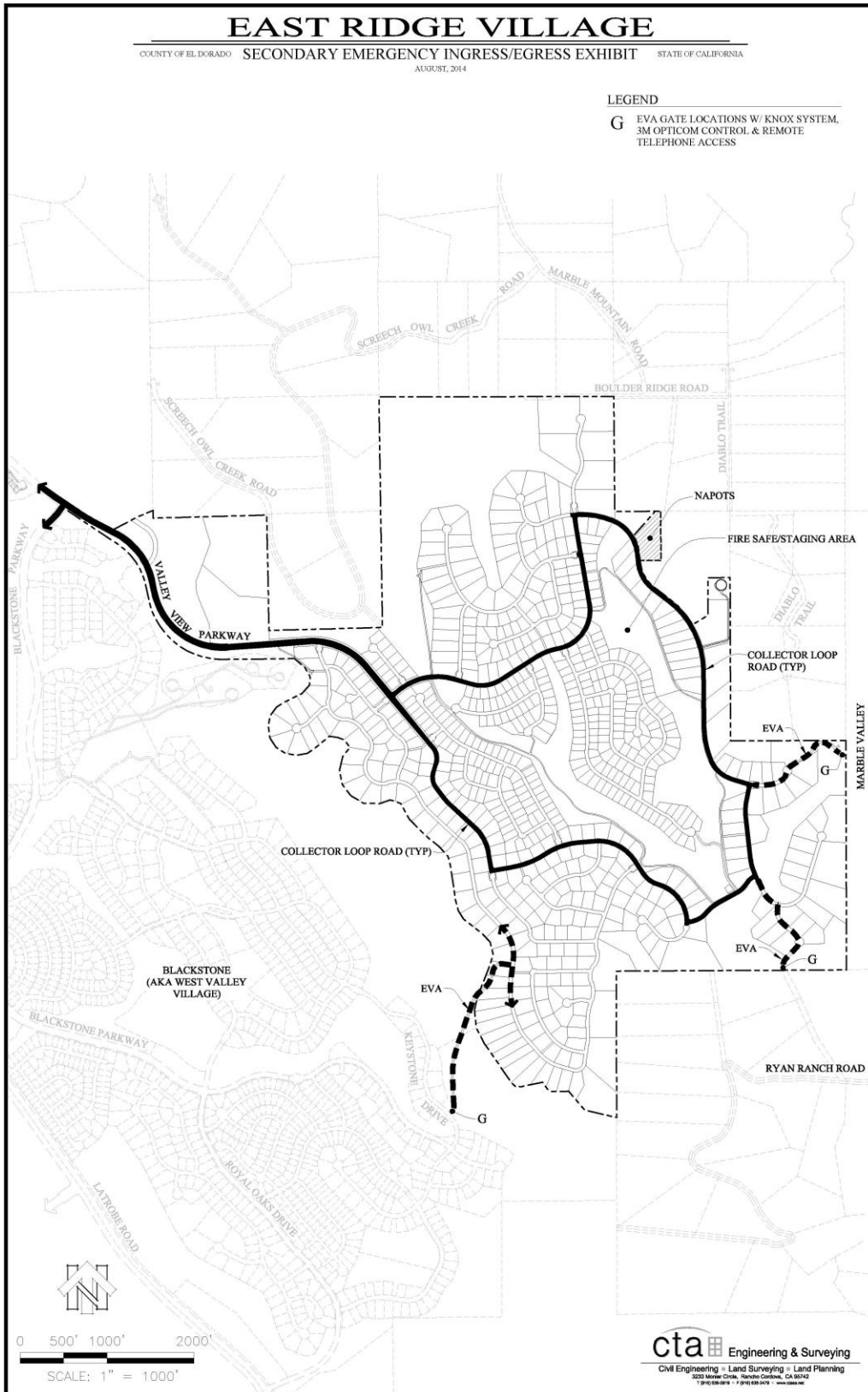
The EDHFD Unimproved Property Hazard Abatement (Vacant Lot Ordinance) shall apply to all vacant lots adjacent to a developed lot (See Abatement Standard).

EAST RIDGE VILLAGE

COUNTY OF EL DORADO SECONDARY EMERGENCY INGRESS/EGRESS EXHIBIT STATE OF CALIFORNIA
AUGUST, 2014

LEGEND

G EVA GATE LOCATIONS W/ KNOX SYSTEM,
3M OPTICOM CONTROL & REMOTE
TELEPHONE ACCESS



cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3020 Menlo Circle, San Diego, CA 92121
760.488.8888 • 760.488.8888 • www.cta.com

CAL FIRE GUIDELINE

100' DEFENSIBLE SPACE

BRING YOUR HOME

UP TO DEFENSE



or



For more information, contact your local fire department or the State Cal Fire office at 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 law¹. The goal is to protect your home while providing a safe area for firefighters.

1. Create a 30-foot zone
 – Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2. Create a 70-foot 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:

- 1. 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.
- 2. 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 1/8 inch mesh.

¹ These regulations affect most of the grass, brush, and forest-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) installation and maintenance of screens, 2) avoiding erosion, and 3) protection of water quality. Check with your officials if in doubt. Contact regulations about an insurance company to require additional coverage. The area to be cleared 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.



EL DORADO HILLS FIRE DEPARTMENT
UNIMPROVED PROPERTY HAZARD ABATEMENT STANDARD

DEFINITION

- Weeds: All weeds growing upon streets, sidewalks, or private property, including any of the following:
- a. Weeds which bear seeds of a downy or wingy nature.
 - b. Sagebrush, chaparral, and any other brush or weed which attains such large growth as to become, when dry, a fire menace to adjacent improved property.
 - c. Weeds which are otherwise noxious or dangerous.
 - d. Poison oak or poison ivy when the conditions are such as to constitute a menace to public health.
 - e. Dry grass, stubble, brush, litter, or other flammable materials which endanger the public safety by creating a fire hazard.

CLEARANCE REQUIREMENTS

The intent of this program is to establish a defensible space around all homes, buildings, and other structures that abut to unimproved property.

All combustible vegetation that is located within the designated defensible space shall be removed or cut to a maximum height of two inches and shall include the removal of tree limbs to a height of six feet above ground level.

Clearance to structures (including combustible fences):

- a. All areas of district: Minimum of one hundred (100) feet, or such greater distance as the Fire Marshal deems necessary due to unique geographic, topographic or vegetative conditions existing upon a particular parcel.

ACCEPTABLE METHODS OF ABATEMENT

Discing: The discs shall be set at an angle sufficient to cut the sod loose and adequately bury the growth of weeds, grass, or noxious vegetation existing at the time. Discing shall include rototilling or cultivating. Discing shall be done each time the growth exceeds 6 inches in height.

Scraping: Area shall be scraped clear, and all debris shall be removed from the required clear area.

- Mowing:** Height of vegetation shall not exceed two inches at completion. Mowing shall be done each time growth exceeds six inches in height. Mowing shall include hand-operated weedcutters, flail, and rotary mowers.
- Spraying:** Spraying of herbicides and pre-emergents shall not be considered an acceptable method of weed abatement. If sprays or pre-emergents are utilized prior to growth of vegetation, preventing growth of vegetation, then this will be an acceptable method of abatement. Any time growth of vegetation exceeds 6 inches height, it shall be removed by another acceptable method of abatement.

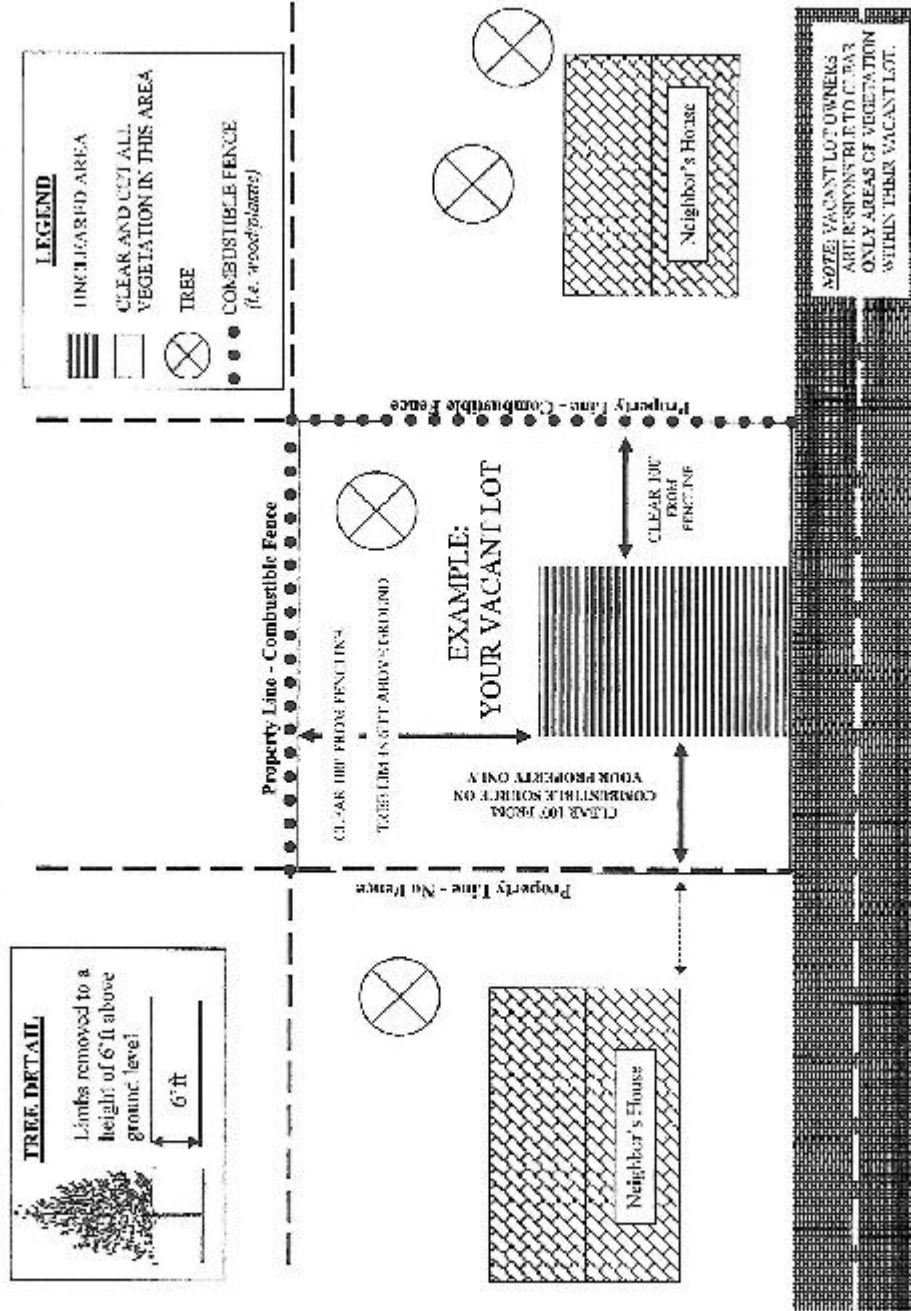
DEBRIS REMOVAL

All brush or woody vegetation debris shall be chipped or removed from the property. Any non-vegetative debris (i.e., construction) shall be removed from the property.

EXEMPTIONS

Any open space areas which are subject to an existing Wildfire Safety Plan should be exempt from these standards and shall abide by the terms of the applicable Wildfire Safety Plan.

EL DORADO HILLS FIRE DEPARTMENT
 UNIMPROVED PROPERTY HAZARD ABATEMENT DIAGRAM



011-Vacant Lot
 3/17/14