



# SERRANO

## WILDLAND FIRE SAFE PLAN

APRIL 2019



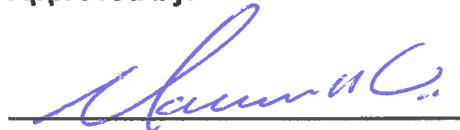


# SERRANO

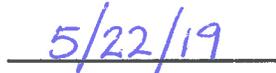
## SERRANO WILDLAND FIRE SAFE PLAN

APRIL 2019

Approved by:

  
\_\_\_\_\_

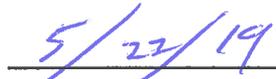
Marshall Cox  
Fire Marshal  
El Dorado Hills Fire Department

  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Nathan Barcklay  
Fire Prevention  
California Department of Forestry  
and Fire Protection

  
\_\_\_\_\_

Date

Prepared by:

  
\_\_\_\_\_

Jim Davies  
RPF #

Date



## **Purpose and Scope**

Over the years, living in the Wildland Urban Interface (WUI) has created a challenge for the people and fire agencies. As population has expanded into the historic wildland with homes, the need for fuel modification and defensible space has become a critical element for homeowners. This need has generated the Wildland Fire Safe Plan which is tailored for specific areas to meet the needs of the location where homes have been built or are being built.

Serrano is in the foothills of western El Dorado County. The majority of the Serrano development is located within a State Responsibility Area (SRA) which basically means the citizens have double fire protection in the event of a wildland fire. The California Department of Forestry and Fire Protection (CALFIRE) has primary responsibility for wildland fire in the SRA and El Dorado Hills Fire Department, while the primary fire agency for all local fire and emergency medical responses, assists CALFIRE on wildland fires.

In order for the fire agencies and the homeowners to work in partnership, this Wildland Fire Safe Plan (Plan) has been developed so each partner is aware of their own responsibilities. The homeowner must follow the building code in place in El Dorado County and be good stewards of their property. The Serrano Owners' Association (SOA) has responsibility for the treatment and maintenance of the open spaces and recreation trails in the community.

All of the residential villages, both constructed and proposed, must follow certain fire safe requirements as do the builders and homeowners. The fire safe mitigations in this Plan lay out what is currently required for constructed and proposed residential villages and provides for future changes that may occur as the laws and conditions change.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire agencies for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire agencies 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 agencies.

## **Fire Plan Limitations**

This Plan shall super-cede all previous approved Wildland Fire Safe Plans and Amendments for Serrano. This Plan only deals with the vegetation management and fire safe construction within the Serrano development. All requirements for roads, fire hydrant locations, lot setbacks, and gates and openers are subject to separate conditions and approvals from the El Dorado Hills Fire Department and the County of El Dorado.

This Wildland Fire Safe Plan for Serrano 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 contained herein 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.

**Goals**

The goals of the original Wildfire Management Plan from 2001 remain unchanged.

- a. To inform and educate the residents, users, adjoining property owners, construction firms, and the public about wildfire prevention within the Serrano community.
- b. To reduce the number of wildfires and to eliminate the incidence of damaging wildfires within the community.

**Wildfire Mitigation Measures**

Wildfire mitigation measures are designed to accomplish the Plan Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these mitigation measures. This Plan places emphasis on defensible space around structures, project perimeters and Natural Open Space areas.

<b><u>Mitigation Measure</u></b>		<b><u>Responsibility</u></b>
<b>Residential Landscaping</b>		
1*	All residential lots one acre and larger developed after the adoption of this Plan shall be landscaped to the Firescaping Standards provided as <b>EXHIBIT A</b> .	Homeowner & Serrano Owners’ Association (SOA)
2*	All residential lots one acre and larger within the SRA shall comply with the defensible space requirements in Public Resources Code 4291 annually. Treatment must extend 100 feet from all structures/buildings or to the property line, whichever is less. Refer to <b>EXHIBIT B-1</b> for the SRA Map and <b>EXHIBIT B-2</b> for defensible space guidelines.	Homeowner & Fire Department
<b>Building Materials</b>		
3	All residences constructed within the SRA after the adoption of this Plan shall follow California Building Code 7A provided as <b>EXHIBIT C</b> .	Homeowner & Fire Department

<b><u>Mitigation Measure</u></b>		<b><u>Responsibility</u></b>
4	All residences constructed after the approval of this Plan shall have a NFPA 13D residential fire sprinkler system. Additions to existing residences or the construction of secondary dwelling units may require a NFPA 13D residential fire sprinkler system if deemed necessary by the El Dorado County Building Official.	Homeowner & Fire Department
5	Exterior construction materials shall comply with the Wildland Urban Interface construction requirements in the California Building Code in affect at the time of building permit issuance.	Homeowner & Fire Department
6	Fencing adjacent to the Natural Open Space shall be constructed from non-combustible material. Existing wooden fences adjacent to Natural Open Space (such as Villages B and D1) are encouraged for replacement with non-combustible material when the wooden fences are due for replacement.	Homeowner & SOA
7	After approval of this Plan, only ignition-resistant material, exterior fire retardant treated wood, or non-combustible material shall be allowed for decks.	Homeowner & SOA
8	Any future fire safe or building code changes adopted by the state or local authority shall be implemented as specified in the applicable regulation.	Homeowner
<b>Natural Open Space Areas</b>		
9*	All natural areas adjacent to residential lots constructed with a home shall be treated annually by June 1. Treatment shall be a 2-inch stubble or less for a distance of 30 feet from the residential property line, including removal of all dead branches or limbs lying on the ground that have fallen naturally, removal of all standing dead trees, and pruning of all live trees of dead branches within 8 feet of the ground. Treatment locations are provided in <b>EXHIBIT D</b> .  A. Natural Open Space B. Golf Course	A. SOA B. Country Club

<b><u>Mitigation Measure</u></b>		<b><u>Responsibility</u></b>
10*	All recreation trails and easement roads within the Natural Open Space shall be treated to the widths specified below annually by June 1 or to the residential property line, whichever is less. Treatment shall be to a 2-inch stubble or less and shall include removal of any downed dead trees and limbs. Treatment locations are provided in <b>EXHIBIT D.</b> <ul style="list-style-type: none"> <li>A. 5' on both sides of trails / easement roads greater than or equal to 10' wide</li> <li>B. 10' on both sides of trails / easement roads less than 10' wide</li> </ul>	SOA
11	All access points to recreation trails shall be posted "NO SMOKING".	SOA
<b>Vacant Residential Lots</b>		
12*	Annually by June 1, all vacant residential lots shall comply with the weed abatement provisions of El Dorado Hills Fire Department Unimproved Property Hazard Abatement Resolution approved by the Board to be in effect for that year. Refer to <b>EXHIBIT E</b> for the 2018 Resolution, to be amended from time to time.	Lot owner & Fire Department
<b>Roadsides</b>		
13*	All roadsides that are not landscaped and have curbs or sidewalks must have grass fuels reduced annually by June 1 to a 2-inch stubble or less, for a distance of 7 feet from the curb, including the width of any sidewalk. <ul style="list-style-type: none"> <li>A. Natural Open Space</li> <li>B. Vacant Residential Lots</li> <li>C. Golf Course</li> </ul>	<ul style="list-style-type: none"> <li>A. SOA</li> <li>B. SOA</li> <li>C. Country Club</li> </ul>
14*	Annually by June 1, blade the firebreaks shown in <b>EXHIBIT D.</b>	SOA

<u>Mitigation Measure</u>		<u>Responsibility</u>
<b>PG&amp;E / SMUD Easement</b>		
15*	Treat vegetation under the transmission line to the specifications in effect by the respective utility purveyor in effect from time to time and in compliance with recorded utility easements.	SMUD & PG&E
<b>Passive Parks</b>		
16	The passive park in Village J6 shall have a one-time cleanup of all dead and downed trees and limbs.	Developer
17	All natural areas adjacent to residential lots constructed with a home shall be treated annually by June 1. Treatment shall be a 2-inch stubble or less for a distance of 30 feet from the residential property line, including removal of all dead branches or limbs lying on the ground that have fallen naturally, removal of all standing dead trees, and pruning of all live trees of dead branches within 8 feet of the ground.. Treatment locations are provided in <b>EXHIBIT D.</b>	SOA

---

\* Activities required by Mitigation Measures 1, 2, 9, 10, 12, 13, 14, and 15 may encroach into a Protected Area for wetlands purposes, as defined in one or more of the Declarations of Restrictions recorded June 24, 2016 as Document Nos. 2016-0028317-00, 2016-0028318-00 and 2016-0028319-00. Prior to annual clearing, provide advance notification of planned work to the Corps of Engineers at 1325 J Street, Attn: Regulatory Division, Sacramento, CA 95814. Refer to the Declarations of Restrictions for more information.

- End of Plan -

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 firefighting 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**

This zone extends to not less than 30 feet from the house or to the property line, whichever is less, in all directions and has a traditional look of irrigated shrubs, flower gardens, trees and lawns. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs etc. exceeding 1 inch in diameter) shall be removed. All native oaks, conifers and brush species are pruned up to 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, and must be slow to ignite from wind-blown sparks and flames. Such plants should 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, 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 a 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 to a minimum of 100 feet from the house, or to the property line, whichever is less, in all directions) and is a transition area to the outlying vegetation. The zone is a wide band of low growing succulent 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, concentrations of dead ground fuels (tree limbs, logs, etc.) exceeding 2 inches in diameter shall be removed. Annual grasses shall be mowed after they have cured to a 2 inch stubble b June 1, annually. Native trees and brush species may be preserved and pruned of limbs up to 8 feet above the ground as measured on the uphill side.

## **FOR ZONES I AND II WITH OAKS**

Mature, multi stemmed Oaks can present a serious fire 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 8 feet above the ground as measured on the uphill side that arch over and are growing down towards the ground.

**EXHIBIT B-1**  
State Responsibility Area Map

---

Lands shadowed by a yellow overlay are within a State Responsibility Area. Serrano village designations are provided for those areas not in the SRA.





More information can be found at <http://www.readyforwildfire.org/Defensible-Space/>

# PLANT AND TREE SPACING

The spacing between grass, shrubs, and trees is crucial to reduce the spread of wildfire. The spacing needed is determined by the type and size of the shrubs and trees, as well as the slope of the land. For example, a property on a steep slope with larger plant life will require greater spacing between trees and shrubs than a level property that has small, sparse vegetation.

## VERTICAL SPACING

**Remove all tree branches at least 6 feet from the ground.**

If shrubs are under trees, additional vertical space is needed. Lack of vertical space can allow a fire to move from the ground to the shrubs to the treetops like a ladder.



## FIRE-SAFE LANDSCAPING

Fire-safe landscaping isn't necessarily the same thing as a well-maintained yard. Fire-safe landscaping uses fire-resistant plants that are strategically planted to resist the spread of fire to your home.

The good news is that you don't need to spend a lot of money to make your landscape fire-safe. And fire-safe landscaping can increase your property value and conserve water while beautifying your home. For more information on fire-safe landscaping, visit: [ReadyForWildfire.org/landscaping](https://www.readyforwildfire.org/landscaping).

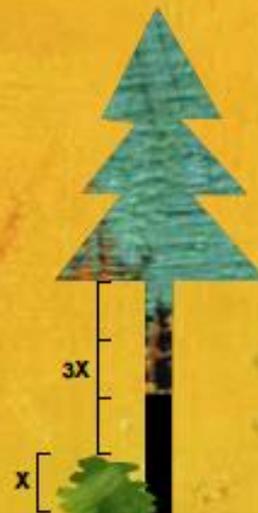
## MINIMUM VERTICAL SPACING BETWEEN TREES AND SHRUBS

To determine the proper vertical space between shrubs and the lowest branches of trees, use the formula below.

### Example:

A five-foot shrub is growing near a tree.

$3 \times 5 = 15$  feet of clearance needed between the top of the shrub and the lowest tree branches.



# MINIMUM HORIZONTAL SPACING FOR TREES AND SHRUBS

Horizontal spacing depends on the slope of the land and the height of the shrubs or trees. Check the diagrams below to determine spacing distance.



# DEFENSIBLE SPACE

Creating and maintaining defensible space is essential for increasing your home's chance of surviving a wildfire. It's the buffer that homeowners are required to create on their property between a structure and the plants, brush and trees or other items surrounding the structure that could catch fire. This space is needed to slow the spread of wildfire and improves the safety of firefighters defending your home.

**Two zones make up the required 100 feet of defensible space:**

## **ZONE 1—Extends 30 feet out from buildings, decks, and other structures**

- 1 Remove all dead plants, grass and weeds.
- 2 Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- 3 Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- 4 Remove dead branches that hang over your roof. And keep branches 10 feet away from your chimney.
- 5 Relocate exposed woodpiles outside of Zone 1 unless they are completely covered in a fire resistant material.
- 6 Remove or prune flammable plants and shrubs near windows.
- 7 Remove vegetation and items that could catch fire from around and under decks.
- 8 Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, swing sets, etc.

## **ZONE 2—Extends 30 to 100 feet from buildings and other structures**

- 9 Cut or mow annual grass down to a maximum height of 4 inches.
- 10 Create horizontal spacing between shrubs and trees. (See diagram)
- 11 Create vertical spacing between grass, shrubs and trees. (See diagram)
- 12 Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 4 inches if erosion control is an issue.

## **BOTH ZONES—0 to 100 feet from buildings and other structures**

- 13 Mow before 10 a.m., but never when it's windy or excessively dry.
- 14 Protect water quality. Do not clear vegetation near waterways to bare soil. Vegetation removal can cause soil erosion—especially on steep slopes.

## ARE YOU DOING THE RIGHT THING—THE WRONG WAY?

Each year, CAL FIRE responds to hundreds of fires started by Californians using equipment the wrong way. If you live in a wildland area, all equipment must be used with extreme caution.

Lawn mowers, metal-bladed trimmers, chain saws, grinders, welders, and tractors can all start a wildland fire if not used properly. Do your part to keep your community fire-safe.

### **HERE'S HOW TO DO IT THE RIGHT WAY:**

#### **Mowing**

Metal blades striking rocks can create sparks and start fires in dry grass. Use caution.

#### **Spark Arresters**

In wildland areas, spark arresters are required on all

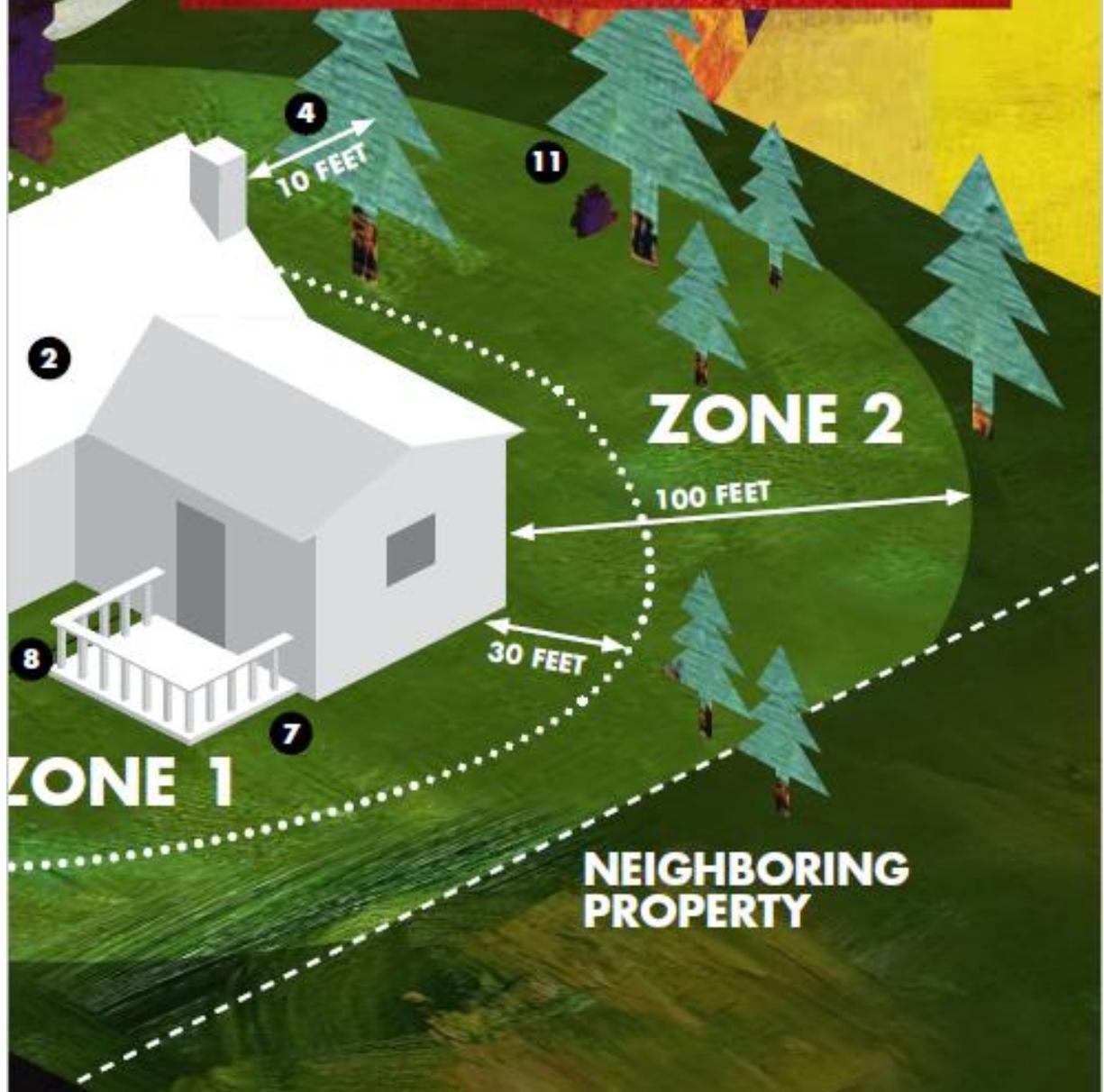
portable, gasoline-powered equipment. This includes tractors, harvesters, chainsaws, weed-trimmers and mowers.

- Keep the exhaust system, spark arresters and mower in proper working order and free of carbon buildup.
- Use the recommended grade of fuel, and don't top it off.



# KNOW THE LAW BE FIRE SMART

100 FEET OF DEFENSIBLE SPACE IS REQUIRED UNDER THE PUBLIC RESOURCES CODE (PRC) 4291. CALIFORNIA BUILDING CODE CHAPTER 7A REQUIRES CERTAIN CONSTRUCTION MATERIALS AND METHODS FOR HOMES IN WILDLAND AREAS. BE SURE TO CONTACT YOUR LOCAL FIRE DEPARTMENT FOR ADDITIONAL REQUIREMENTS TO ENSURE YOUR HOME IS COMPLIANT WITH THE LAW. [READYFORWILDFIRE.ORG/THELAW](http://READYFORWILDFIRE.ORG/THELAW)



CHAPTER 7A [SFM]

**MATERIALS AND CONSTRUCTION METHODS FOR  
EXTERIOR WILDFIRE EXPOSURE**

**SECTION 701A  
SCOPE, PURPOSE AND APPLICATION**

**701A.1 Scope.** This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area as defined in Section 702A.

**701A.2 Purpose.** The purpose of this chapter is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area to resist the intrusion of flames or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.

**701A.3 Application.** New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after December 1, 2005, shall comply with the following sections:

1. **704A.1—Roofing**
2. **704A.2—Attic Ventilation**

**701A.3.1 Alternates for materials, design, tests, and methods of construction.** The enforcing agency is permitted to modify the provisions of this chapter for site-specific conditions in accordance with Appendix Chapter 1, Section 104.10. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 47.

**701A.3.2 New buildings located in any fire hazard severity zone.** New buildings located in any Fire Hazard Severity Zone shall comply with one of the following:

1. **State Responsibility Areas.** New building located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.
2. **Local Agency Very-High Fire Hazard Severity Zone.** New buildings located in any Local Agency Very-High Fire Hazard Severity Zone for which an application for a building permit is submitted on or after July 1, 2008, shall comply with all sections of this chapter.
3. **Wildland-Urban Interface Fire Area designated by the enforcing agency.** New buildings located in any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.

**701A.3.2.1 Inspection and certification.** Building permit applications and final completion approvals for buildings within the scope and application of this chapter shall comply with the following:

**701A.3.2.2** The local building official shall, prior to construction, provide the owner or applicant a certification that the building as proposed to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter.

**701A.3.2.3** The local building official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter.

**701A.3.2.4** Prior to building permit final approval the property shall be in compliance with the vegetation clearance requirements prescribed in California Public Resources Code 4291 California Government Code Section 51182.

**SECTION 702A  
DEFINITIONS**

For the purposes of this chapter, certain terms are defined below:

**CDF DIRECTOR** means the Director of the California Department of Forestry and Fire Protection.

**FIRE PROTECTION PLAN** is a document prepared for a specific project or development proposed for a Wildland Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.

The Fire Protection Plan shall be in accordance with this chapter and the California Fire Code, Chapter 47. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted. Only locally adopted ordinances that have been filed with the California Building Standards Commission or the Department of Housing and Community Development in accordance with Section 101.8 shall apply.

**FIRE HAZARD SEVERITY ZONES** are geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189. See California Fire Code Article 86.]

## MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

The California Code of Regulations, Title 14, Section 1280, entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."

**IGNITION-RESISTANT MATERIAL** is any product which, when tested in accordance with ASTM E 84 for a period of 30 minutes, shall have a flame spread of not over 25 and show no evidence of progressive combustion. In addition, the flame front shall not progress more than 10½ feet (3200 mm) beyond the centerline of the burner at any time during the test.

Materials shall pass the accelerated weathering test and be identified as exterior type, in accordance with ASTM D 2898 and ASTM D 3201. All materials shall bear identification showing the fire performance rating thereof. That identification shall be issued by ICC-ES or a testing facility recognized by the State Fire Marshal having a service for inspection of materials at the factory.

Fire-Retardant-Treated Wood or noncombustible materials as defined in Section 202 shall satisfy the intent of this section.

The enforcing agency may use other definitions of ignition-resistant material that reflect wildfire exposure to building materials and/or their materials, performance in resisting ignition.

**LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE** means an area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code Sections 51177(c), 51178 and 5118 that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.

**STATE RESPONSIBILITY AREA** means lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.

**WILDFIRE** is any uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property, or resources as defined in Public Resources Code Sections 4103 and 4104.

**WILDFIRE EXPOSURE** is one or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.

**WILDLAND-URBAN INTERFACE FIRE AREA** is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

### SECTION 703A STANDARDS OF QUALITY

**703A.1 General.** Material, systems, and methods of construction used shall be in accordance with this Chapter.

**703A.2 Qualification by testing.** Material and material assemblies tested in accordance with the requirements of Section 703A shall be accepted for use when the results and conditions

of those tests are met. Testing shall be performed by a testing agency approved by the State Fire Marshal or identified by an ICC-ES report.

**703A.3 Standards of quality.** The State Fire Marshal standards listed below and as referenced in this chapter are located in the California Referenced Standards Code, Part 12 and Chapter 35 of this code.

**SFM 12-7A-1, Exterior Wall Siding and Sheathing.**

**SFM 12-7A-2, Exterior Window.**

**SFM 12-7A-3, Under Eave.**

**SFM 12-7A-4, Decking.**

### SECTION 704A MATERIALS, SYSTEMS AND METHODS OF CONSTRUCTION

#### 704A.1 Roofing.

**704A.1.1 General.** Roofs shall comply with the requirements of Chapter 7A and Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

**704A.1.2 Roof coverings.** Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

**704A.1.3 Roof valleys.** When provided, valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

**704A.1.4 Reserved.**

**704A.1.5 Roof gutters.** Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

#### 704A.2 Attic ventilation.

**704A.2.1 General.** When required by Chapter 15, roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with openings a minimum of 1/8-inch (3.2 mm) and shall not exceed 1/4-inch (6 mm) or its equivalent.

**704A.2.2 Eave or cornice vents.** Vents shall not be installed in eaves and cornices.

**Exception:** Eave and cornice vents may be used provided they resist the intrusion of flame and burning embers into the attic area of the structure.

**704A.2.3 Eave protection.** Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside.

**704A.3 Exterior walls.**

**704A.3.1 General.** Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1.

**704A.3.1.1 Exterior wall coverings.** Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

**704A.3.2 Exterior wall openings.** Exterior wall openings shall be in accordance with this section.

**704A.3.2.1 Exterior wall vents.** Unless otherwise prohibited by other provisions of this code, vent openings in exterior walls shall resist the intrusion of flame and embers into the structure or vents shall be screened with a corrosion-resistant, noncombustible wire mesh with 1/4-inch (6 mm) openings or its equivalent.

**704A.3.2.2 Exterior glazing and window walls.** Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to NFPA 257, or in accordance with Section 715, or conform to the performance requirements of SFM 12-7A-2.

**704A.3.2.3 Exterior door assemblies.** Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252, or in accordance with Section 715.

**Exception:** Noncombustible or exterior fire-retardant treated wood vehicle access doors are not required to comply with this chapter.

**704A.4 Decking, floors and underfloor protection.****704A.4.1 Decking.**

**704A.4.1.1 Decking surfaces.** Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall comply with one of the following methods:

1. Shall be constructed of ignition-resistant materials and pass the performance requirements of SFM 12-7A-4, Parts A and B.
2. Shall be constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials.
3. Shall pass the performance requirements of SFM 12-7A-4, Part A, 12-7A-4.7.5.1 only with a net

peak heat release rate of 25kW/sq-ft for a 40-minute observation period and:

- a. Decking surface material shall pass the accelerated weathering test and be identified as exterior type, in accordance with ASTM D 2898 and ASTM D 3201 and;
- b. The exterior wall covering to which it the deck is attached and within 10 (3048 mm) feet of the deck shall be constructed of approved noncombustible or ignition resistant material.

**Exception:** Walls are not required to comply with this subsection if the decking surface material conforms to ASTM E-84 Class B flame spread.

The use of paints, coatings, stains, or other surface treatments are not an approved method of protection as required in this chapter.

**704A.4.2 Underfloor and appendages protection.**

**704A.4.2.1 Underside of appendages and floor projections.** The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade.

**704A.4.2.2 Unenclosed underfloor protection.** Buildings shall have all underfloor areas enclosed to the grade with exterior walls in accordance with Section 704A.3.

**Exception:** The complete enclosure of under floor areas may be omitted where the underside of all exposed floors, exposed structural columns, beams and supporting walls are protected as required with exterior ignition-resistant material construction or be heavy timber.

**704A.5 Ancillary buildings and structures.**

**704A.5.1 Ancillary buildings and structures.** When required by the enforcing agency, ancillary buildings and structures and detached accessory structures shall comply with the provisions of this chapter.

**EXHIBIT D**  
**Serrano Treatment Map**



**EL DORADO HILLS COUNTY WATER DISTRICT****RESOLUTION 2018-01****Resolution of the Board of Directors to Exercise its Statutory Authority  
to Abate Weeds on Properties on which said Weeds Constitute a Public Nuisance**

**WHEREAS**, the El Dorado Hills County Water District Board (Fire Department) has the authority pursuant to Section 13879 and Section 14875 et seq., of the Health and Safety Code, to declare weeds a public nuisance and abate said weeds; and

**WHEREAS**, "weeds" are defined as all weeds growing upon streets, sidewalks, or private property in any county, including any fire protection district and including any of the following: (a) weeds which bear seeds of a downy or wingy nature; (b) sagebrush, chaparral, and any other brush or weeds which attain 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 of growth are such as to constitute a menace to the public health; (e) dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard; and

**WHEREAS**, the El Dorado Hills County Water District desires to abate weeds in the District as described in those certain EDHCWD resolutions dated March 19, 1997, and April 15, 1988, and in accordance with the Vacant Lot Weed Abatement Standard developed by the District.

**NOW, THEREFORE**, the EDHCWD (Fire Department) resolves as follows:

1. **Declaration**: The EDHCWD (Fire Department) hereby declares that weeds growing upon streets, sidewalks and private property on or near the properties described herein below are a nuisance to the public.
2. **Description of Properties**: (See attached Exhibit "A").
3. **Enforcement**: The EDHCWD Fire Chief, or any employee or agent of the Fire District appointed by the Fire Chief, has the authority to enforce the abatement procedures established herein.
4. **Notice**: The EDHCWD (Fire Department) shall abate said weeds in accordance with the notice requirements of Chapter 3 (commencing with Section 14890) of Part 5 of Division 12 of the California Health and Safety Code by posting and publishing the notice of hearing on the properties affected thereby or by mailing same to the property owner as established by assessment rolls.

EL DORADO HILLS COUNTY WATER DISTRICT  
RESOLUTION NO. 2018-01

5. Assessments: The amount of the cost for abating the weeds and the amount of the cost incurred by the Fire Department in enforcing abatement including investigation, boundary determination, measurement, clerical and other related costs shall constitute special assessments against the property from which removal occurs and are a lien on the property for the amount of the respective assessments. The assessment may be collected at the same time and in the same manner as ordinary municipal ad valorem taxes are collected. After the report on the determination of the assessment is confirmed by the Board pursuant to Sections 14910 and 14911 of the California Health and Safety Code and the report is thereafter turned over to the County Auditor, the assessment shall then be collected at the same time and in the same manner as county taxes are collected and are subject to the same penalties and the same procedure for sale in case of delinquency as provided for ordinary county taxes.

**PASSED AND ADOPTED** by the Board of the El Dorado Hills County Water District this 15<sup>th</sup> day of March 2018, by the following vote:

AYES:

NOES:

ABSENT:

---

Greg Durante, President

ATTEST:

---

Jessica Braddock, Board Secretary