

**WEST VALLEY
WILDFIRE SAFETY PLAN**

BLACKSTONE EL DORADO

AMENDMENT A

Prepared for:

West Valley LLC

Prepared by:

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BLACKSTONE EL DORADO

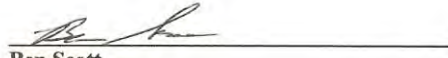
AMENDMENT A

Approved by:



Fred Russell
Division Chief
El Dorado Hills Fire Department

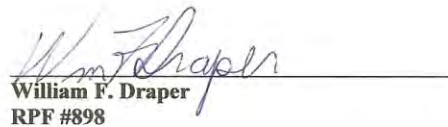
8-10-04
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Ben Scott
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Amendment A is being prepared for West Valley, LLC. This is to amend the original Valley View Wildfire Safety Plan and the West Valley Wildfire Safety Plan prepared by Douglas Leisz and Eugene Murphy. The project is moving forward under the name of Blackstone El Dorado.

I. PURPOSE AND SCOPE

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 this development and to identify measures to reduce these hazards and risks and protect the native vegetation. There are moderate fuel hazards and topography associated with this proposed development both on and adjacent to the project.

The possibility of large fires occurring when this project is complete 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. The proximity to large open areas is a constant threat to this development.

Incorporation of the fire hazard reduction measures into the design and maintenance 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 the development with special emphases on the interface of homes and wildland fuels.

The scope of the Valley View Wildfire Safety Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures to compliment and become part of the development design. The Amendment contains measures for providing and maintaining defensible space around future homes. 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 Wildfire Safety Plan and Amendment A for this development 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 homeowners' attention to aid in home wildfire safety.

III. WILDFIRE MITIGATION MEASURES

Wildfire mitigation measures are designed to accomplish the Goals originally specified by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these mitigation measures. The Wildfire Safety Plan and Amendment places emphasis on defensible space around structures. Previous terms and conditions specified in the original and supplemental Plan prepared by Douglas Leisz and Eugene Murphy remain in effect unless specifically changed in this Amendment.

Blackstone El Dorado is a series of inter-connected units on a west slope just east of Latrobe Road and south of Highway 50. It lies in the Oak Woodland belt of the foothills of the Sierra Nevada mountains. Open space areas are interspersed throughout the units.

Five units will be gated. Unit 18 accessed off of Blackstone Parkway will have gates at Rosewood Lane and Blackstone Parkway and at Clover Valley Lane and Blackstone Parkway. Unit 8, west of Blackstone Parkway, will have a gate on Cornerstone Drive. This roadway serves Units 5A and 5B as well. Unit 5B has gated entrances on Keystone Drive and on Royal Oaks Drive. Units 1A and 1B have gates at the north end of Aldridge Way and Blackstone Parkway and at the south end of Aldridge Way and Blackstone Parkway.

Unit 21 is to be a natural site with developed picnic sites. Each picnic site shall have a clearance around all improvements of at least 10 feet from their edge.

All Open Space areas shall have an initial fuel treatment. All brush, dead limbs and down woody material shall be removed. All trees shall be limbed at least 10 feet above the ground as measured on the uphill side of the tree. All Gray pines shall have the grass treated out to the dripline of the tree by mowing the area to a 2 inch stubble by June 1, annually.

A Home Owners Association (HOA) shall be established under the direction of a Community Services District (CSD). The HOA shall be responsible for the maintenance of the fuel treatment zones and entrance gates.

Mitigation Measures

- **A 60 foot wide fuel treatment zone along the perimeter fencing/property lines and open space areas shall be installed and maintained by June 1 annually. Treatment can be by mowing to a 2 inch stubble, disking or chemically treating.**
Responsibility-HOA/CSD
- **All Unit gate entrances shall be at least 30 feet from the road intersection on the secondary roadway. All gates shall have a Knox box lock and kept operable at all times or locked open.**
Responsibility-builder/HOA
- **All homes shall have Class A listed roof assembly.**
Responsibility-builder
- **All homes shall have enclosed eaves with horizontal venting.**
Responsibility-builder
- **All lots one acre and larger shall have a 30 foot setback from all property lines.**
Responsibility-builder

- **Lots one acre and larger shall be landscaped to Firescaping Standards Zones I and II (100 feet). See Appendix A
Responsibility-homeowner within one year of occupancy**
- **Lots less than one acre shall have the County required minimum setbacks.
Responsibility-builder**
- **Open space access shall be provided at designated locations along the roadways. See Appendix B
Responsibility-builder**
- **Speed bumps shall be prohibited on all roads.
Responsibility-builder/HOA**
- **If bark is used as a ground cover in median strip and shoulder landscaping, it shall be irrigated from above ground.
Responsibility-builder/CSD**

BUILDING SETBACKS ON ONE ACRE AND LARGER LOTS

State SRA Regulations (1276.01) requires a minimum of a 30 foot setback from all property lines or to the center of the road for lots one acre or larger.

All the 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. Where applicable, the 30 foot fuel treatment zone along the open space shall be considered for meeting the setback requirements prior to imposing construction modifications.

Request for SRA Exception

As authorized representative, the consultant requests an Exception to 1276.01, Setback Standards for the one acre or larger lots.

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

Mitigation practices providing the same overall practical effect as 1276.01 Regulations shall be required. The following list shall serve as guidelines and are subject to revision and approval by the El Dorado Hills Fire Department.

- **Roofs shall be class A rated and assembly shall be installed in accordance with its listing and the manufacturer's installation instruction.**
- **Valley flashing shall not be less than 28 gauge galvanized corrosion resistant metal installed over a minimum of 36 inch wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.**
- **Roof gutters and down spouts shall be constructed of metal or a non-combustible material. The roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter.**
- **Roof eaves shall be enclosed and constructed of non-combustible materials on the exposed underside.**

- Roof and attic vents shall be protected by corrosion resistant non-combustible wire mesh with openings no greater than 1/8 inch.
- Vents shall not be installed in eaves and cornices unless the vents used provide the ability to resist intrusion of flame and burning embers into the attic area of the structure.
- The exterior wall covering shall extend from the top of the concrete foundation and terminate at the enclosed section of the eaves. The exterior wall covering shall be constructed of an approved non-combustible material that is at least one hour rated. The use of foam board and stucco coats shall not be considered as a non-combustible covering.
- Exterior windows, window walls, glazed doors, and glazed door openings within the exterior doors shall be insulated tempered glass pane units or have a fire resistant rating of not less than 20 minutes when tested according to ASTM E. 2010.
- Exterior door assemblies shall be of non-combustible construction or solid core wood having stiles and rails not less than 1 3/8 inches thick. Doors shall be self closing.
- Under floor ventilations shall be protected by corrosion resistant non-combustible frames and wire mesh with openings no larger than 1/8 inches.
- Eave and floor vents shall be horizontal to the ground.
- The underside of cantilevered and overhang appendages and floor projections shall maintain the ignition resistant integrity of the exterior walls to grade.

BUILDING SETBACK ADJACENT TO OPEN SPACE AND LESS THAN ONE ACRE LOTS

- The 60 foot fuel treatment zone between the property lines and the open space shall serve to offset setback requirements for all structures. Setbacks shall comply with El Dorado County Development Services requirements.

OTHER FIRE SAFE REQUIREMENTS

- Every 5 years the Fire Department shall review open space areas with the Home Owners Association, a legal entity, for the development to determine if additional fuel hazard reduction work is necessary.
- A Notice of Restriction shall be filed with the final subdivision map which stipulates that a Wildfire Safety Plan and Amendment has been prepared and wildfire mitigation measures must be implemented.
- The project shall meet all the Public Resource Codes 4290 as amended (the 1991 SRA Fire Safe Regulations-Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department Ordinances.

- **A legal entity (HOA/CSD) shall be created, with authority for maintaining and enforcing all fuel treatment mitigation measures, if homeowners fail to implement or maintain. Covenants, Conditions and Restrictions must be developed to insure the enforcement of the structural and wildland Fire Safe regulations.**
- **All lots shall be landscaped to the property line or vegetation shall be treated by June 1 annually. This shall be a condition specified in the CCR's.**
- **The El Dorado Hill Fire Department Weed Abatement Resolution shall be enforced on all vacant lots with less than 30 feet of clearance from adjacent structures.**
- **The water hydrant system shall meet the California Fire Code specifications for water volume and pressure.**
- **The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority when a new building permit is issued.**
- **Driveways over 16% grade shall be paved.**
- **Residences with driveways over 20% grade and longer than 50 feet shall have an El Dorado Hills Fire Department approved residential sprinkler system.**
- **All Driveways shall be 12 feet wide.**
- **Driveways over 150 feet in length shall have a turnout near its midpoint.**
- **Gates on driveways shall be inset from the roadway at least 30 feet and shall provide an opening 2 feet wider than the driveway.**
- **All developed access points to the open space shall be posted "No Smoking".**
- **All developed trails within the open space shall be brushed/mowed 5 feet on both sides of the trail by June 1 annually.**
- **Open space access points shall have emergency vehicle access and posted.**
- **Fencing located adjacent to open space areas shall be constructed of non combustible materials.**
- **In the fencing in the lots adjacent to the open space the Fire Department shall designate the location of lockable pedestrian gates (See Appendix C).**
- **Prior to any new construction, a construction equipment parking plan shall be submitted to the El Dorado Hills Fire Department for approval.**
- **A parking plan shall be submitted to the El Dorado Hills Fire Department for approval prior to opening any model homes.**
- **Lots 918-920 and Lots 959-972 on Keystone Drive shall have the gate code to Unit 5B for the purpose of emergency access. This access is reserved for emergencies only. The Fire Department Emergency Command Center shall**

have a dedicated telephone line to access the units gate in order to lock open the gate during an emergency.

Appendix

Appendix A

Blackstone El Dorado Amendment A 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 fire fighting 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** 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) are removed. All native oak trees and brush species are pruned up to 6-8 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 wind blown sparks and flames. Such plants 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 except for Gray pines, 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 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.

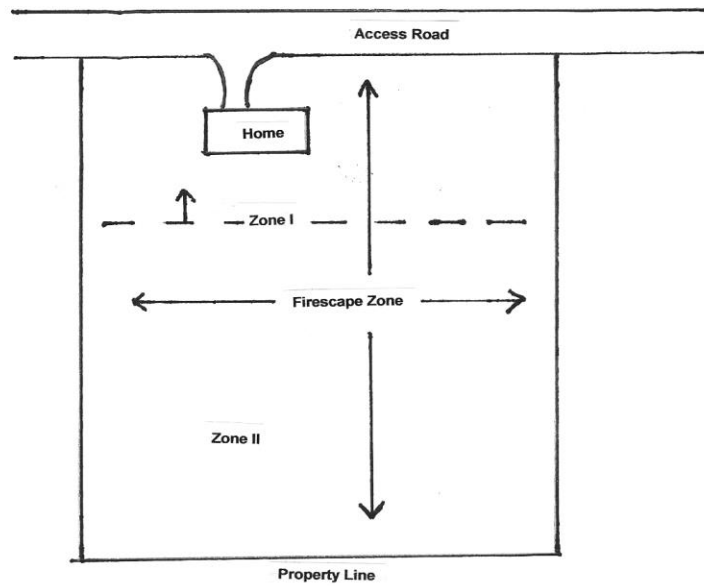
Zone II

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** and is a transition area to the outlying vegetation. The zone is a band of low growing succulent and 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 are removed. Annual grasses are mowed after they have cured to a 2 inch stubble by June 1, annually. Native trees and brush species are preserved and pruned of limbs up to 8 feet above the ground as measured on the uphill side. If Gray pines are to remain in this zone, they must be isolated from surrounding brush species by at least 10 feet on all sides of the pine.

Lots one acre and larger to which the Firescaping Standards apply:

Lot 396, 397, 398, 399, 528, 529, 530, 531, 532, 535, 854, 855, 930, 944, and 977

**APPENDIX A-1
FIRESCAPING ZONES
EXHIBIT**



Typical Lot in Oak Woodland

Appendix B

Blackstone El Dorado Amendment A Emergency Vehicle Open Space Access Specifications and Locations

The purpose of the Emergency Vehicle Access to Open Space areas is to provide rapid access to wildland fuels for wildfire suppression resources such as bulldozers, 4-wheeldrive fire engines, firefighters, hoselays etc.

Specifications are:

- a. "Break" in curb
- b. 15 feet in width
- c. signed

Emergency Vehicle Access Points (See Map)

1. Along Blackstone Parkway at Open Space 4
2. Along Blackstone Parkway at Open Space 8, immediately prior to Unit 7
3. Along Blackstone Parkway at Open Space 9, immediately prior to Unit 18
4. Along Blackstone Parkway at Open Space 10 and at the end of Rosecrest Court
5. Along Blackstone Parkway at Open Space 13 and on Latrobe Road at Open Space 13
6. Along Latrobe Road at Open Space 14, off of Royal Oaks Drive on both sides of the roadway and at the end of Copperwood Court
7. Open Space 2 access shall be from lot 930, Blackstone Court (terrain permitting) and from Keystone Drive between lot 918 and lots 961
8. Open Space 15 access from Blackstone Parkway across from Chesterbrook Court
9. Open Space 17 access from Blackstone Parkway across from lots 432 and 755, access from Royal Oaks Drive prior to the gated entrance
10. Open Space 19 access from Blackstone Parkway and Opal Lane, School site 18 and from Aspen Meadows Drive
11. Open Space 20 access from Aspen Meadows Drive, Derringer Court, Blackstone Parkway at Rosewood Lane and from Cornerstone Drive prior to the gated entrance
12. Open Space 5 access from the EID road, Teakwood Court (both sides) and from Keystone Drive prior to the gated entrance

Appendix C
Blackstone El Dorado
Amendment A
Lots Adjacent to Open Space Requiring Gates

- Unit 1A Open Space 19
Lots 19, 83, 87, 90, 94, 99
- Unit 1B Open Space 20
Lots 150, 154, 162, 174
- Unit 2A Open Space 13
Lot 274
- Unit 3A Open Space 14
Lots 300, 303, 306
- Unit 3B Open Space 14
Lots 381, 383, 386, 389, 392, 398, 399
- Unit 5A Open Space 5
Lots 458, 462, 465, 468, 474
- Unit 5A Open Space 19
Lot 544
- Unit 5B Open Space 5
Lots 645, 647, 650, 653, 656
- Unit 5B Open Space 17
Lots 573, 577
- Unit 7A Open Space 2
Lots 866, 869, 872, 875, 878, 881, 884
- Unit 7B Open Space 2
Lots 922, 933, 960
- Unit 7B Open Space 15
Lot 965
- Unit 8 Open Space 5
Lots 979, 984
- Unit 8 Open Space 20
Lots 1011, 1015, 1019, 1030
- Unit 18 Open Space 9
Lots 1060, 1065, 1069

Unit 18 Open Space 10
Lot 1089

Lots V, W, X, Y, and Z may require gates into the open space upon their development. Locations of the gates shall be determined by the El Dorado Hills Fire Department when necessary.