

Villadoro

**Amendment to
Phase II and III**

Prepared for:

Ridgeview West LLC

Prepared by:

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Villadoro Amendment

Plan Approved by:

**Fred Russell
Division Chief-Fire Marshall
El Dorado Hills Fire Department**

Date

**Ben Scott, Battalion Chief
Fire Prevention
California Department of Forestry
and Fire Protection**

Date

Prepared by:

**William F. Draper
RPF 898**

Date

PURPOSE

The original State Responsibility Area Fire Safe Plan prepared in August, 1999 did not include a provision for properties one acre and larger with the exception for setbacks less than 30 feet as required by State SRA Regulation 1276.01

All lots can not meet the State setback on one or more sides. Criteria for identification of these lots are; (a) access road frontage less than 100 feet, (b) steep topography, (c) rock outcroppings, (d) lot shape.

The following lots in Phase II and III have been identified as not being able to meet the 30 foot setback requirement:

<u>Phase II</u>	<u>Phase III</u>
20B	1C
21B	2C
23B	3C
24B	4C
25B	5C
	6C
	9C
	13C
	15C

This amendment requests an exception to the SRA Setback requirement for the above lots. As authorized representative, the consultant requests an Exception to State SRA Regulation 1276.01, Setback Standards for one acre and larger lots.

AMENDMENT MITIGATION

Mitigation practices providing overall practical effect as 1276.01 Regulations are:

1. Firescaping standards shall be implemented to the building front and side yards to the lot lines, regardless of distances to these lines.
 - a. This will ensure a continuous belt of Firescaping to neighboring lots.
 - b. If adjacent lot is vacant, El Dorado Hills Fire Department Weed Abatement Resolution shall apply and the vacant lot fuels shall be treated for 30 feet from any structure.
2. Setbacks shall not be less than those required by El Dorado County Zoning Ordinance 17.28.040(D).
3. Rock outcropping are part of the Firescaping.

4. Windows and doors on the side(s) of the structure, that is less than 30 feet from a property line, shall have tempered glass.
5. Rafter tails shall be enclosed with noncombustible material on the side(S) of the structure that is less than 30 feet from the property line.
6. Exterior wall sheathing shall be one hour rated noncombustible sheathing on the side(S) of the structure that is less than 30 feet from the property line.
7. Gutters and downspouts shall be noncombustible.
8. Attic and floor vents shall be covered with ¼ inch or less noncombustible mesh and horizontal to the ground.
9. All homes shall have Class A listed roof assembly and siding of fire resistant material. One/two coat stucco over foam insulation is not acceptable.
10. Decks that are cantilevered over the natural slope shall be enclosed.
11. Driveways shall be a minimum of 12 feet wide.
12. Driveways over 16% shall be paved.
13. If a driveway must exceed 20% grade and longer than 50 feet in length, the house shall have a residential fire sprinkler system to be appropriately engineered for the residence and approved by the local Fire Department.

Approval of this Amendment by the CDF and the El Dorado Hills Fire Department shall constitute the approval of the Exception.