

Promontory Village 7
Wildland Fire Safe Plan

Prepared for:

Russell-Promontory


Prepared by:

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April 5, 2016

Promontory Village 7

Approved by:



Marshall Cox
Fire Marshal
El Dorado Hills Fire Department


4/5/16
Date



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

4/5/16
Date

Prepared by:



William F. Draper
RPF #898

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I. PROMONTORY SPECIFIC PLAN EIR

The Promontory Specific Plan EIR (SCH# 94112056) was certified by the El Dorado County Board of Supervisors on November 4, 1997. The Specific Plan EIR evaluates development of 1,387 residential units at various densities on a total of 999 acres. The development includes commercial uses on 14.5 acres, a school on 10 acres, community and neighborhood parks on 22.8 acres, and a public open space area on 99.8 acres. The Specific Plan EIR identifies significant thresholds for all project impacts and includes specific mitigation measures to address both site-specific and cumulative effects of development. Among other issues, the Specific Plan EIR evaluates the effects of public services resulting from the Specific Plan development.

Proposed mitigation measures were found to reduce the effects of buildout under the Specific Plan to a less than significant level for all impacts related to Fire Protection and Ambulance Services.

The County's actions to approve the Specific Plan and certify the EIR were subject to litigation and a subsequent settlement agreement. Based on the settlement agreement, the applicant reduced the residential dwelling unit densities allowed under the Specific Plan from 1,387 to 1,100 units (County of El Dorado 1999). Other minor changes to the Specific Plan were proposed to reduce environmental impacts. The County prepared an addendum to the 1998 EIR.

On September 28, 1999, the Board of Supervisors adopted the findings proposed by staff and approved the Specific Plan amendments. The NOD for the addendum was filed October 6, 1999. In conjunction with approval of the amended Specific Plan and the certification of the EIR Addendum, a Mitigation Monitoring and Reporting Program (MMRP) was prepared and adopted.

The MMRP is a binding document and would be applicable to the Village 7 development. The specific Fire Protection reduction measures contained in the Promontory Specific Plan MMRP, which the Village 7 residential development is required to implement, include measures that reduce to the potential of wildland fire hazards in the area.

II. PURPOSE AND SCOPE

The Promontory Mitigation Measure 4.12.3b states: **"Prior to subsequent tentative map approval for Village 4 through 8, the project applicant shall prepare and submit a fuel mitigation plan to the El Dorado Hills Fire Department (EDHFD) for review and approval. This plan shall include measures to reduce natural fire hazards, such as removal of overgrown vegetation near homes, and shall conform to Department and State standards."** This Wildland Fire Safe Plan implements this mitigation measure.

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 the Promontory Village 7 development, to identify measures to reduce these hazards and risks and to protect the native vegetation. There are moderate fuel hazards and moderate topography associated with this proposed development both on and adjacent to the project.

The possibility of large fires occurring when the Village 7 project is complete will be reduced. However, small wildfires in the open space areas may occur due to the increase in public uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the development 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 standard requirements 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 emphasis on the interface of homes and wildland fuels.

The scope of the Promontory Village 7 Wildland Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space along roads and 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 emergency fire response. For this to succeed, it must be shared and implemented equally by homeowners and the fire services.

III. FIRE PLAN LIMITATIONS

The Wildland Fire Safe Plan for the Promontory Village 7 development does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the fire safe standard requirements 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 homeowner's attention to aid in home wildfire safety.

IV. THE PROMONTORY VILLAGE 7 WILDLAND FIRE SAFE PLAN

1. PROJECT DESCRIPTION

The Village 7 development is located within the unincorporated community of El Dorado Hills and on the western edge of the Promontory at the El Dorado-Sacramento County line and lies between Alexandra Way on the north, Sophia Parkway on the west, Beatty Drive on the east, and Via Treviso (Village 8) on the south. This project will divide APN: 124-390-04, 06 and 08 consisting of 177 acres into 131 residential lots. There will be 32 medium single family lots at the north end of this Village. There are also 99 custom large lots. Several of these custom lots will require development envelopes and will have private open space within each lot. There will be approximately 38 acres of private open space within the project.

These private open space areas will be maintained by the lot owners per the requirements of the Promontory Open Space Management Plan. In addition, there will be approximately 33 acres of open space interspersed throughout the Village. These public open space areas will be maintained by the Promontory Homeowner's Association per the requirements of the Promontory Open Space Management Plan.

The majority of the project is accessed via Alexandra Way and Beatty Drive. Two connections to Sophia Parkway are also proposed. One will serve as an Emergency Evacuation Access (EVA) route to 7B Drive, and the other will provide access to the southernmost lots. This southern area will consist of eight residential units with a road length shy of 800' (measured from the face of the curb on Sophia Parkway to the end of turnaround). Refer to the Roadway/Gate Exhibit (page 17) for additional information.

The key topographic features are the steep slopes and the oak woodlands scattered throughout the Village. The terrain is dominated by steep north and west facing slopes with the majority in excess of 20%. There are two significant drainages in the project area keyed on the map as riparian zones. The first drainage is along Beatty Drive. This drainage area will be located within public open space. The second drainage is near the south end of the development and flows out to Sophia Parkway. This drainage will also be located within public open space. Both drainages will be given special protection as outlined in the Promontory Open Space Management Plan. There are several other common open space areas located throughout the project and all these public open space areas will be maintained by the Promontory Homeowner's association per the Promontory Open Space Management Plan.

The private open spaces located within several lots will be maintained by the lot owners and comply with the requirements of the Promontory Specific Plan and the Promontory Open Space Management Plan.

Structural fire protection is provided by the El Dorado Hills Fire Department and wildland fire protection by the California Department of Forestry and Fire Protection (CAL FIRE). A fire hydrant system will serve the new area. Water is to be supplied by the El Dorado Irrigation District (EID).

2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels- annual grasses, wild grape, blackberries, toyon, buckeye, and down limbs (Brush)
- (b) overstory- scattered gray pines, liveoaks and blue and valley oaks in the open space

Light fuel loading is throughout most of the property. The drainages have more of a buildup of brush creating heavier fuel loading. There is development to the north, east and west that have been fully developed and an open space area that is located to the south as part of the Village 8 development. There are pockets of wildland public and private open space intermixed into this project. The public and private open space areas are primarily large scattered oaks and grass.

3. PROBLEM STATEMENTS

A. The grass/brush fuels will ignite and have a rapid rate of spread.

Fire in the grass/brush fuels on the slopes of the development are the most serious wildfire problem for this project.

B. Risk of fire starts will increase with development.

The greatest risk from fire ignition will be along roads, in the open space areas and on large lots as human use on these areas increase.

C. Provisions must be made to maintain all fuel treatments.

The wildfire protection values of fuel reduction are rapidly lost if not maintained. Annual maintenance by June 1 of each year is necessary.

D. Typical home design and siting often does not recognize adequate wildfire mitigation measures.

A review of many wildfires has conclusively shown that most home losses occur when: (1) there is inadequate clearing of flammable vegetation around a house, (2) roofs are not fire resistant, (3) homes are sited in hazardous locations, (4) firebrand ignition points and heat traps are not adequately protected and (5) there is a lack of water for suppression.

4. GOALS

- A. Modify the continuity of high hazard vegetation fuels.
- B. Reduce the size and intensity of wildfires.
- C. Ensure defensible space is provided around all structures.
- D. Design fuel treatments to minimize tree removal
- E. Ensure fuel treatment measures are maintained.
- F. Identify fire safe structural features.
- G. Help homeowners protect their homes from wildfire.

5. WILDLAND FIRE SAFE STANDARD REQUIREMENTS

Wildland fire safe standard requirements are designed to accomplish the Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these fire safe standard requirements. The Wildland Fire Safe Plan places emphasis on defensible space around structures.

Village 7

A total of 131 lots are planned for this development. Due to scattered private open spaces and public open spaces being backed up to residential lots, there will be a need for nonflammable fencing along the public open space adjacent to residential lots. Sidewalks and landscaped front yards will provide for the fuel hazard reduction zones along most of the interior streets. Streets without sidewalks shall have a fuel hazard reduction zone (FHRZ) of 10'. This zone will incorporate the landscaping of frontyards. All fuel hazard reduction zones shall be annually maintained.

Roadways shall comply with the Promontory Specific Plan or as modified and approved by the County and the El Dorado Hills Fire Department, as well as complying with the El Dorado Transportation Division (TD) specifications. The final proposed road sections as shown in the "Roadway/Gate Exhibit" are proposed for the project. All roadway widths are measured from curb face to curb face. Allowed parking, or parking restrictions, are as follows:

- 29' roadways measured from curb face to curb face with no sidewalk on either side- parking allowed on one side only, opposite the fire hydrants.
- 28' roadways measured from curb face to curb face with sidewalk on one side- parking allowed on one side only, opposite the sidewalk and fire hydrant.
- 26' and 24' roadways measured from curb face to curb face with no sidewalk on either side- no parking allowed except where provided via parallel parking bays. Where parking bays are provided, a 20' minimum travel way for emergency vehicles shall be maintained.
- 20' roadway or Emergency Evacuation Access (EVA) with no sidewalk on either side- no parking allowed.

All roads where curb and gutter is proposed shall have rolled curbs.

7E Court, serving lots 67-76 are on a dead end street and over 800' in length. This is not consistent with Fire Safe regulations. A proposed exception has been submitted to the EDHFD. This proposed exception has been approved and is shown in the Appendix F (page 18). There are 10 lots with access on this street. The street serving lots 46-58 shall have an Emergency Evacuation Access Route (EVA) connecting to Sophia Parkway and is proposed to be an exit gate only. All entry points into Village 7 are proposed to be gated as shown in "Roadway/Gate Exhibit" (page 17). There is an exit only gate located near lots 1 and 32. All the gates shall have an approved "opticom" style opener designed to the most current specifications of the El Dorado Hills Fire Department. The EVA shall also have this type of opener to allow emergency use. All gates shall comply with the EDHFD Gate Standard.

Five lots, 36, 43, 62, 63, and 125 will most likely have long driveways. These driveways shall be designed to a maximum of 16% grade and can be increased to 20% if paved. Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout and/or turnaround as required by EDHFD.

The lots adjacent to public open space shall have a 30' setback from the rear property line for structures. There is a 30' FHRZ along the back of these lots in the public open space. This applies to 34-36, 46, 62, 63, 109-116, and 127-130. All remaining rear lot setbacks shall be per the Promontory Specific Plan standards.

Lots 47, 50, 57, 61-64, 66-68, 70-72, and 123-125 shall be exempt from the 30' side yard requirements adjacent to the common open space, providing that the 7A Fire Safe Building Code requirements are used. The non-flammable fencing shall be required adjacent to the public open space areas. All remaining side lot setbacks shall be per the Promontory Specific Plan standards.

All lots, 1-32, are not required to have 30' rear or side yard setbacks next to the public open space areas. They shall be required to have non-flammable fencing. All interior lots not adjacent to public open space shall not be subject to the 30' setback requirement. Setbacks shall be per the Promontory Specific Plan standards.

All front yard setbacks for all lots shall be the Promontory Specific Plan standards.

The project is in a Moderate Fire Hazard Severity Zone. All residences shall be required to have NFPA 13D fire sprinkler systems. Implementation of Wildland-Urban Interface Fire Area Building Standards (7A) will be required for the construction of new residences as designated above. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking.

Clearance along the road and around structures is very important and necessary. Fire Safe specifications state that all trees in the fuel hazard reduction zones shall be thinned so the crowns are not touching. Branches on the remaining trees shall be pruned up 10 feet as

measured on the uphill side of the tree. Grass shall be kept mowed to a 2-inch stubble annually by June 1. Any tree crown canopy over the road or driveways shall be pruned at least 15 feet up from the roadway surface.

The FHRZ within lots 1-32 shall be landscaped.

The proposed project will be providing a 30' wide landscape area adjacent to existing Sophia Parkway. These 30' zones adjacent to Sophia Parkway shall be landscaped. The following public open spaces A-M as identified on the map on "Open Space Exhibit" (page 16) shall be required to implement the following:

- Lot A - All dead wood shall be removed and trees shall be limbed up 10'. All grass within 30' of the property lines, but keep outside of the drainage, seep and wetland areas, shall be cut to a 2-inch stubble annually by June 1.
- Lot B - All dead wood shall be removed and trees shall be limbed up 10'. All grass within 30' of the property lines, but keep outside of the drainages, shall be cut to a 2-inch stubble by June 1 annually.
- Lot C - A one-time cleanup shall be done of all trees by removing the dead wood and limbs within 10' of touching the ground. All grass within 30' of the property lines but keep outside of the drainage, seep and wetland areas, shall be cut to a 2-inch stubble annually by June 1.
- Lot D - A one-time cleanup of all trees by removing the dead wood and limbs within 10' of touching the ground. All grass within 30' of the property lines but keep outside of the drainage, seep and wetland areas shall be cut to a 2-inch stubble annually by June 1.
- Lot E - All dead wood shall be removed and trees limbed up 10' from touching the ground. All the grass within 30' of the property lines, but keep outside of the seep and wetland areas shall be cut to a 2-inch stubble annually by June 1.
- Lot F - A one-time cleanup of all the dead wood shall be removed, all tree limbs within 10' of the ground shall be pruned so not touching the ground. All grass within 30' of the property lines, but keep outside of the seeps and wetland areas shall be cut to a 2" stubble annually by June 1.
- Lot G - A one-time cleanup of all trees by removing the dead wood and limbs within 10' of touching the ground. All grass within 30' of the property lines, but keep outside of the drainage, seep and wetland areas shall be cut to a 2" stubble annually by June 1.
- Lot H - No vegetation for 20' on either side of the primary drainage shall be disturbed. All trees outside of the riparian zone shall be limbed up for 10' and all dead wood removed. All grass within 30' of the property lines, but keep outside of the drainage, seep and wetland areas, shall be cut annually to be a 2" stubble by June 1.
- Lot I - Remove all dead wood and prune trees with limbs within 10' of the ground. All grass within 30' of the property lines, but keep out of seeps and wet areas, shall be cut annually to a 2" stubble by June 1.
- Lot J - Remove all dead wood and prune trees with limbs within 10' of the ground. All grass outside of the seep or wetland areas shall be cut to a 2" stubble annually by June 1.
- Lot K - Remove all dead wood and prune trees with limbs within 10' of the ground. All grass outside of the seep or wetland areas shall be cut to a 2" stubble annually by June 1.
- Lot L - No vegetation for 20' on either side of the primary drainage shall be disturbed. All trees outside of the riparian zone shall be limbed up for 10' from touching the ground. All dead wood shall be removed. All the grass between Beatty Drive and the riparian zone shall be cut to a 2" stubble annually by June 1. Grass within 30' of property lines but keep outside of the drainage and wetland areas shall be cut to a 2" stubble annually by June 1.

- Lot M - Remove all dead wood and understory brush. Limb all trees of dead wood and limbs within 10' of touching the ground. All grass within 30' of the property lines but keep outside of the drainage, seep and wetland areas shall be cut to a 2" stubble annually by June 1.

More restrictive standards maybe applied by approving El Dorado County authorities. Approval of this plan does not guarantee approval of this project.

FIRE SAFE STANDARD REQUIREMENTS:

All developed lots shall comply with the 100' defensible space requirements of PRC 4291. Where there is not 100' to the property line, clearance shall go to the property line. See the attached CAL FIRE guideline (Appendix H) and Appendix A.

- **Driveways shall be 12 feet wide. Driveways shall comply with the weight and grade standards.**
 - a. Responsibility- homeowner
- **All private driveway gates shall be inset on the driveway at least 30 feet from the road. Gate opening shall be 2 feet wider than the driveway. Knox lock assess shall be provided to the fire department.**
 - a. Responsibility- homeowner
- **All homes shall have Class A listed roof and assembles and siding of fire resistant material.**
 - a. Responsibility- builder/homeowner
- **Decks that are cantilevered over the natural slope shall be enclosed.**
 - a. Responsibility- homeowner (See Appendix B for guidelines)
- **The houses shall be constructed with exterior wall sheathing that shall be rated noncombustible.**
 - a. Responsibility-builder
- **Windows and glass doors on the sides of the structure shall have tempered glass and fire resistant frames.**
 - a. Responsibility-builder
- **Rafter tails shall be enclosed with noncombustible material on the sides of the structure.**
 - a. Responsibility-builder
- **Gutters and downspouts shall be noncombustible.**
 - a. Responsibility-builder
- **Attic and floor vents shall be covered with ¼ inch, or less, noncombustible mesh and horizontal to the ground.**
 - a. Responsibility-builder
- **The fire department shall review the Wildland Fire Safe Plan within 5 years to determine its adequacy. It may require modification as necessary.**
 - a. Responsibility- fire department

6. BUILDING SETBACKS ON ONE ACRE OR 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 1 acre or larger. Exceptions to this setback requirement may be granted if strict adherence to the 7A Building Standards are followed on those sides of the structure that have been exempted from the 30' setbacks and are adjacent to open space. One acre lots not adjacent to open space and lots 1-32 may have setbacks as per the Promontory Specific Plan standards.

7. OTHER FIRE SAFE REQUIREMENTS

- A. Notice of Restriction shall be filed with the final subdivision map which stipulates that a Wildland Fire Safe Plan has been prepared or if a legal entity, Homeowners Association (HOA) is created the recorded Declaration of Covenants, Conditions and Restrictions (CC&R) shall include the Wildland Fire Safe Plan. The property owners and the HOA shall comply with the requirements of the Wildland Fire Safe Plan.**
- B. A copy of the Wildland Fire Safe Plan shall be given to each new landowner within the development.**
- C. Each new property owner prior to construction shall be required to contact El Dorado Community Development Agency/Building Division to have the residential fire sprinkler plan approved. All fire sprinkler systems shall be designed and installed by a licensed contractor.**
- D. Road improvements and fire hydrants shall be completed prior to the filing of the final map or may be bonded for the associated improvements through the local agencies.**
- E. 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.**
- F. The fire hydrant system shall meet the California Fire Code specifications to water volume, pressure and spacing. El Dorado Hills Fire Department shall approve all fire hydrant locations.**
- G. The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority.**
- H. Fuel treatment along subdivision streets and driveways shall have all fuels within 10 feet of the curb of the street treated annually by June 1 (See Appendix A).**
- I. The fuel hazard reduction zone along streets may incorporate irrigated landscaping providing the planting is less than 24" in height and has low flammability. Isolated deciduous shade trees**

may also be incorporated into this zone. Vertical clearance over the roadway must be 15' from the surface of the roadway.

- J. Clearance requirements may be required by El Dorado County at the time of construction.
- K. Residential construction contractors may be required to submit a parking plan to El Dorado Hills Fire Department to insure off street parking during construction.
- L. Fencing adjacent to public open space shall be constructed from nonflammable material.
- M. The El Dorado Hills Fire Department Weed Abatement ordinance shall apply to any vacant lot (See Appendix G).
- N. Dead end streets within Village 7 may have a "T" turnaround when approved by El Dorado Hills Fire Department.
- O. Long driveways will serve lots 61, 62 and 125. Any driveway over 150' in length shall have a turnout at or near its midpoint or turnouts/turnarounds as approved by the El Dorado Hills Fire Department.

8. PUBLIC AND PRIVATE OPEN SPACE GUIDELINES

- A. All trails shall have a 10' fuel hazard reduction zone along each side of the trail. The zone shall be annually maintained by June 1.
- B. Open space areas shall comply with the Weed Abatement Resolution of the Fire District.
- C. All access points to open space shall have rolled curbs and be posted "No Parking" to allow fire vehicle access. A lockable barrier (knock down Bollard or gate with a knox lock) may be installed after consultation with the Fire Department.
- D. Mature or multi stemmed oaks can present a serious wildfire problem if untreated. Treat the oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 10' above the ground that arch over and are growing down towards the ground. Measure from the uphill side of the tree to determine the appropriate height.
- E. Open Space requirements for Public Open Spaces A-M shall be adhered to. (See pages 9-10)
- F. Open space areas shall adhere to the requirements of the Promontory Open Space Management Plan dated February 17, 2000 and this Wildland Fire Safe Plan.

V. APPENDIX

APPENDIX A

PROMONTORY VILLAGE 7
FUEL TREATMENT SPECIFICATIONS
For
OAK WOODLAND
Within The Designated Fuel Treatment Areas

1. Leave all live trees where possible.
2. Remove all dead trees.
3. Remove all brush.
4. Prune all live trees of dead branches and green branches 10 feet from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown is removed. All slash created by pruning must be disposed of by chipping or hauling off site.
5. Annually by June 1, reduce the grass or weeds to a 2-inch stubble by mowing, chemical treatment, disking or a combination of treatments.

APPENDIX B

PROMONTORY VILLAGE 7
ENCLOSED DECK GUIDELINES

The purpose of enclosing the underside of decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck.

1. Does not apply to decks that are constructed using fire resistant materials such as concrete, steel, stucco etc.
2. Any deck shall not include non fire rated composite deck material.
3. This applies to decks one story or less above natural slopes.
4. Combustible material must not be stored under the deck.

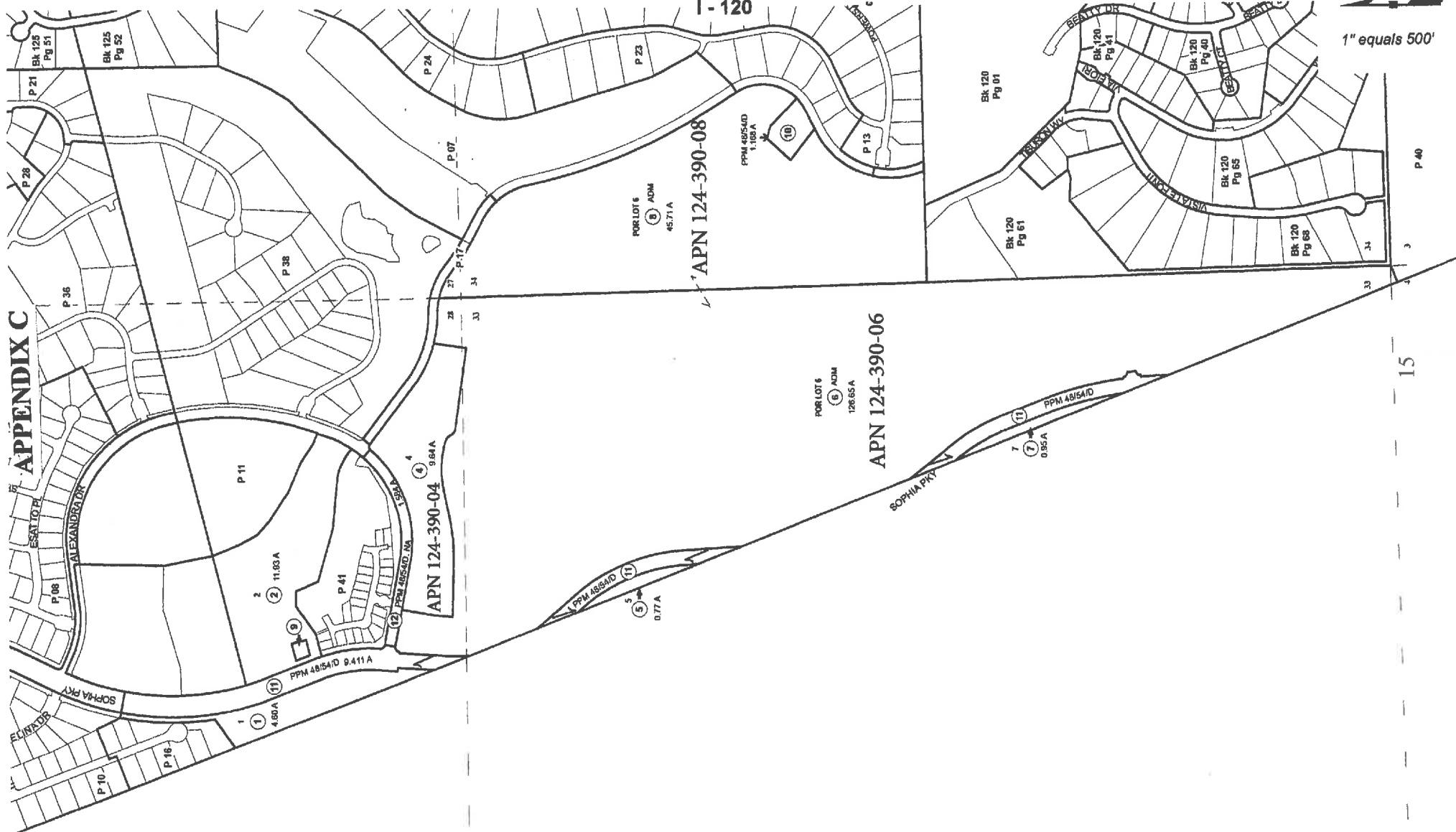


POR. SEC. 28, T.10N., R.8E., M.D.M.
THE PROMONTORY VILLAGE UNIT NO. 1

124:39

I - 120

1" equals 500'



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Nov 7, 2013

Assessor's Map Bk. 124, Pg. 39
County of El Dorado, CA

STATE OF CALIFORNIA

0 100' 200' 400'

SCALE: 1" = 200'

LEGEND

PUBLIC OPEN SPACE - 110 AC

PRIVATE OPEN SPACE - 37.7 AC

JURISDICTIONAL



APPENDIX E PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

ROADWAY / GATE EXHIBIT
FEBRUARY, 2016

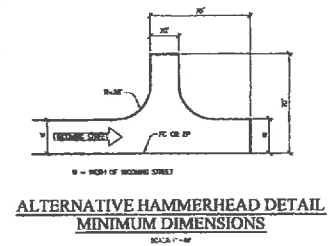
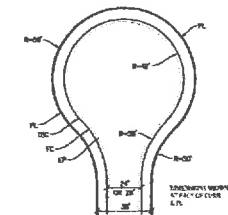
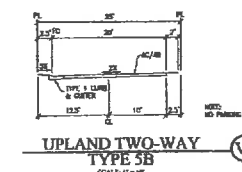
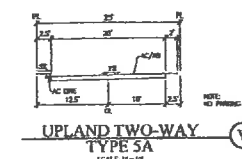
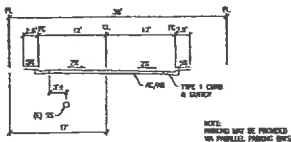
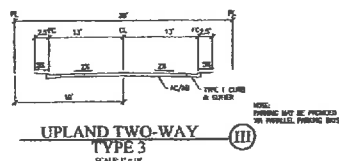
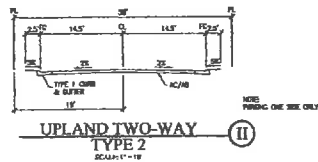
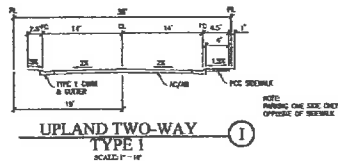
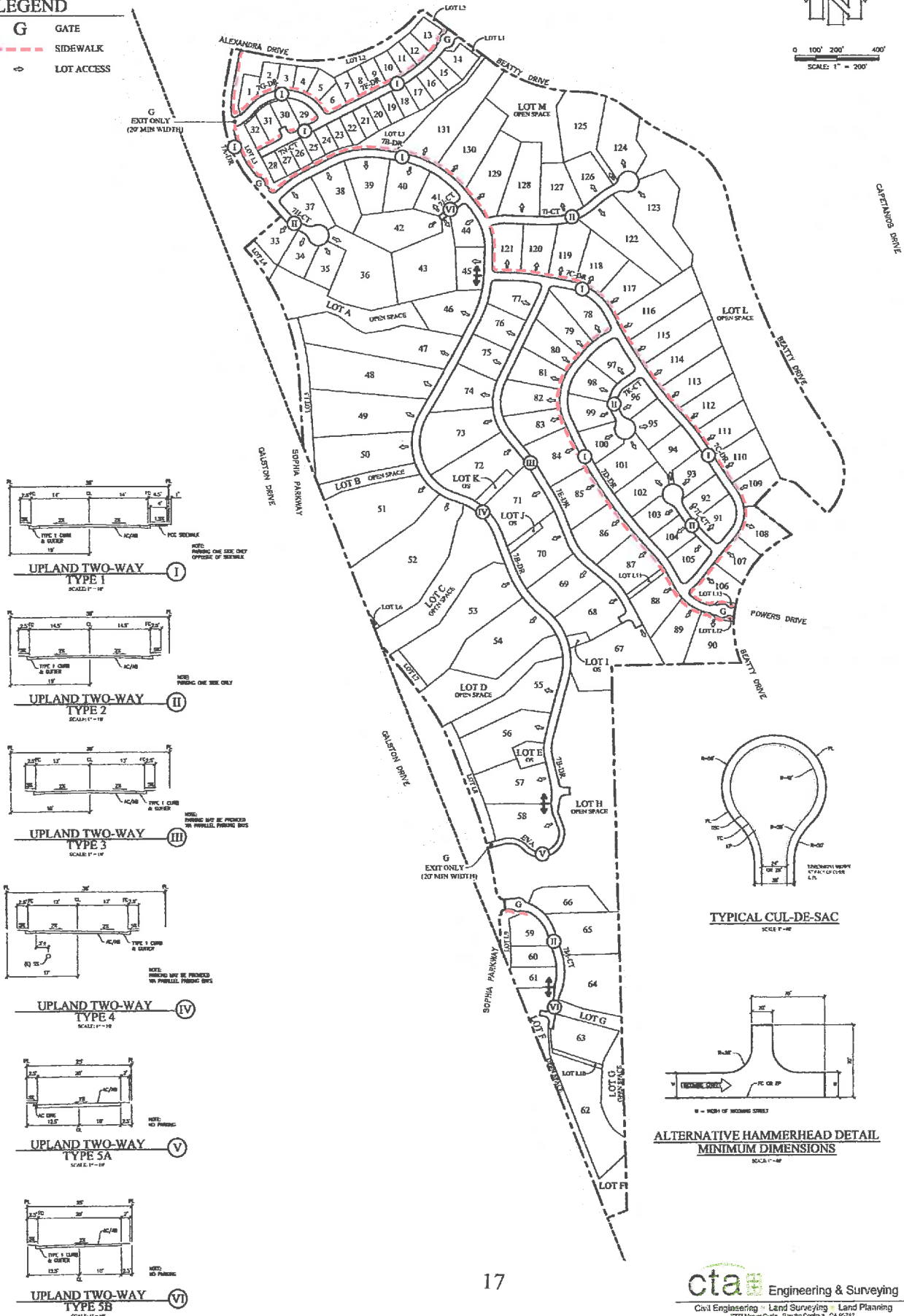
STATE OF CALIFORNIA

LEGEND

- G GATE
- SIDEWALK
- LOT ACCESS



0 100' 200' 400'
SCALE: 1" = 200'



EL DORADO HILLS FIRE DEPARTMENT

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



February 16, 2016

Larry Ito
ardor@innercite.com

Re: Promontory Village 7 - Road Length Exemption Request - FIRE COMMENTS

Dear Mr. Ito:

The El Dorado Hills Fire Department, on behalf of The Rescue Fire Department, has reviewed the above referenced project and submits the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County and the California Fire Code as amended locally. Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

1. **Any and All previous comments remain in full effect.**
2. **Fire Department Access:** The proposed road 7E-DR, also referred to as 7E-CT in the map, is approved by EDHFD as written and designed for in TP V7 Ardor – Fire Dept– Promontory Village 7 Exception to Standards letter, dated February 5, 2016.
3. **Wildland Fire Safe Plan:** The Wildland Fire Safe Plan shall be updated to cover final approved design of subdivision.
4. **Parking:** There will be NO PARKING allowed on either side of the street. The street shall be signed or painted as required by the local fire department codes and standards. Parking bays will be reviewed for approval if requested and as required per DOT requirements. Parking bays shall be a minimum 9' wide and shall be built to ensure vehicles are completely out of the traffic lanes of the roadway. The total roadway width at the parking bays (including the parking bays) shall be a minimum 35' wide.

Contact Marshall Cox at the El Dorado Hills Fire Department with any questions at 916-933-6623 ext. 17.

Sincerely,

EL DORADO HILLS FIRE DEPARTMENT

Marshall Cox
Fire Marshal

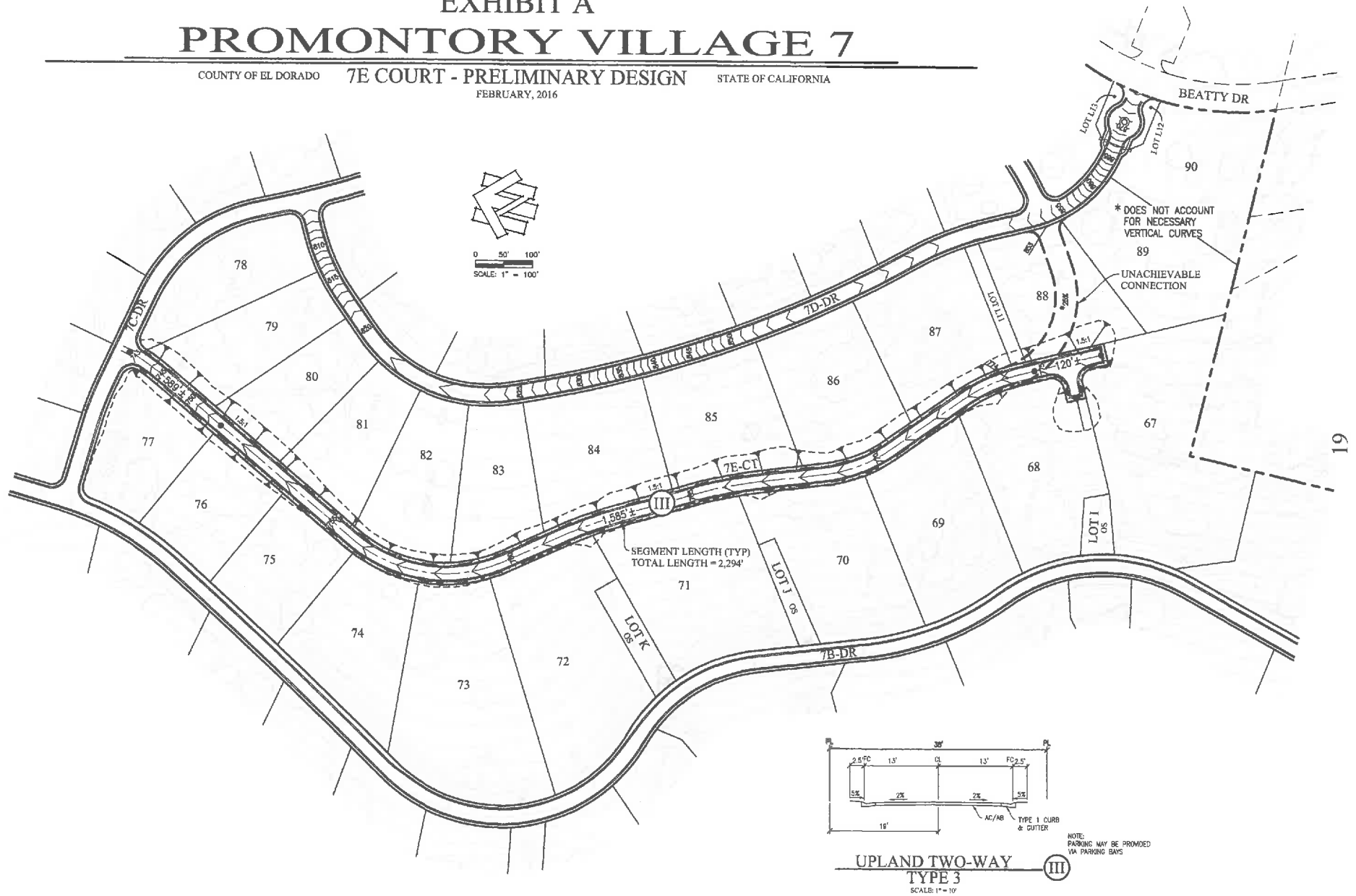
EXHIBIT A PROMONTORY VILLAGE 7

COUNTY OF EL DORADO

7E COURT - PRELIMINARY DESIGN

STATE OF CALIFORNIA

FEBRUARY, 2016



APPENDIX G

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 weedeaters, 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.

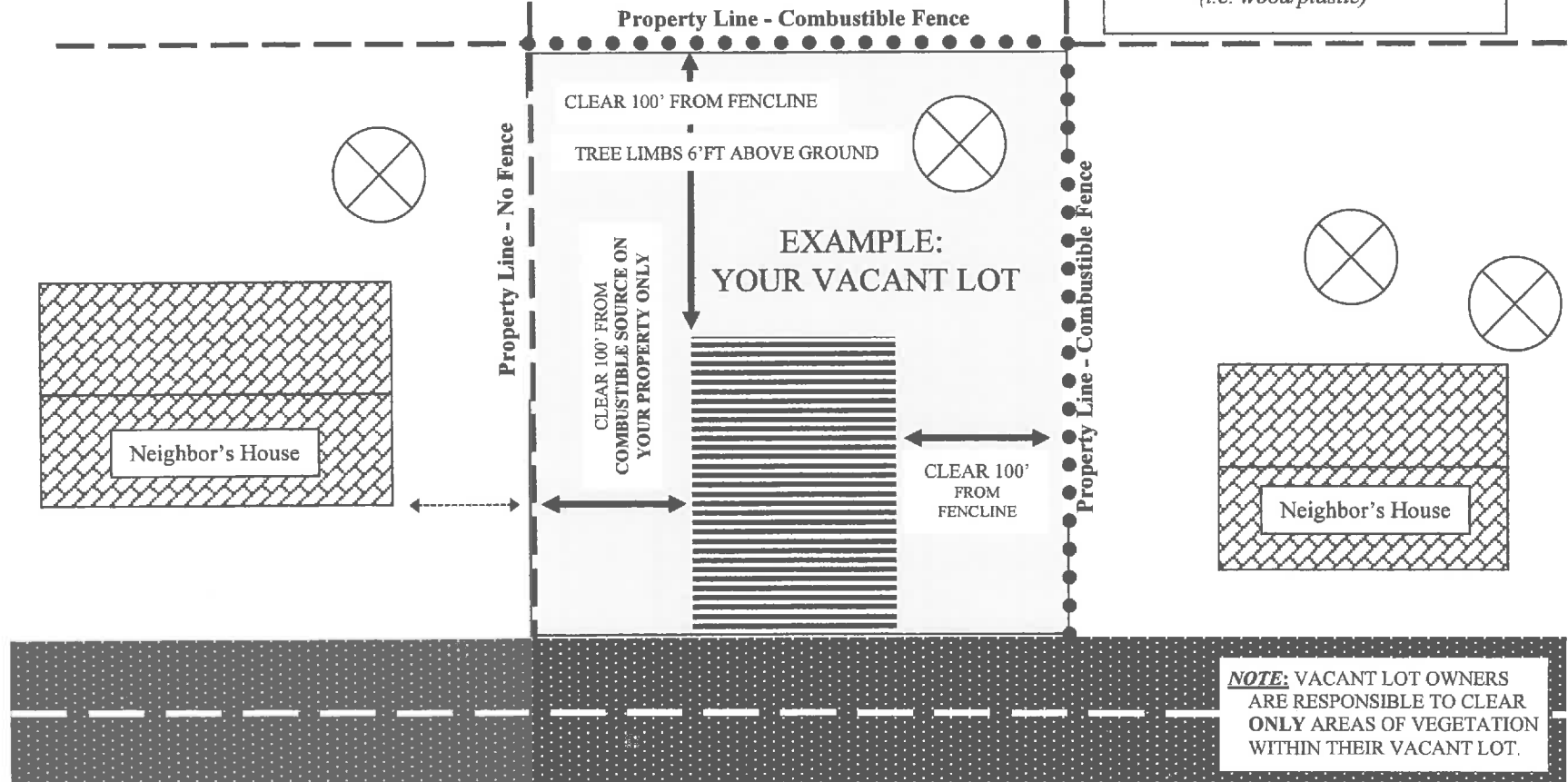
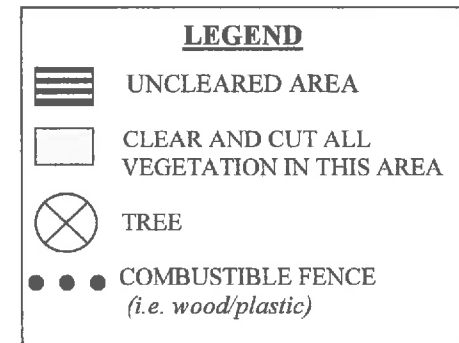
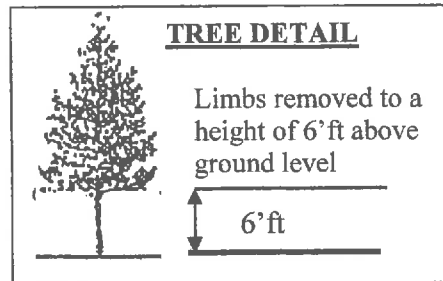
DEBRIS REMOVAL

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



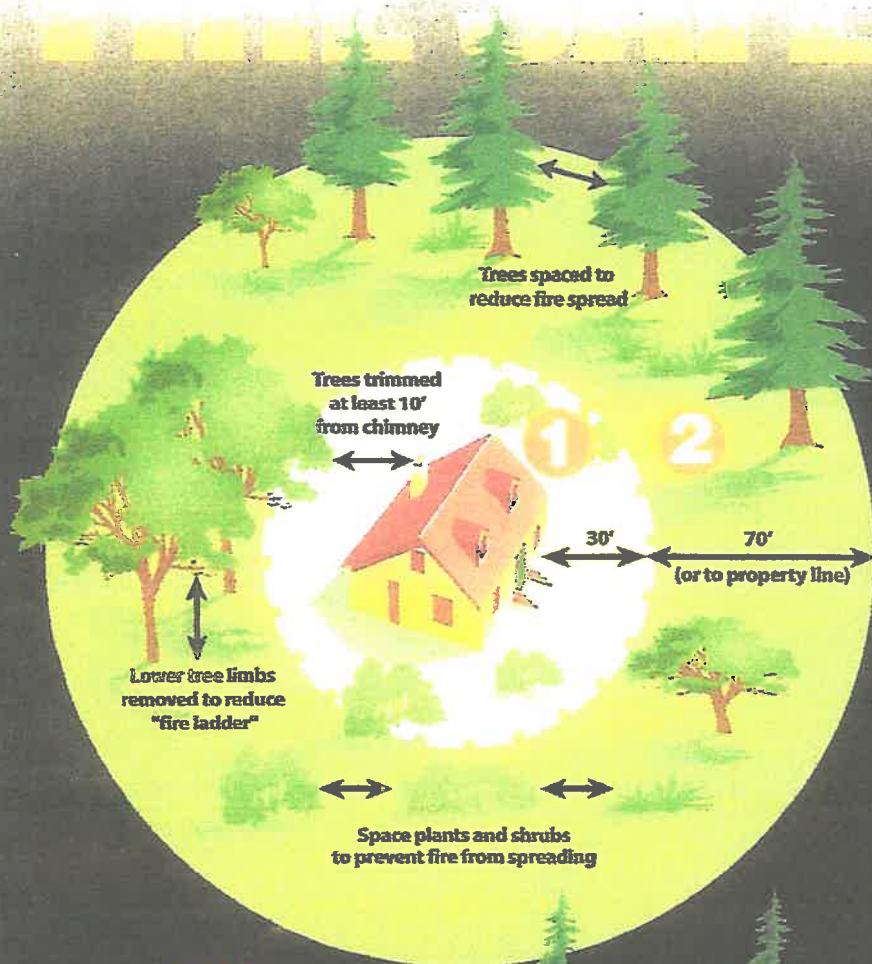
NOTE: VACANT LOT OWNERS ARE RESPONSIBLE TO CLEAR ONLY AREAS OF VEGETATION WITHIN THEIR VACANT LOT.

Note: Abatement may be a combination of landscaping, discing, mowing, spraying and/or grazing. The maximum height for mowing, spraying or grazing is two inches.

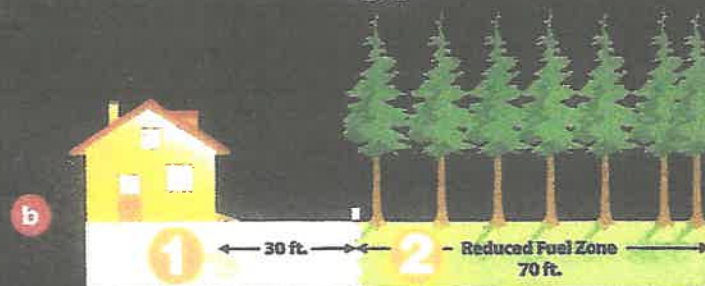
OH-Vacant Lot
3/17/14

100' DEFENSIBLE SPACE

WHAT YOU'RE DOING



or



Contact your local CDF office, fire department,

or Fire Safe Council for tips and assistance.

www.fire.ca.gov

Why 100 Feet?

Following these simple steps can dramatically increase the chances of your home surviving a wildfire!

A **Defensible Space** of 100 feet around your home is required by law.¹ The goal is to protect your home while providing a safe area for firefighters.

1 "Lean, Clean and Green"

— Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2 "Reduced Fuel 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 ½ inch mesh.

¹ These regulations affect most of the grass, brush, and timber-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) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated 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.





State of California
Department of Forestry and Fire Protection

APPENDIX I

NOTICE OF FIRE HAZARD INSPECTION

A representative from CAL FIRE has inspected your property for fire hazards. You are hereby notified to correct the violation(s) indicated below.
Failure to correct these violations may result in a citation and fine.

Occupant:		Physical Address:			Phone #:	
Occupant Not Home: 1 st Attempt: / /	Occupant Not Home: 2 nd Attempt: / /	Refused Inspection: / /	For Questions, Contact Inspector at: () -		Battalion #:	
Rooftop Construction Combustible/Non-Combustible	Exterior Siding Combustible/Non-Combustible	Window Panes Single Pane/Double Pane	Eaves Enclosed/Unenclosed	Decks or Porches Masonry/Composite/Wood	Location of Structure Flat Ground/Slope/Ridge Top	

Checked boxes indicate violations.	Corrected				Defensible Space Zone (within 30 feet of all structures or to property line):
	<input type="checkbox"/>	2	3	A.	Remove leaves, needles or other vegetation on roofs, gutters, decks, porches and stairways etc. PRC §4291(a)(6)
	<input type="checkbox"/>	2	3	B.	Remove all dead trees, shrubs or other plants adjacent to or overhanging buildings. PRC §4291(a)(5)
	<input type="checkbox"/>	2	3	C.	Remove all dead or dying branches and stems from trees, shrubs or other plants adjacent to or overhanging buildings. PRC §4291(a)(5)
	<input type="checkbox"/>	2	3	D.	Remove all branches within 10 feet of any stovepipe or chimney outlet. PRC §4291(a)(4)
	<input type="checkbox"/>	2	3	E.	Remove all dead or dying grass, leaves, needles or other vegetation. PRC §4291(a)(1)
	<input type="checkbox"/>	2	3	F.	Remove or isolate live flammable ground cover and shrubs (i.e. Bear Clover, Mountain Misery, Juniper etc.). PRC §4291(a)(1)
	Reduced Fuel Zone (within 30 - 100 feet of all structures or to property line):				
	<input type="checkbox"/>	2	3	G.	Mow dead or dying grass to a maximum of 4 inches in height. Trimmings may remain on the ground. PRC §4291(a)(1)
	<input type="checkbox"/>	2	3	H.	Live flammable ground cover less than 18 inches in height (i.e. Mountain Misery, Bear Clover etc.) may remain, but overhanging and adjacent trees must be pruned up to 15 feet. PRC §4291(a)(1)
Recommendations.				I.	Reduce fuels in accordance with the Continuous Tree Canopy Standard (see back). PRC §4291(a)(1)
				J.	Reduce fuels in accordance with the Horizontal Spacing Standard (see back). PRC §4291(a)(1)
	Defensible and Reduced Fuel Zone (within 100 feet of all structures or to property line):				
	<input type="checkbox"/>	2	3	K.	Logs or stumps embedded in the soil must be removed or isolated from structures and other vegetation. PRC §4291(a)(1)
	<input type="checkbox"/>	2	3	L.	Remove all dead or dying brush, trees and branches within 15 feet of the ground. PRC §4291(a)(1)
	Other Requirements:				
	<input type="checkbox"/>	2	3	M.	Clear dead, dying or flammable vegetation within 10 feet around and above propane tanks. CFC §3807.3
	<input type="checkbox"/>	2	3	N.	Address numbers shall be displayed in contrasting colors (4" Min. Size) and readable from the street or access road. CFC §505.1
	Other Recommendations:				
	<input type="checkbox"/>				Cover all chimney or stovepipe openings with a metal screen having openings no larger than 1/2 inch.
<input type="checkbox"/>				Clear 10 feet around and 15 feet above fuels (i.e. Woodpiles, lumber, scrap etc.). Move woodpiles as far as possible from structures.	
<input type="checkbox"/>				Remove flammable materials stored under decks and similar overhangs of structures.	
<input type="checkbox"/>				Clear vegetation 10 feet from sides and 15 feet above all driveways and turnaround areas.	

Comments:

Additional Information on Back

Complete only if occupant contacted

1. Inspector: _____	Date: ____/____/____	A re-inspection will occur on/after: ____/____/____
2. Inspector: _____	Date: ____/____/____	A re-inspection will occur on/after: ____/____/____
3. Inspector: _____	Date: ____/____/____	