

# **The Promontory**

## **Village 6 Phase 1 & 2**

### **Amendment F**

## **Wildfire Fire Safe Plan**

Prepared for:

**MJM Properties, LLC**

Prepared by:

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**August, 2005**

# The Promontory

## Village 6 Phase 1 & 2 Amendment F (Name Revised 10-5-05)

Plan Approved by:

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

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**Date**

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

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**Date**

Prepared by:

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**William F. Draper**  
RPF #898

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**Date**

## **I. PURPOSE AND SCOPE**

This amendment is for all unimproved lots in Promontory Village 6 phase 1 and 2. Due to a change in State law that became effective January 1, 2005, Fire Safe clearance requirements as specified in Public Resources Code (PRC) 4291 have increased. There are clarifications to fire safe construction standards not previously mentioned.

The scope of The Promontory Wildfire 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 utility easements, open space areas 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 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 Fire Safe Plan and all amendments for The Promontory Village 6 phases 1 and 2 development does not guarantee that a 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 the 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 attention to aid in home wildfire safety.

## **III. MITIGATION MEASURES**

- **Lots over 1 acre shall be landscaped to Firescaping Stan Zones I and II (100 feet).**
  - a. **Responsibility- homeowner within one year of occupancy**
- **Lots less than 1 acre shall be landscaped to Firescaping Standards for Zone I (50 feet).**

- a. Responsibility-homeowner within one year of occupancy
- All fences that border on the open space areas shall be of noncombustible material. Pedestrian gates to the open space will be provided and may be lockable.
  - a. Responsibility- homeowner
- Driveways over 150 feet shall provide for a turnout near the midpoint of the driveway. Vertical clearance for the entire length of the driveway shall be 15 feet.
  - a. Responsibility-homeowner
- If the driveway exceeds 20% in grade and over 50 feet in length, the residence shall have an approved residential fire sprinkler system built into the residence.
  - a. Responsibility-homeowner
- All homes shall have Class A listed roof assembly and siding of fire resistant material. Single coat stucco over foam insulation is not acceptable. A three coat stucco process is acceptable.
  - a. Responsibility-homeowner
- El Dorado Hills Fire Department Weed Abatement Resolution shall apply to vacant lots adjacent to lots with structures.
  - a. lot owner and Fire Department

#### **IV. 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. 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.

#### **Request for SRA Exception**

**As authorized representative, the consultant requests an Exception to 1276.01, Setback Standards for the 1 acre or larger lots. Mitigation practices providing the same overall practical effect as 1276.01 Regulations are:**

1. **Firescaping standards will be implemented to the building front and side yards to the lot lines, regardless of the distances to these lines.**
  - a. **This will ensure a continuous belt of Firescaping to neighboring lots.**

- b. If adjacent lot is vacant, El Dorado Hills Weed Abatement Resolution will apply and the vacant lot fuels will be treated for 30 feet from any structure.**
- 2. Setbacks will not be less than those required by El Dorado County Zoning Ordinance 17.28.080 (E) and 17.28.340(D).**
  - 3. Rock outcroppings are part of Firescaping.**
  - 4. Windows and doors on the side(s) of the structure less than 30 feet from a property line, shall have tempered glass.**
  - 5. Rafter tails will be enclosed with noncombustible material on the side(s) of the structure that is less than 30 feet from the property line.**
  - 6. Exterior wall sheathing shall be a fire rated one hour fire wall of noncombustible sheathing on the side(s) of the structure that is less than 30 feet from the property line.**
  - 7. Gutters and downspouts shall be noncombustible.**
  - 8. Attic and floor vents shall be covered with ¼ inch or less noncombustible mesh and horizontal to the ground.**
  - 9. If a driveway must exceed 20% grade and is longer than 50 feet in length the house shall have a residential fire sprinkler system to be appropriately engineered for the residence.**

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

**All previously adopted Fire Safe Mitigations will remain in effect if not specifically amended in the amendment.**

## **V. APPENDIX**