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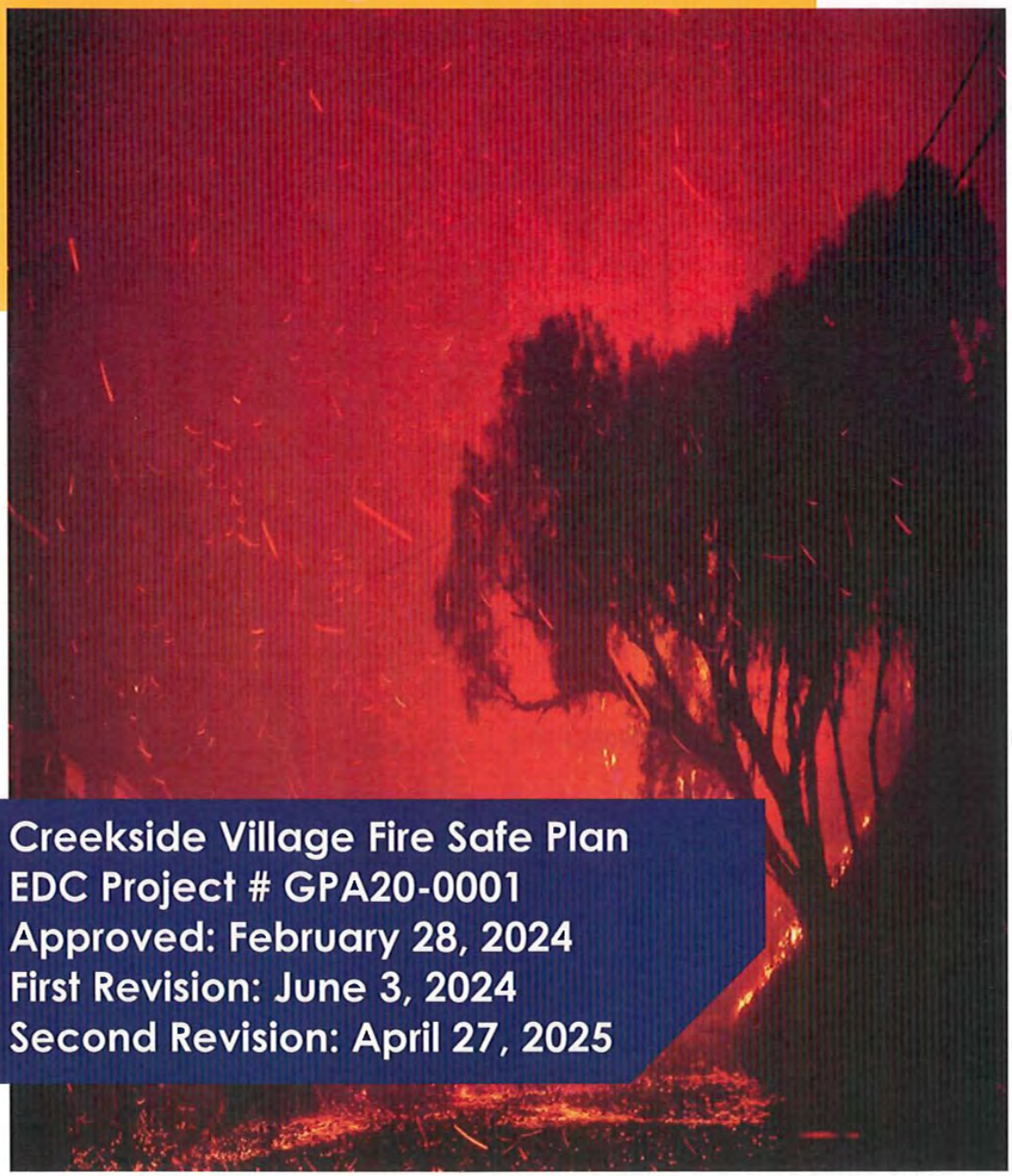

Creekside Village Fire Safe Plan
EDC Project # GPA20-0001
Approved: February 28, 2024
First Revision: June 3, 2024
Second Revision: April 27, 2025

Prepared By:

Ron Phillips, Phillips Consulting Services
530-217-7432

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PLAN APPROVAL SHEET

The Creekside Village Fire Safe Plan (GPA20-0001) has been designed to mitigate the wildfire risk presented for the project described in the specific plan application as being west of Latrobe Road and south of Robert J. Mathews Drive, in El Dorado Hills, CA. The plan has been developed to conform with California Code of Regulations Title 14 §§ 1270-1276 (Fire Safe Regulations), California Code of Regulations Title 24, Part 9 - § 4903 (Plans) and El Dorado County Fire Protection Standard W-002 (Wildland Urban Interface Fire Protection Plans).

This Creekside Village Fire Safe Plan replaces the following previously prepared fire safe plan for this Project:

- Creekside Village Wildfire Safe Plan, prepared by William F. Draper, RPF, dated September 26, 2020.

Revision 2 to the Creekside Village Fire Safe Plan has been reviewed and approved by the following fire agencies located in El Dorado County:

DATE PUBLISHED: April 27, 2025

PREPARED BY:	APPROVED BY:	APPROVED BY:
DocuSigned by: Ronald Phillips, Jr. DFF4B5E2CDDA4C4...	Signed by: Michael Lilienthal AD826AAE661C4DD...	DocuSigned by: Jeff Hoag EF9F8B40873747E...
Ronald A. Phillips	Michael Lilienthal, Fire Chief	Jeff Hoag, Battalion Chief
Phillips Consulting	El Dorado Hills Fire Department	CAL FIRE - AEU

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FORWARD

The following **Creekside Village Fire Safe Plan** (FSP) has been prepared for the Creekside Village Project (Project) in El Dorado Hills, California. This FSP for the Project meets the requirements described in Chapter 49 of the California Fire Code and various other State and County statues and regulations. The FSP addresses the following topics:

- Introduction (Chapter 1)
- Existing Conditions (Chapter 2)
- Regulatory Requirements (Chapter 3)
- Fire Protection Planning (Chapter 4)
- Emergency Preparedness and Evacuation Planning (Chapter 5)
- Fuel Reduction Management and Defensible Space Concepts (Chapter 6)
- Emergency Preparedness and Evacuation Plan Mitigation Strategies (Chapter 7)
- Plan Appendixes (Chapter 8)

The goals of this FSP are as follows:

- Reduce the exposure of vulnerable buildings to high intensity flames.
- Reduce the quantity of embers accumulating at a building based on factors related to the building characteristics and adjacent fuel treatments.
- Reduce the likelihood of urban conflagration due to treatment of fuels in proximity to buildings.
- Enhance the level of preparedness by both residents and visitors for safe evacuation during a wildfire or similar hazardous situation.

The FSP specifically applies to the Creekside Village Project (GPA20-0001). The FSP provides a framework for protection of residents and visitors from natural hazards, the prevention of fire, and preparation for responding to an emergency evacuation of the Project should the need arise. The FSP is intended to be utilized during the development, construction, and occupancy of the Project.

For the purpose of interpreting and applying the provisions found within each chapter the terms shall and should are found throughout. The use of the term "shall" refer to requirements of the Plan as mandated through State statue or regulation. The use of the term "should" refer to recommendations cited in the document by the authors.

END OF FORWARD

CHAPTER 1: INTRODUCTION

1.1 Terms and Definitions

Term	Definition
Defensible Space	Is the design and maintenance of natural and/or landscaped areas in an area where mitigation actions are undertaken to reduce building loss from a wildfire. It is also intended to provide access to firefighters for fire suppression actions and to provide a safe zone for them to work. Defensible space is based on four general concepts: 1. Elimination of combustible vegetation and other materials within 5' of the building. 2. Fuel removal or reduction within 100' of buildings in all directions 3. Thinning, pruning and removal of continuous and dense uninterrupted layers of vegetation 4. Removal of ladder fuels within 6' from the ground to prevent fire spread through tree canopies.
Evacuation Order	Refers to a situation involving an Immediate threat to life. This is a lawful order to leave now. The area is lawfully closed to public access.
Evacuation Warning	Refers to a potential threat to life and/or property. Those who require additional time to evacuate, and those with pets and livestock should leave immediately.

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Term	Definition
Fuels Reduction	Refers to the decrease of wildfire fuels such as trees, shrubbery, grasses, and other natural materials to reduce risks to human life and damage to personal property. Fuel reduction can result in less extreme fire behavior and intensity through decreased fire spread rates and reduced flame lengths.
Shelter in Place	The use of a structure to temporarily separate individuals from a hazard or threat. Sheltering in place is appropriate when conditions necessitate that individuals seek protection in their home, place of employment, or other location when disaster strikes.
Temporary Areas of Refuge	Locations that are used by individuals when a hazard is imminent or occurs with no warning and are meant to provide temporary and limited protection as an incident occurs.
Wildfire	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.
Wildland Urban Interface (WUI)	A geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with Public Resources Code Sections 4201through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

1.2 Project Summary

Project Name: Creekside Village (GPA22-0001).

Location: Unincorporated area of El Dorado County in El Dorado Hills, CA. The Project is located west of Latrobe Road, south of the El Dorado Hills Business Park and west of the Heritage at Carson Creek community in El Dorado Hills, California. El Dorado County Assessor Parcel # 117-010-032 and a portion of 117-010-031. The Map Coordinate for the Project is 38.617390N,121.051632W. The Project applicant is Winn Ridge Investments LLC.

Project Description: The Project proposes to create up to 918 single-family residential parcels, a community center, an approximately 1.8-acre neighborhood shopping center, and 44.8 acres of open space land, within its boundaries. The Project will be approximately 208 acres in total area. See Figure 1 for the proposed Area Map for the Project.

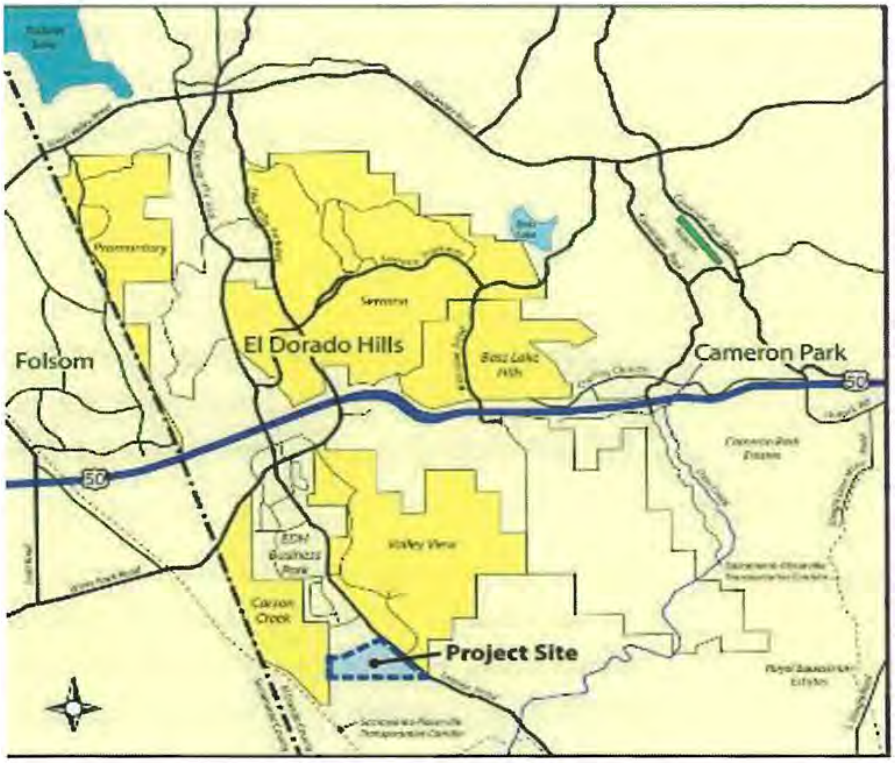

Figure 1: Creekside Village Area Map[1]

[1] Creekside Village Specific Plan Figure 2.4, Page 2-6 (July, 2023)

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The Project proposes to provide additional residential housing on the 918 new residential parcels being created by the Creekside Village Specific Plan. The new resident population[2] for the Project is approximately 2,607 persons at build-out, assuming conventional single-family homes. The new resident population would be less if all or part of the project includes age-restricted homes. All new residential parcels will have a land use designation of either Single-Family Low Density (4-8 Dwelling Units Per Acre) or Single-Family Medium Density (8-12 Dwelling Units Per Acre).

There is also a proposed alternative project called the Reduced Impact Alternative (RIA) which could be approved. The RIA is similar to the proposed Project but includes 763 single-family residences, slightly less open space at 44.4 acres, and a portion of the project includes Active Adult units leading to a decrease in population to approximately 1,529 persons.

Approximately 21.6% of the overall Project area is classified as either Open Space Preserve (CV-OS1) or Buffer (CV-OS2) lands. CV-OS1 land use designation is the most restrictive use for environmental protection and occurs within approximately 9.1 acres. CV-OS2 land use designation is the buffer area around CV-OS1 and includes 35.7 acres. Open Space lands within the Project shall be owned and/or managed by either an established Home Owners Association (HOA) or Community Service District (CSD). See Figure 2 for the proposed land use designations within the Project.

The Project can be accessed from three public road connections off of Latrobe Road. An emergency vehicle access road is proposed to connect to Robert J Mathews Drive on the north end of the Project. An emergency vehicle access road connection serving the Heritage at Carson Creek community west of the Project will also be provided.

[2] See U.S. Census Bureau Data for El Dorado Hills (2022); U.S. Census Bureau QuickFacts: El Dorado County, California

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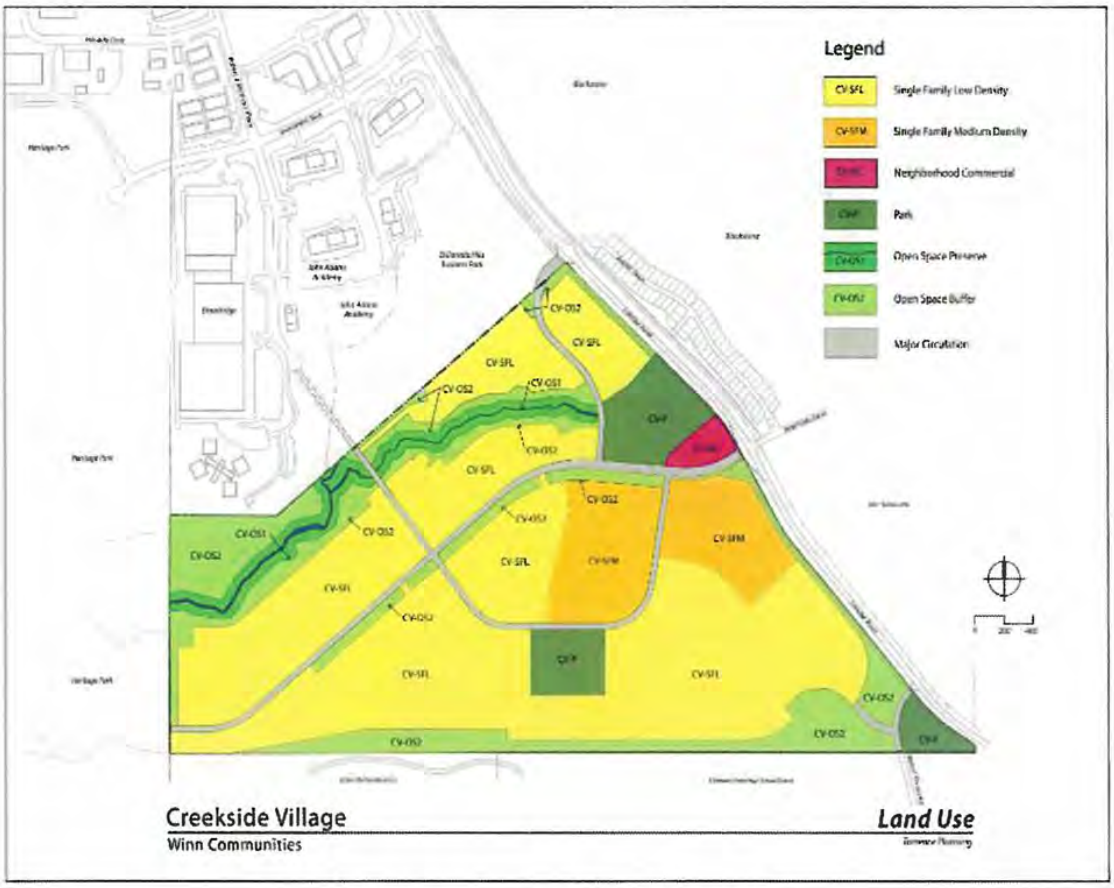

Figure 2: Proposed Land Use Designations[3]

Electrical power supply and natural gas is provided to the Project by Pacific Gas & Electric (PGE). Municipal water supply for fire protection and domestic water consumption will be provided by the El Dorado Irrigation District (EID).

END OF CHAPTER

[3] Creekside Village Specific Plan Figure 3.2, Page 3-3 (July, 2023)

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CHAPTER 2: EXISTING CONDITIONS

2.1 Chapter Overview

The Project is located in the unincorporated community of El Dorado Hills, California. El Dorado Hills is located in the western region of El Dorado County. The Project is located within an area generally described as the "EDH Business Park" area. According to 2021 population statistics[4] for the area approximately 548 existing residents live in the general area of the Project. The Project is located within El Dorado County Supervisory District 2.

The Project is approximately 208 ± acres in size. The Project lands are currently unimproved. See Figure 3 for an area map that shows the Project in relation to the adjoining community of El Dorado Hills.

Figure 3: El Dorado Hills Area Map Showing Project Location and Adjoining Uses[5]

The Project is bordered by the following adjoining properties:

- <u>South Side</u> - Wetsel Oviatt Road and unimproved rural residential and industrial lands is located south of the Project.

[4] See Census Block Data for Areas 060170307123028, 060170307123032, 060170307112034, and 060170307112034; 2020.
[5] Creekside Village Specific Plan Figure 2.4, Page 2-6 (July, 2023)

- **North Side** - The El Dorado Hills Business Park (including the nearby John Adams Academy Charter School, Slide Belts and Broadridge Financial Systems) is located north of the Project.

- **East Side** - Latrobe Road and the Blackstone Master Planned Community is located east of the Project.

- **West Side** - The Heritage Park at Carson Creek Master Planned Community is located west of the Project.

2.2 Vegetation

The Project site is currently unimproved and contains natural vegetation cover. The Project site is located within an area classified as a "Grasslands" habitat. See Table 1 for the existing vegetation found on the parcel.

Table 1: Summary of Vegetation Found on the Property

Scientific Name	Common Name
Quercus douglasii	Blue Oak
Carduus pycnocephalus	Italian Thistle
Hordeum marinum, gussoneanum, munimum	Barleys
Torilis arvensis	Tall Sock-Destroyer
Centaurea solstitalis	Yellow Star Thistle
Bromus diandrus, hordeasceus	Bromes
Medicago polymorpha	California Burclover
Avena Fatua and Avena barbata	Oats, Grass Family
Vicia villosa, sativa	Vetch
Erodium botrys	Broad-leaf Filaree
Brassica nigra	Black Mustard
Hirschfeldia incana	Shortpod mustard
Holocarpha virgata	Tarplant
Achillea millefolium	Yarrow
Centromadia fitchii	Spikeweed
Stipa pulchra	Purple Needle Grass

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2.3 Climate

Fire weather in El Dorado County is typically dominated by three general weather phenomena; the Delta push influence, north wind events, and east foehn winds caused by high pressure development in the Great Basin[6]. All three weather conditions cause potential increases in fire intensity and size. The Delta influence is the most common and occurs frequently throughout the summer.

Characteristically, high pressure systems will dominate Northern California in the summer months bringing extremely hot and dry conditions over much of the region. As these systems develop, they tend to originate near the Delta and Sacramento areas bringing the marine influence to the area. This is generally considered a beneficial condition for fire behavior; slightly cooler afternoon temperatures and increases in relative humidity. However, the downside is the strong winds that typically accompany these patterns which can override any benefit that may come from cool, moist marine air.

This type of wind generally subsides after sundown causing fire behavior to drop off dramatically. The other critical wind patterns that are difficult to predict for El Dorado County are the northerly and easterly winds. They are relatively rare, and often are forecasted only the day before. Northerly or easterly winds are typically warmer and drier than most other wind patterns due to air compression. These conditions provide the perfect environment for increased fire intensity and large fire growth.

Fire growth is typically wind driven, however as these winds subside, fire immediately returns to fuel/topography driven in opposing directions to the wind driven direction. This type of wind event is commonly referred to as a Santa Ana wind in Southern California, and a Foehn wind in the Sierra/Cascade Region.

Predominant local weather patterns in the Project area[7] are characterized by warm, dry summers and cool, wet winters. Dry conditions traditionally begin around the beginning of May and last into late October. An average summer day is 95°- 105° Fahrenheit, winds from the southwest at 0-10 miles per hour, and relative humidity levels in the 15-25 percent range. Summer lightning

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[6] See Strategic Fire Plan for Amador El Dorado Unit; 2023; 2023 Strategic Fire Plan Amador El Dorado Unit (ca.gov); P.5.
[7] Ben Bolt Remote Automated Weather Station Site; National Weather Service. Ben Bolt California (dri.edu).

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storms are infrequent in the area. On average, the strongest wind speeds in the El Dorado Hills area occur in March through May, but winds can frequently exceed 20 mph throughout the local fire season period.

2.4 Topography

The topography in the general area of the Project is classified as being a "foothill" terrain type which transitions from the Central Valley area of California to the Sierra Nevada Mountain range. The Project is located within the Carson Creek drainage at an elevation range of between 475 - 650 feet above sea level. An isolated 100-foot hillside is located within the southeast corner of the Project and raises above the site. See Figure 4 for the existing topographic condition of the Project area.

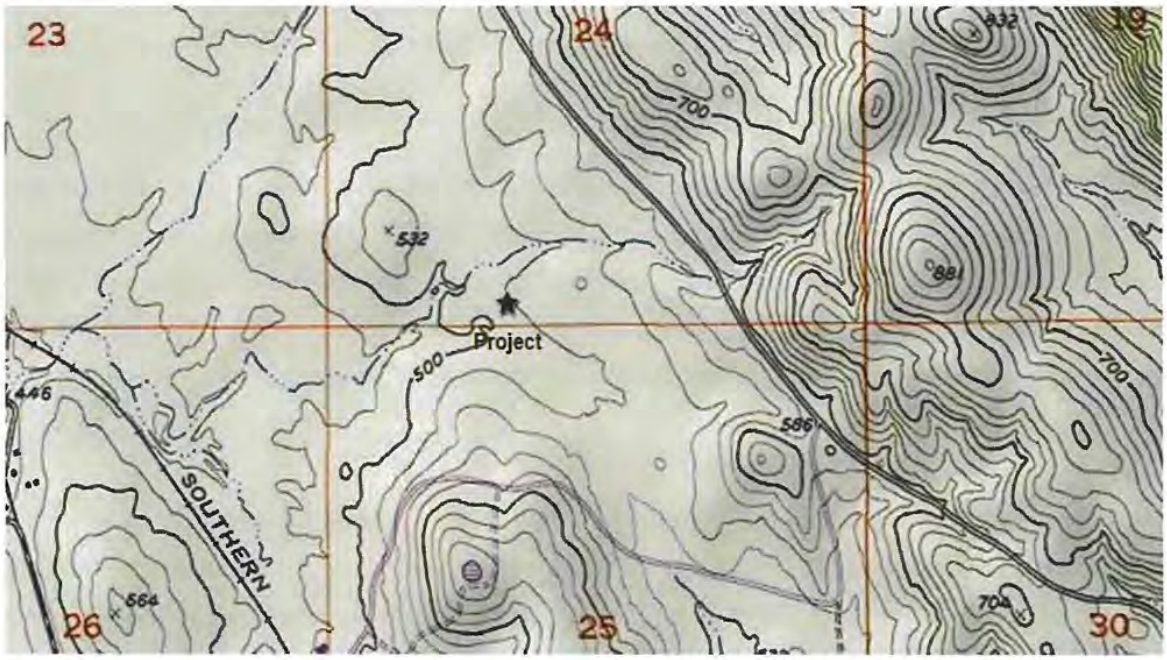

Figure 4: Creekside Village Project Topographic Map

Slopes within the Project are generally less than 20%. Most of the parcels within the Project have west or south facing aspects.

2.5 Existing and Planned Land Use Pattern

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The current land use of the Project is unimproved. The Project proposes to create up to 918 single-family residential parcels, a community center, a neighborhood shopping center, and 44.8 acres of open space land, within its boundaries. The Project will be approximately 208 acres in total area.

2.6 Fire History

According to CAL FIRE statistics the majority of wildland fires that have occurred in the western El Dorado County area was ignited from one of the following sources: debris burning (34%), Undetermined (14%), Equipment (13%), Vehicle (9%) and Other (9%) causes.[8] Debris and Open Burning was the Number 1 cause of vegetation fires in the El Dorado Hills and surrounding communities in the area in 2022.

Several large wildfires (>300 acres) have been reported near the Project area between 1910 - 2022. The Project site was directly impacted by the "Dunlap" fire in 1959, "SMUD 1" fire in 1992, and Payen" fire in 2001, within this reporting period. Figure 5 describes the significant wildland fire history in the vicinity of the Project area.

LEGEND

1. Dunlap Fire, August 17, 1959, Size – 299 acres, Cause – Undetermined
2. SMUD#1Fire, June 20, 1992, Size – 1,179 acres, Cause – Powerline
3. Payen Fire, July 4, 2001, Size – 302 acres, Cause – Miscellaneous

Figure 5: Large Wildfire History in the Project Area (1910-2022)

[8] *Strategic Fire Plan Amador ○ El Dorado ○ Sacramento ○ Alpine Unit,* (2023); P.57.

2.7 Fire Hazard Severity Zone Designation

The term Fire Hazard refers to the dangerous accumulation of flammable fuels in open space areas and other wildland urban interface areas (WUI). It is typically described at the landscape (area) level, usually referring to the density of live or dead vegetation that may be ignited by the various fire risks or causes that can increase a fires intensity or rate of spread. Fire hazard is based on the vegetation types likely to be present over the next 50 years that contribute to fire severity and ember production, the topography of the area and the average fire weather conditions present in the area.

Fire Hazard ratings are provided by CAL FIRE as part of their *Fire Hazard Zone Severity Mapping* program. One of the major hazards in the western El Dorado County region is the threat of a disastrous wildfire endangering both people and property. The Project is also located within a designated[9] Wildland Urban Interface (WUI) community identified by the Federal Government as being at risk from a large wildfire due to fire behavior potential and values at risk.

The area is vulnerable to the threat of wildfire throughout the year subject to a variety of conditions including, but not limited to:

- Daily weather conditions such as air temperature, humidity, wind speed and direction.
- Climatic conditions such as drought, extended seasonal periods of hot, dry weather typically found in the summer and fall months, or seasonal rains typically found in the winter and spring months.
- Fuel moisture and growth cycle periods, especially in fine fuels such as the herbs and shrubs that are prevalent in the area.
- Human caused ignition factors such as arson, escaped debris burns and unsafe equipment operation.

The Project area is located within a State Responsibility Area (SRA) for fire management. The current CAL FIRE Hazard Severity Zone[10] Map for El Dorado County identifies the majority of

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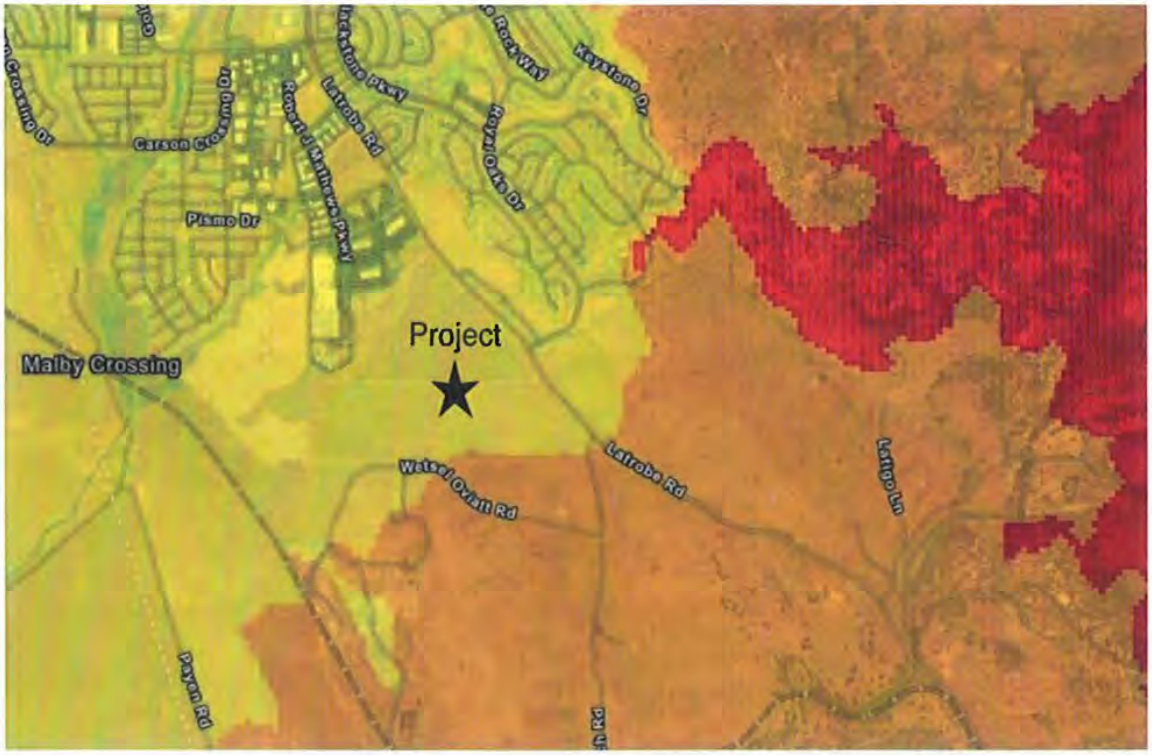
[9] Federal Register *Urban Wildland Interface Communities within the Vicinity of Federal Lands that are at High Risk from Wildfires; (January, 2001);* Federal Register :: Urban Wildland Interface Communities Within the Vicinity of Federal Lands That Are at High Risk From Wildfire

[10] CAL FIRE; Fire Hazard Severity Zone Map for El Dorado County (April 1, 2024); Fire Hazard Severity Zones in State Responsibility Area - El Dorado County (azureedge.net).

the Project being within a **Moderate Fire Hazard Severity Zone.** Approximately 6.67 acres of land within Open Space Lot N and Park Site O is located within a **High Fire Hazard Severity** Zone. The "High" Fire hazard severity zone classification is within 1/2 mile of all areas of the project. The closest "Very-High" zone is slightly over 1/2 mile east of the project in the Blackstone Community. The unimproved lands south and west of the site, extending into Sacramento County, and the open space areas within the Project, pose the most likely worst-case wildfire risk to the future community. See Figure 6 for the Fire Hazard Map information for the Project and surrounding community.



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Yellow	State Responsibility Area (SRA) Moderate Fire Hazard Severity Zone
Orange	State Responsibility Area (SRA) High Fire Hazard Severity Zone
Red	State Responsibility Area (SRA) Very-High Fire Hazard Severity Zone

Figure 6: Fire Hazard Severity Zone Map for the Creekside Village (2024)

2.8 Fire and Emergency Response

Fire, rescue, and pre-hospital emergency medical services for the El Dorado Hills community is provided by the El Dorado Hills Fire Department (EDHFD)[11]. EDHFD is a career staffed

[11] See El Dorado Hills Website; HOME - El Dorado Hills Fire Department (edhfire.com); accessed September 14, 2023.

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fire department which operates five staffed fire stations and serves an area of approximately 78 square miles. EDHFD utilizes no less than twenty-one firefighters and paramedics to staff these fire stations on a 24-hours-per-day, seven-days-per-week operational schedule.

CAL FIRE operates one fire station in the south El Dorado Hills region to meets its wildfire suppression and prevention mission. This fire station is located at CAL FIRE Station 43 in the El Dorado area and is approximately 14.4 miles from the Project. CAL FIRE staffs two state funded fire engines with a crew of 3-4 firefighters on a seasonal basis from this location.

The Project is located within an Insurance Service Office (ISO) Class 3 rating area. EDHFD emergency response travel times for the first arriving unit to the Project are on-average less than 8 minutes[12]. These response times are consistent with El Dorado County General Plan Policy 5.1.2.2[13] which calls for an average response time to emergency calls of less than eight minutes in community region areas. See Table 3 for additional information on local fire station locations and distance to the Project.

Table 3: Fire Station Data for Project

Fire Station Identification	Address	Travel Distance to Project	Staffed Year Round
EDHFD Station 87	4680 Golden Foothills Pkwy. El Dorado Hills	1.5 Miles	Yes
EDHFD Station 85	1050 Wilson Boulevard El Dorado Hills	4.08 Miles	Yes
EDHFD Station 86	3670 Bass Lake Road El Dorado Hills	5.84 Miles	Yes
EDHFD Station 91	7672 South Shingle Road El Dorado Hills	5.91 Miles	Yes
CAL FIRE Sta 43	5660 Motherload Drive El Dorado	14.40 Miles	Yes

During a major emergency incident such as a building fire, wildland fire, hazardous materials spill, or similar event it is likely that EDHFD and CAL FIRE will dispatch multiple fire station crews to assist in controlling the incident. It is probable that five or more fire suppression units would be dispatched from multiple fire stations located in the western El Dorado County region.

[12] Response times are based on an average 90 second turnout time by firefighters from their station plus travel time using the closest roads available to the project. The response time standard the county uses to evaluate the adequacy of the project meeting General Plan Policy 6.2.3.1 are based the closest station (Station 87) only, and not the average response times of all resources responding to an incident.

[13] See *El Dorado County General Plan*, 2004; Public Services and Utilities Element Section, P.91.

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Figure 7 shows the regional locations of the five closest fire stations to both the Project and El Dorado Hills community.

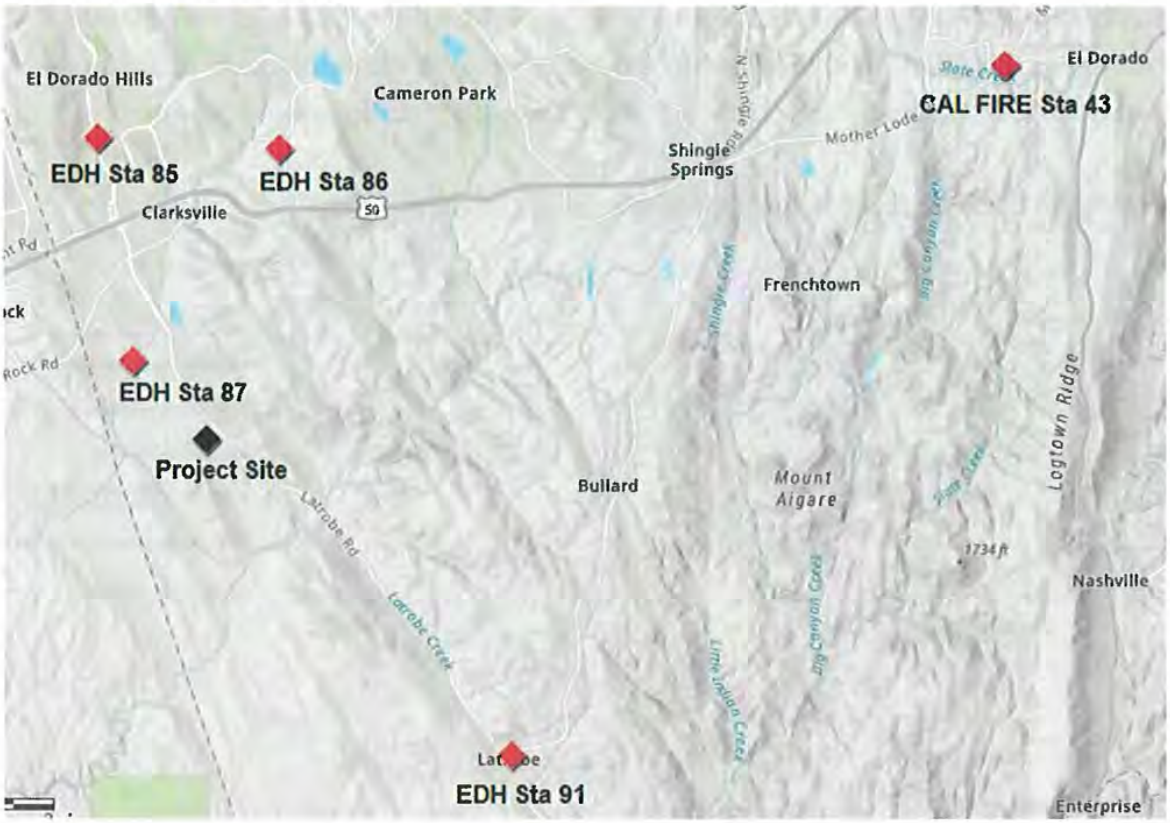

Figure 7: Staffed Fire Stations Near Project

A joint EDHFD, CAL FIRE, and local fire agency emergency response to the Project will occur along either the Latrobe Road or the Highway 50 corridors from both the north and south directions. Four fire stations (87, 85, 86, and 43) are located north or east of the Project; while one fire station (91) is located south of the Project. The closest paramedic ambulance to the Project is located at El Dorado Hills Station 85, and has an average emergency response time of less than eight minutes to the Project.

2.9 Emergency Ingress and Egress

The three primary emergency vehicle access / civilian evacuation roads serving the Project are located off of Latrobe Road.

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An approved Emergency Vehicle Access[14] (EVA) use only connection from Robert J. Mathews Drive will be provided on the north side of the Project. An approved EVA will be provided for egress[15] by the Heritage Park community through the Project on the west side of the Project. This EVA will connect to Royal Oaks Drive in the Project and extends to Latrobe Road for use by the residents and visitors of that community during an emergency.

See Figure 8 for circulation map for the Project and surrounding areas.

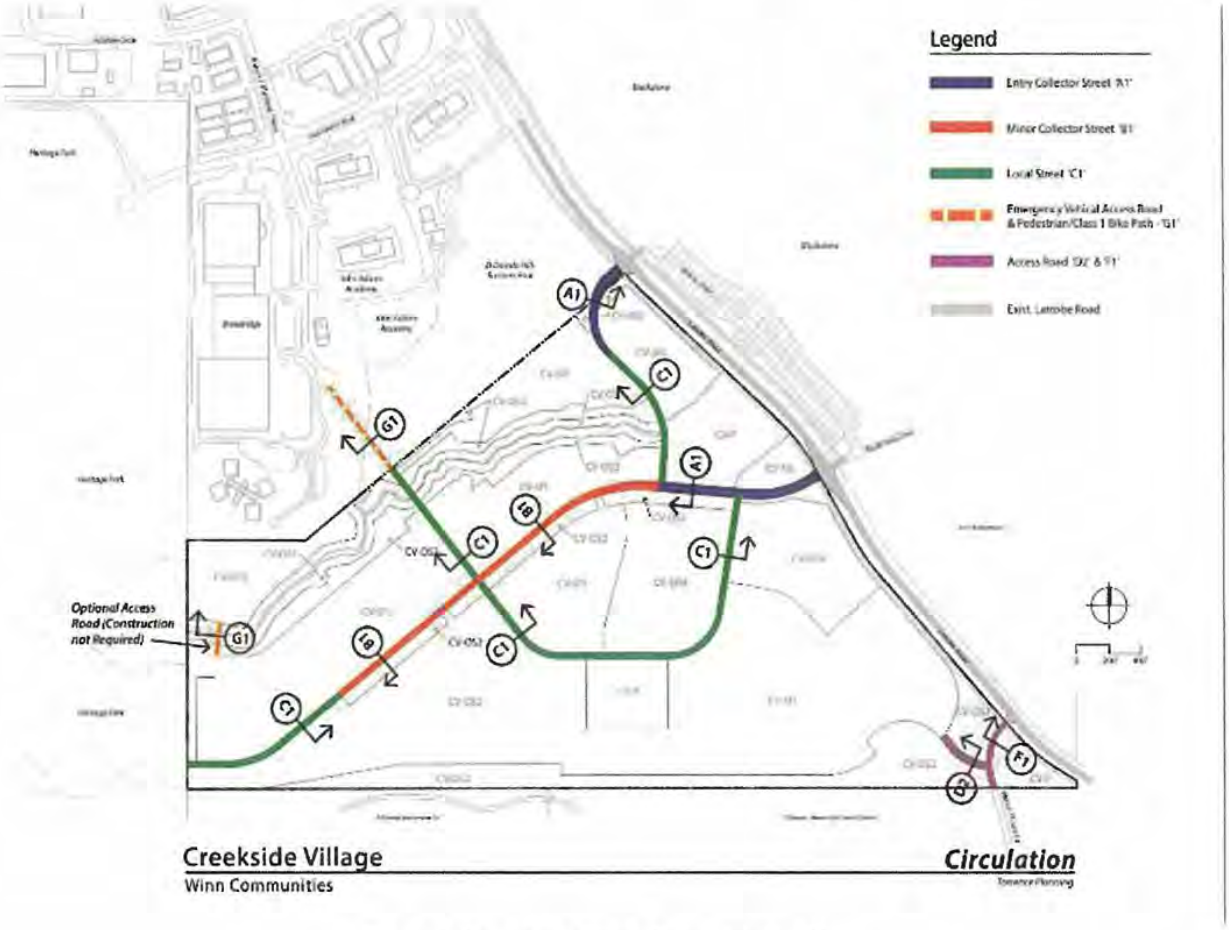

Figure 8: Creekside Village Circulation Plan[16]

END OF CHAPTER

[14] As it pertains to this Project the term "Emergency Vehicle Access (EVA)" refers to a road connection that provides access for fire apparatus, emergency medical and law enforcement personnel during exigent conditions. It does not serve as a means to comply with 14CCR § 1273.08 (Maximum Length of New Dead-end Roads).

[15] The use of this access point from Creekside into Heritage is limited to emergency vehicle use only.

[16] Creekside Village Specific Plan Figure 4.1, Page 4-4 (July, 2023)

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Chapter 3: REGULATORY REQUIREMENTS

3.1 Chapter Overview

Development of the proposed Project will be subject to federal and state laws, County ordinances and regulations. The key provisions that would address hazards and emergencies within the FSP are summarized below, and, in some cases, reproduced in the appendices.

The County of El Dorado, through its General Plan[17], has identified natural hazards that include severe weather, seismic and geological events, landslides, flooding, and wildfires, as the highest vulnerability to County residents. A review of the information[18] provided in the General Plan shows the Project as being at greatest risk to the threat of a wildfire. The focus of the FSP will be to address efforts to reduce the wildfire threat within the Project and surrounding areas.

3.2 El Dorado County General Plan

The El Dorado County General Plan[19] contains two sections that provide public safety policy guidance related to the Project. Chapter 5 (Public Services and Utilities Element) and Chapter 6 (Health and Safety Element). Chapter 5 was last amended in December, 2015. Chapter 6 was last updated by the County in August, 2019.

The following Public Services and Utilities Element polices of the County are applicable to the proposed Project:

Policy 5.1.2.2. Provision of public services to new discretionary development shall not result in a reduction of service below minimum established standards to current users, pursuant to Table 5-1.

Policy 5.1.2.3. New development shall be required to pay its proportionate share of the costs of infrastructure improvements required to serve the project to the extent permitted by State law. Lack of available public or private services or adequate infrastructure to serve the project

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[17] See *El Dorado County General Plan Public - Health, Safety and Noise Element*, (2019)
[18] ibid
[19] See El Dorado County General Plan (2004); Adopted General Plan (edcgov.us); accessed August 31, 2023.

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which cannot be satisfactorily mitigated shall be grounds for denial of any project or cause for the reduction of size, density, and/or intensity otherwise indicated on the General Plan land use map to the extent allowed by State law.

Policy 5.1.2.4. Service standards for public services and emergency services in Rural Centers and Rural Regions are different than in Community Regions based on lower intensity and density of land use.

Policy 5.2.1.2. An adequate quantity and quality of water for all uses, including fire protection, shall be provided for with discretionary development.

Policy 5.7.2.1. Prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development.

Policy 5.7.4.1. Prior to approval of new development, the applicant shall be required to demonstrate that adequate medical emergency services are available and that adequate emergency vehicle access will be provided concurrent with development.

Policy 5.7.4.2. Prior to approval of new development, the Emergency Medical Services Agency shall be requested to review all applications to determine the ability of the department to provide protection services. The ability to provide protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

In addition, the Health and Safety Element of the General Plan includes the following policies regarding fire protection within El Dorado County:

Policy 6.2.1.1. Implement Fire Safe ordinance to attain and maintain defensible space through conditioning of tentative maps and in new development at the final map and/or building permit stage.

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Policy 6.2.1.2. Coordinate with the local Fire Safe Councils, California Department of Forestry and Fire Protection, and federal and state agencies having land use jurisdiction in El Dorado County in the development of a Countywide fuels management strategy.

Policy 6.2.2.1. Fire Hazard Severity Zone Maps shall be consulted in the review of all projects so that standards and mitigation measure's appropriate to each hazard classification can be applied. Land use densities and intensities shall be determined by mitigation measures in areas designated as high or very high fire hazard.

Policy 6.2.2.2. The County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire, as listed in the Federal Register Executive Order 13728 of May 18, 2016, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the El Dorado County Fire Prevention Officers Association. The WUI Fire Safe Plan shall be approved by the local Fire Protection District having jurisdiction and/or California Department of Forestry and Fire Protection. (Resolution 124- 2019, August 6, 2019)

Policy 6.2.3.1. As a requirement for approving new development, the County must find, based on information provided by the applicant and the responsible fire protection district that, concurrent with development, adequate emergency water flow, fire access, and firefighting personnel and equipment will be available in accordance with applicable State and local fire district standards. Public Health, Safety, and Noise Element El Dorado County General Plan Page 114 (Amended August 2019) July 2004

Policy 6.2.3.2. As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Policy 6.2.3.4. All new development and public works projects shall be consistent with applicable State Wildland Fire Standards and other relevant State and federal fire requirements.

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Policy 6.2.4.1. Discretionary development within high and very high fire hazard areas shall be conditioned to designate fuel break zones that comply with fire safe requirements to benefit the new and, where possible, existing development.

3.3 Tentative Map and Parcel Map Requirements in the SRA

California Government Code § 66474.02 requires that a legislative body of a County make specific findings before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in the State Responsibility Area (SRA) or Local Responsibility Area (LRA) VHFHSZ. The findings must show that that the subdivision is consistent with regulations adopted by the State Board pursuant to Sections 4290 and 4291 of the Public Resources Code (PRC) or consistent with local ordinances certified by the State Board as meeting or exceeding the State regulations.

The County must also submit a copy of the findings to the State Board. Certain tentative maps or parcel maps for purposes of open space and conservation are exempt, as specified in the statute. The findings described above must be made in order to approve a tentative or parcel map. Even if the lead agency adopts a statement of overriding considerations for a proposed project, or if the lead agency determines a project to be exempt to CEQA, the substantive requirements in the Government Code regarding fire protection must be satisfied. Information on how to submit these subdivision maps to the State Board can be found in the California Code of Regulations (CCR), Title 14, §§ 1266.00, 1266.01, and 1266.02.

3.4 Fire Safe Regulations

California Public Resource Code (PRC) Section 4290. The State Board of Forestry has the authority to adopt regulations for minimum fire safety standards applicable to SRA lands under the authority of the department, and to VHFHSZs. The Fire Safe regulations are codified in CCR, Title 14 (Natural Resources), Division 1.5 (Department of Forestry), Chapter 7 (Fire Protection) under Subchapter 2 (SRA Fire Safe Regulations), §§ 1270-1276. These regulations generally address the following:

- Standards for signs identifying streets, roads, and buildings.

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- Minimum private water supply reserves for emergency fire use.
- Fuel modification standards for fuel breaks and greenbelts.
- Road and driveway standards for emergency fire equipment access and public evacuation.

They do not supersede local regulations that equal or exceed minimum regulations adopted by the State (PRC § 4290(c).

California Building Standards Code

The State of California has adopted a minimum model code for use within all 58 counties of the State. These provisions can be found within California Code of Regulations Title 24 - Parts 1 through 12. The code is updated on a triennial basis with the last update occurring on January 1, 2023.

The California Building Standards Code is a compilation of three types of building standards from three different origins:

- Building standards that have been adopted by state agencies without change from building standards contained in national model codes;
- Building standards that have been adopted and adapted from national model codes to address California's ever-changing conditions; and
- Building standards, authorized by the California legislature, that constitute amendments not covered by national model codes, that have been created and adopted to address particular California concerns.

All occupancies in California are subject to national model codes adopted into Title 24, and occupancies are further subject to amendments adopted by state agencies and ordinances implemented by local jurisdictions' governing bodies.

3.5 Defensible Space Regulations

California PRC Section 4291 / Government Code (GC) Section 51182. These State statue and regulatory provisions define and describe mandatory fire protection measures and responsibilities for maintaining defensible space that apply to all property within the SRA in

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California. Per GC § 51182, defensible space regulations also apply to all property in the VHFHSZ within the Local Responsibility Area (LRA).

The defensible space requirements include, but are not limited to, the following:

- 100 feet minimum of vegetation management ("defensible space") around homes
- Removal of dead/dying vegetation
- Vegetation removal around chimneys/stovepipes

Depending on the area, defensible space requirements may include certain exemptions and exceptions from code. Moreover, jurisdictions may require extension of the minimum distance beyond property lines or as needed for insurance. The State Board provides direction for complying with the defensible space regulations in CCR Title 14, §§ 1299.01- 1299.05 which incorporates by reference additional information outlined in the State Board's General Guidelines for Creating Defensible Space. Due to the recent passage of AB 3074 (2020), defensible space compliance will soon require more intense fuel reduction activities and the creation of an ember-resistant zone within 5 feet of a structure. The State Board will provide additional guidance and must amend the regulations to reflect these changes on or before January 1, 2023.

El Dorado County Code Chapter 8.09

The County of El Dorado has more restrictive requirements, in some cases, than State statutes and regulations pertaining to Defensible Space around homes and buildings. El Dorado County Codes and Ordinances Chapter 8.09 pertains to all requirements and administrative actions associated with Vegetation Management and Defensible Space. The purpose of this chapter is to provide for the removal of hazardous vegetation and combustible materials situated in the unincorporated areas of the County so as to reduce the potential for fire and to promote the safety and welfare of the community. The chapter applies to all improved parcels and designated unimproved parcels within the County, and establishes annual on-going maintenance of those parcels to prevent vegetation from growing back and posing a fire hazard to the community.

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3.6 Other Plans and Regulations

El Dorado County Local Hazard Mitigation Plan.

The County of El Dorado last updated its Local Hazard Mitigation Plan (LHMP) in April, 2019[20]. The purpose of the LHMP is to guide hazard mitigation planning to better protect the people and property of the County from the effect of hazard events. Based on a comprehensive risk assessment the LHMP identified that it is vulnerable to several hazards. The threat of wildfire was among those hazards identified as posing the highest risk to the communities and population within the County.

The wildfire risk assessment provisions within the LHMP are described within Section 3.2.15. Wildfires are identified within the LHMP[21] as highly likely to occur within all areas of the County. Prolong dry seasons, warmer temperatures created by climate change, drought and tree mortality are all significant factors in the increased risk of wildfire occurring in the County.

California Governor's Office of Planning and Research - Fire Hazard Planning Technical Advisory

This planning guide is one in a series of technical advisories provided by the Governor's Office of Planning and Research (OPR) as a service to professional planners, land use officials, and California Environmental Quality Act (CEQA) practitioners. OPR issues technical guidance on issues that broadly affect land use planning, including the application of CEQA. The advisory was published in August, 2022.

The goal of this technical advisory is to provide a robust planning framework for addressing fire hazards, reducing risk, and increasing resilience across California's diverse communities and landscapes. To accomplish this goal, it is essential that local agencies (i.e., cities and counties) develop and incorporate effective policies and implementation programs in their general plans and integrate their general plans with other relevant hazard and risk reduction policies, plans, and programs. This advisory provides guidance on those policies and programs, and is also

[20] See El Dorado County Local Hazard Mitigation Plan; ElDoradoCounty_LHMP.pdf (edcgov.us); accessed August 31, 2023.
[21] ibid

intended to assist city and County planners in discussions with professionals from fire hazard prevention and mitigation, disaster preparedness, and emergency response and recovery agencies as they work together to develop effective fire hazard policies for the general plan.

El Dorado Hills County Water District Ordinance 2022-01 (Fire Code)

The El Dorado County Water District (EDHCWD) has adopted the 2022 California Fire Code (CFC) with several local amendments which are more restrictive than those described in the CFC. EDHCWD updates its local fire code ordinance in conjunction with the triennial update to the California Building Standards Code. Specific local amendments contained within the ordinance that may impact the Project include the following:

- Fire apparatus access road design criteria as described in Section 503.2.1
- Dead end roads and driveways as described in Section 503.2.5
- Fire lane marking requirements described in Section 503.3.1
- Security gate design criteria as described in Section 503.6
- Address identification criteria as described in Section 505.1
- LP-Gas storage tank limits as described in Section 6104.2
- Residential fire sprinkler system installation requirements found in Chapter 80.
- Fire-Flow requirements for buildings as described in Appendix B
- Fire Apparatus access road design criteria described in Appendix D.

El Dorado Hills County Water District Ordinance 2024-01 (Unimproved Parcel Maintenance)

EDHCWD has adopted local regulations related to Hazardous Vegetation Management on Unimproved Parcels located throughout the district. Specific provisions contained within the ordinance that may impact the Project include the following:

- Hazardous vegetation maintenance on unimproved parcels that are one (1.0) acre in size or smaller
- Hazardous vegetation maintenance on unimproved parcels over one-acre (1.01) in size or larger

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- Unimproved parcels known to contain, or that the property owner believes, may contain habitat for rare, threatened, or endangered plant or animal species
- Duty of property owner to abate fire hazards on their property
- Acceptable methods of clearance of hazardous vegetation and combustible materials
- Reoccurring fire hazards
- Penalties for violating the ordinance

In addition, the El Dorado County Fire Chiefs Association has created several Fire Protection Standards, as permitted by the California Fire Code, to clarify certain provisions of the Code and their application locally. See Chapter 8 - Appendix F of this FSP for a list of these local standards.

END OF CHAPTER

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CHAPTER 4: FIRE PROTECTION PLANNING

4.1 Chapter Overview

The purpose of this Chapter is to describe the recommended fire prevention and emergency planning best practices for the Creekside Village Project. This Chapter is consistent with nationally recognized and accepted practices for safeguarding life and property from the hazards of fire and other dangerous conditions associated with a wildfire and/or urban conflagration. This Chapter is based on a Project-specific wildfire hazard and risk assessment as described in California Fire Code Section 4903 and includes analysis on the following subjects:

- Emergency Vehicle Access Requirements
- Road and Address Signage Requirements
- Emergency Water Supply Requirements
- Applicable Building Codes and Standards for Wildfire Safety
- Fire Protection System Requirements

4.2 Wildfire Hazard and Risk Assessment Factors

The threat of wildfire exposure to people, critical infrastructure, buildings, and communities is based upon a comprehensive vulnerability assessment of an area. This vulnerability assessment is usually completed through the evaluation of both *fire hazard* and *fire risk* factors. The term "hazard" describes the density of live or dead vegetation that may be ignited by the various fire risks or causes that can increase a fires intensity or rate of spread such as topography or weather conditions. The term "risk" describes the potential damage a fire can due to buildings, critical assets/infrastructure, and other values at risk in individual open space areas and other wildland urban interface areas.

Landowners, managers, and fire officials need to consider the potential fire hazard and risk factors that may make their community vulnerable to a wildfire when making land management and development decisions in fire-prone areas[22]. This assessment also aids fire agencies in the preparation of pre-incident plans and resource deployment actions such as fire equipment staffing levels and resource placement during critical fire periods. This assessment should

[22] Wildfire Hazard and Risk Assessment, United Nations Office for Disaster Risk Reduction, 2017

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consider the factors described in Table 4 when assessing the wildfire exposure potential for an area:

Table 4: Hazard and Risk Assessment Factors

Hazard Assessment Factors	Risk Assessment Factors
• Landscape level vegetation (fuel) types • Landscape level topography • Weather conditions present during seasonal and critical fire weather periods • Prior fire history in the area • Ember / firebrand spread potential • Other criteria as determined by CAL FIRE	• Subdivision design points • Site vegetation (fuel) types • Site topography • Defensible Space measures • Building construction materials used • Roofing materials used • Local fire protection capabilities • Fire protection water sources • Utilities • Critical assets / infrastructure at risk

4.3 Wildfire Vulnerability Assessment for the Project

The fire risk factor scoring for the Project is described in Table 3. The overall risk rating can be described as Low (0-39), Moderate (40-59), High (60-74) and Very-High (75+). When analyzing individual fire risk factor ratings within the Project area the following terms are used:

- **LOW RISK** - Fire risk factors present typically do not support rapid fire spread.
- **MODERATE RISK** - Fire risk factors present may support moderate fire spread, but burning ember distribution is limited to less than ½ mile.
- **HIGH RISK** - Fire risk factors present may support rapid fire spread and ember distribution beyond ½ mile.
- **VERY-HIGH RISK** - Fire risk factors present may support extreme fire spread and intensity.

NOTE: No **Very High-Risk** factors are currently identified within the Project area.

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See Table 5 and the subsequent description below for additional analysis on the fire risk rating for the Project.

Table 5: Fire Risk Rating[23] for the Creekside Village Map Project

No.	Risk Factor	Low	Moderate	High	Very-High	Total
		0-3	4-6	7-8	9-10	
1	Subdivision Design Points	3				3
2	Vegetation Fuel Type		6			6
3	Defensible Space		6			6
4	Site Topography	3				3
5	Building Construction Materials		6			6
6	Roofing Materials	3				3
7	Fire Protection - Water Source	3				3
8	Fire Protection - Fire Department Capability	3				3
9	Utilities	3				3
10	Critical Assets / Infrastructure at Risk	0				0
	Total	18	18	0	0	36

Overall Wildfire Risk Rating: **Low** (36)

The fire risk factors associated with the *Subdivision Design Points* are considered "**Low**" based on the current site plan design. The Project is accessed via three connections to Latrobe Road on the east side of the Project. Latrobe Road is a public road maintained by the County of El Dorado. The Project is accessed by an EVA to Robert J. Mathews Drive on the north side of the Project. An EVA is also provided on the west side of the Project and connects to Heritage Park via a private road system. All roads within the Project will be designed in accordance with EDHFD and CAL FIRE emergency vehicle access requirements.

The fire risk factors associated with the *Vegetation Fuel Types* are considered "**Moderate**" based on the current site plan design. The primary vegetation types found in the Project area today

[23] Based on the 2023 ICC Wildland Urban Interface Code. Additional risk factors such as defensible space, fire department capacity and critical assets/infrastructure at risk are also evaluated as part of this risk assessment based on local fire agency requirements. The rating scale has been simplified to describe a range of between 0-10 for ease in describing the overall risk score.

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pose the threat of rapid fire spread during long dry periods of the year. The Project will contain 44.8 acres of open space lands that will also pose a fire hazard to nearby buildings unless managed properly to reduce the wildfire risk.

The fire risk factors associated with *Defensible Space* are considered **"Moderate"** for the Project. Preparedness actions such as ensuring that adequate defensible space meeting the requirements found in State and Local regulations, along with on-going wildfire fuel reduction practices established with this FSP on undeveloped sections of the Project, will limit the risk of a wildfire damaging buildings within this Project and surrounding communities.

The fire risk factors associated with *Site Topography* are considered **"Low"** for the Project. All parcels established within this Project have average slopes of less than 20%. The Project is located on west and south aspects. These factors, along with the vegetation fuel described previously, will lead to rapid fire spread conditions during heightened fire danger periods.

The fire risk factors associated with *Building Construction Materials* are considered **"Moderate"** for the Project. The risk of building-to-building ignition during a wildfire is present due to the close proximity of the buildings (<30 feet) proposed within the Project. All new building constructed within the Project will utilize materials and construction methods for exterior wildfire exposure as described in in California Building Code Chapter 7A and this FSP.

The fire risk factors associated with *Roofing Materials* are considered **"Low"** for the Project. All new buildings built within the Project will be provided with a Class A Roof as required by El Dorado County Code Section 110.16.110. The design of each roof assembly shall comply with California Building Code Section 705A and this FSP.

The fire risk factors associated with *Fire Protection - Water Source* are considered **"Low"** for the Project. The Project will be provided with a municipal water supply system meeting the fire protection requirements for all buildings within the Project.

The fire risk factors associated with *Fire Protection - Fire Department Capability* are considered **"Low"** for the Project. The Project site is currently served by EDHFD and CAL FIRE. Emergency response times to the Project site are consistent with the average response time standards for community region areas established by the County of El Dorado.

The fire risk factors associated with *Utilities* are considered **"Low"** for the Project. All electrical power distribution lines serving the Project will be buried underground reducing the wildfire risk in the subdivision. Unless the Project is developed using only electric, each parcel will have natural gas supplied by PG&E for heat and other fuel needs.

The fire risk factor associated with *Critical Assets / Infrastructure at Risk* sites in the Project should be considered **"Low"** for the Project. The Project as proposed contains no values and assets identified within Chapter 8 - Appendix A.

It is important to remember that the risk factor ratings described do not imply that a community is at greater or lower risk due to its overall rating. Fires can, and do, cause significant damage to property and buildings even when they occur in areas that may receive an overall low or moderate rating. Failure to maintain adequate defensible space, critical fire weather conditions and/or lack of available fire suppression resources due to other emergency incidents may cause a fire to increase its intensity and fire spread beyond the capabilities of firefighters on scene.

4.4 Emergency Vehicle Access Requirements

Emergency vehicle access is an important element of the FSP for the Project area. Emergency vehicle access can be described as the means (e.g., roads, bike paths, trails, etc.) by which firefighters can enter an area to quickly mitigate a wildfire incident before it spreads to adjacent properties and critical assets / infrastructure at risk. Joint efforts to develop and maintain ingress/egress for local evacuation and fire suppression response are required to ensure that both public and firefighter safety is provided.

The main entry/exit point and emergency response routes to the Project will be Royal Oaks Drive, identified in Figure 9 as being Emergency Vehicle Access Point #B, off of Latrobe Road. Emergency vehicle access is also available from Latrobe Road via Access Points #A and C. Access Point #D is an EVA only road connection located on the west side of the Project that serves as ingress/egress from the Heritage at Carson Creek community. Access Point # E is an EVA only road connection located on the north side of the Project via a private road connection near 5220 Robert J Mathews Drive.

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All roads serving the project shall meet the emergency vehicle access requirements described in Chapter 8 - Appendix D, F, and G along with the provisions described in California Code of Regulations Title 24 - Part 9 (California Fire Code).

See Figure 9 for additional information on the emergency vehicle access / civilian evacuation routes within the Project, and Section 5.2, below, for further description on the multiple evacuation route options.

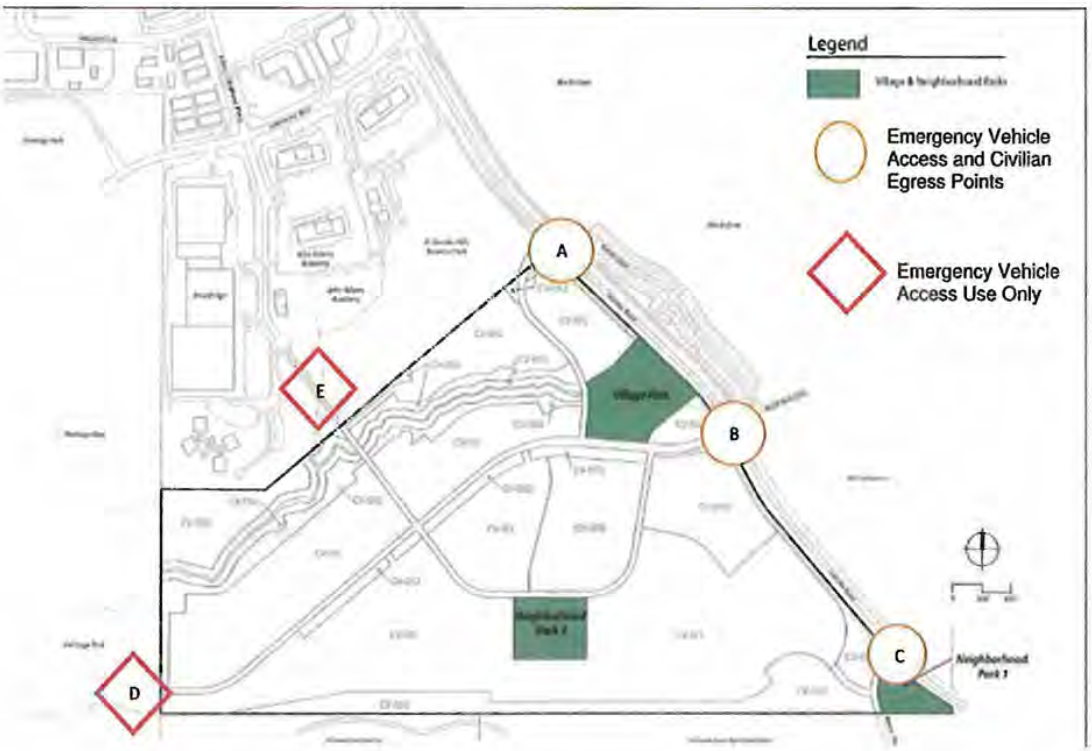

Figure 9: Creekside Village Emergency Vehicle Access/Civilian Egress Routes

Each parcel will be accessed by a private driveway connection. Driveways shall be constructed to meet the following minimum standards:

- Driveways serving as the primary means for emergency vehicle access shall be provided to within 150-feet of all portions of the building.
- Driveways shall provide not less than 12-feet of unobstructed road width, not including shoulders, throughout the entire length of the road. An unobstructed horizontal clearance

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from vegetation of not less than 10-feet along both sides of the driveway, and a vertical unobstructed clearance of 15-feet, shall be provided along the length of the driveway.

- Driveways exceeding 150-feet in length, but less than 800-feet, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800-feet turnouts shall be provided no more than 400-feet apart.
- Turnouts shall be a minimum 12-feet in width and 30-feet in length with minimum 25-foot tapered ends.
- Driveways shall be designed and maintained to support the imposed live load of not less than 40,000 pounds gross vehicle weight for emergency vehicle access. A report, prepared by a geotechnical or civil engineer, verifying the ability of the road to bear the required minimum weight shall be submitted with any plan indicating the construction of fire apparatus access roads. Verification of constructed roadway shall be provided by a geotechnical or civil engineer prior to the final inspection of the project.
- Turns in fire apparatus access roads shall have a minimum 40-foot inner and 56-foot outer turning radius.
- Approach and departure angles in fire apparatus access roads shall not exceed 5% over a distance of 5-feet.
- A turnaround shall be provided on driveways over 150-feet in length and shall be within 50-feet of the building.

See Chapter 8 - Appendix D for further analysis on how the project complies with the fire safe provisions required by California Code of Regulations (CCR) Title 14 - Sections 1270-1275.

4.5 Road and Address Signage Requirements

All buildings within the Project shall be issued an address by the County of El Dorado which conforms with the overall address system. Utility and miscellaneous buildings are not required to have a separate address. The address installation, location and visibility on the building shall

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meet the requirements found in CCR Title 24, Part 9 (Fire Code), Section 505. Road and address signs shall meet the following criteria:

- Sign assemblies shall be constructed of non-combustible materials.
- Sign background shall be of a reflective material and of a contrasting color to the address numbers or letters.
- Address numbers or letters shall be of a reflective material, of a contrasting color to the sign background, and with a height of not less than 4-inches and with a width of ½-inch stroke.
- Spacing between address numbers or letters shall be between ½-inch and 1-inch.
- Road signs shall be installed a minimum of 7-feet above the traveled way.
- The beginning of every dead-end roadway shall have signage indicating that there is not a secondary outlet.

When the building address is located more than 150-feet from the provided road serving the Project the address sign shall be placed at the driveway entrance onto the parcel. The address sign shall meet the following additional criteria:

- Signs shall be mounted between 4-feet and 7-feet above grade.
- Posted no further than 5-feet from either the driveway or roadway travelled way, and on the same side of the road as the serviced driveway.
- Oriented perpendicular to the direction of travel on the roadway and legible from both directions of travel on the driveway.
- Address numbers shall be reflective and contrasting in color to the sign background, and with a number height of not less than 4-inches and with a stroke width of 1/2-inch.

4.6 Fire Protection Water Supply Requirements

Section 1275.02 (Water Supply) of California Code of Regulations Title 14 (Fire Safe Regulations), and Section 507 (Fire Protection Water Supplies) of California Code of Regulations Title 24 - Part 9 (California Fire Code), both require an approved water supply that is capable of supplying the required fire flow for fire protection for all new buildings hereafter constructed. As the number of buildings and their square footages is not known at this date the following general

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information on required fire flows is the only data currently available for analysis. The required fire flows for determining the water supply needs for the project are described in Table 6.

Table 6: Fire-Flow Requirements[24] for the Project

Fire-Flow Calculation Area (square feet)	Automatic Sprinkler System Type	Minimum Fire-Flow (gallons per minute)[25]	Flow Duration (hours)
0-3,600	CFC 903.3.1.3[26]	1,000	1
3,601 and greater	CFC 903.3.1.3	½ Value in CFC Table B105.1 (2)	2

The Project is located in an area of El Dorado Hills that has adequate water supply capabilities for fire protection available to it. The municipal water service provider for the El Dorado Hills area is the El Dorado Irrigation District (EID). The Project will be served by a large municipal water tank storage system operated by EID that is just east of the Project site.

The Project will install a municipal water supply system using fire hydrants supplied by EID for fire protection purposes. This water supply system will be capable of meeting and/or exceeding the Project minimum fire-flow requirements of no less than 1,000 GPM @ 20 pounds per square inch gauge (PSIG) for a 1-hour duration as identified in the California Fire Code (CFC). Fire hydrants meeting EID, EDHFD and CAL FIRE requirements will be spaced on average every 500-feet along both public and private roads serving the Project in accordance with the CFC

4.7 Building Siting and Setbacks

All parcels within the Project must provide a minimum 30-foot setback for all buildings from all property lines and/or the center of a road, as required by CCR Title 14 - § 1276.01 (a). The purpose of this setback requirement is to reduce the intensity of a wildfire through structure-to-structure ignition sources. A reduction of this minimum setback is permitted by this regulation in some cases[27].

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[24] "Fire Flow" is the flow rate of a water supply, measured at 20 pounds per square inch (psi) residual pressure, that is available for firefighting.

[25] CFC Appendix Section B103.2 authorizes the fire code official to increase the fire-flow requirements when conditions indicate an unusual susceptibility to group fires or conflagrations.

[26] See NFPA Standard 13D (*Standard for the Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes)* as amended by the State of California in Title 24 - Part 9, Chapter 80.

[27] CCR Title 14 - § 1276.01(b) does allow for a reduction in the minimum setback based upon findings that support the practical reason for the reduction and alternative methods are implemented to reduce building-to-building ignition.

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The following specific alternative material and construction methods, exceeding the minimum criteria described in CBC Chapter 7A, shall be implemented within the Project to meet the "Practical Effect" principles described in CCR Title 14 - §1276.01 when buildings are located within 30-feet of property lines to reduce the potential for building-to-building fire spread may include, but are not limited to[28], the following provisions:

- Block any spaces between roof decking and the Class A roof covering to prevent embers from catching and igniting the building; and
- Eaves shall be boxed in (soffit-eave design) and protected with ignition resistant or non-combustible materials; and
- Utilize ignition resistant building materials, such as stucco, fiber cement wall siding, fire retardant treated wood, or other approved materials when neighboring buildings are within 30-feet; and
- Use WUI ember and flame-resistant vents, conforming with the requirements described in ASTM E2886, to protect exterior wall openings when the wall is located within 30-feet of another building or faces the Wildland Fuel Reduction Zone areas; and
- Limit the size and number of windows to bedroom rescue window openings and other essential location when the exterior wall is located within 30-feet of another building; and
- Exterior doors of buildings shall be constructed of non-combustible or ignition-resistant material, or shall be constructed of solid core wood compliant with California Residential Code Section R327.8.3, when the exterior wall is located within 30-feet of another building; and
- A minimum non-combustible area of 6 vertical inches, measured from the ground up (at grade) and from any attached horizontal surface like a deck, shall be provided on the exterior of all buildings. Non-combustible materials can include brick, stone, fiber-cement siding, or concrete; and fencing materials located within 5-feet of a building shall be

[28] The Project will comply with all applicable state and local code and regulatory requirements to achieve "Practical Effect" at the time of issuance of the building permit.

constructed of non-combustible materials. Areas located between 0-feet and 5-feet from all buildings shall remain non-combustible; and

- Landscape materials and other vegetation located within 0'-100' of dwellings shall comply with the fire-resistant standards of EDHFD and CAL FIRE; and
- Outbuildings, regardless of size, on the individual parcel are prohibited within 30-feet of a residential building unless approved by EDHFD; and
- Exterior combustible decks that cantilever over the natural slope of the property shall be enclosed to reduce the potential of burning embers from a wildfire creating spot fires that can extend into the building; and
- Address numbers on each residential building shall be either internally or externally illuminated.

Fencing materials adjacent to non-irrigated open space areas shall be constructed of non-combustible materials. See EDHFD Standard No. 7 (Residential Setback for Structure Defensible Space) for additional information.

CCR Title 14 - §1276.02 requires local jurisdictions to identify "Strategic Ridgelines", for all land use projects to reduce the fire risk and improve fire protection in the community. All new parcels being created by this Project are not located in a potential ridgeline area. EDHFD has confirmed that no strategic ridgelines are proposed at this time within the Project boundaries.[29]

4.8 Applicable Building Codes and Standards for Wildfire Safety

New buildings constructed within the Project will comply with the current requirements of the California Building Code (CBC). All residential dwellings in the Project shall be provided with an approved automatic fire sprinkler system, as required by State law and County of El Dorado Planning & Building Department requirements. Accessory buildings, detached garages, outdoor

[29] Phone communication with EDHFD Fire Prevention Specialist Marshall Cox, September 27, 2023.

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living space buildings, and other miscellaneous buildings located on the property shall be constructed in accordance with the current CBC requirements to reduce the risk of a fire spreading to the primary buildings on-site. See Chapter 8 - Appendix E for additional details regarding local building department requirements. For general building construction standards for new residential dwellings refer to the current California Building Standards Code located at: Codes (ca.gov).

Single-family dwellings, storage buildings and accessory buildings constructed within the Project shall be constructed and maintained in accordance with the current design standards found in *California Building Code (CBC) Chapter 7A* **(Materials and Construction Methods for Exterior Wildfire Exposure)**. Examples of where construction methods and other development activities shall meet the ignition resistant requirements found in this Chapter include, but are not limited to, the following:

- Class A roof assembly with a Class A roof covering, fire resistant valley flashing, and an approved means to prevent the accumulation of leaves and debris in roof gutters.
- Ventilation openings into enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces and underfloor ventilation openings.
- Exterior wall materials, decks, porches, balconies, stairs, and other projections.
- Roof eaves and exterior porch ceilings.
- Exterior windows, doors, glazing and skylights.
- Accessory buildings and miscellaneous buildings located within 50' of another building.

4.9 Fire Protection System Requirements

All buildings within the Project are required to comply with the applicable fire protection system requirements described in CFC Chapter 9. An approved automatic fire sprinkler system is required by these regulations within all new single-family buildings within the Project. The design of these fire sprinkler systems shall conform with CFC 903.3.1.2 (NFPA 13D Sprinkler Systems).

Smoke and Carbon Monoxide alarm devices shall be provided in all occupied living areas of each building as described in CFC Sections 907.2.11 and 915.

END OF CHAPTER

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CHAPTER 5: EMERGENCY PREPAREDNESS AND EVACUATION PLANNING

5.1 Chapter Overview

The purpose of this chapter is to describe the community evacuation plan for the Project and surrounding neighborhoods in the event of an evacuation warning or order being issued by local officials of a local wildfire or similar event. See Chapter 8 - Appendix C for additional details.

This Chapter is based on a Project-specific hazard and risk assessment as described in Chapter 4, and includes analysis on the following subjects:

- Community Evacuation Types and Decision Making
- Community Evacuation Routes
- Temporary Refuge Areas
- Emergency Evacuation Shelters
- Emergency Evacuation Education Materials
- Emergency Notification

5.2 Community Evacuation Types and Decision Making

The California Office of Emergency Services (CALOES) defines the term evacuation to mean "the organized, phased, and supervised withdrawal, dispersal, or removal of civilians from dangerous or potentially dangerous areas and their reception and care in safe areas." The decision to initiate a local evacuation during a wildfire emergency rests with the public safety agencies (law enforcement and fire) based on a comprehensive threat assessment made in the field. The implementation and enforcement of evacuation orders rests with law enforcement.

Evacuation types typically focus on one or more of the following methods:

- Evacuation Warnings Issued by Public Safety Officials
- Evacuation Orders Issued by Public Safety Officials
- Temporary Refuge Area / Shelter in Place Decisions made by Residents/Visitors

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The principal goal of a wildfire evacuation is to protect the public from the threat of a wildfire without injury or death.[30] To achieve this goal the objectives of a manageable and successful evacuation by the public include the following:

- Immediate identification of a wildfire threat and constant awareness of the fire behavior that may impact your location;
- Receiving emergency alerts and communications from public safety officials and responding to their directions in an appropriate fashion;
- Recognizing the need to depart from the area in a judicious and prepared departure;
- Safely and competently evacuating to an area outside a hazardous area;

The County of El Dorado does not currently make its community evacuation plans for the El Dorado Hills area available to the public for review. However, multiple evacuation options are available from the project site and, in the event of emergency, the evacuation route will be determined by the Public Safety Officials at the emergency scene based on numerous considerations, including the location of the fire. Based on the multiple potential evacuation routes in different directions identified below, road capacity, limited project size, and mitigation measures proposed, the risk and spread of wildfire within the project will be reduced and the project will not block, limit, alter, or impact routes utilized for evacuation. As part of the environmental review, the County of El Dorado County Sheriff's Department, Office of Emergency Services (County OES) has also reviewed the project, and the Fire Safe Plan, and evaluated any potential impact the existing emergency evacuation routes. Evacuation options from the project site, include:

- **From Access Points A, B, and C:** Residents may evacuate to Latrobe Road and travel either north on Latrobe Road to White Rock Road or U.S. Highway both east west connectors that allow for evacuation.

- **From Access Point D:** During an emergency Public Safety Officials can utilize the access connection from the Heritage Master Plan Community to access the Project. The Heritage Master Plan Community has existing and proposed connection points into the El Dorado Hills Business Park and to Carson Crossing Drive that connects to White Rock Road.

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[30] See *Literature Review of the State-of-the-Science in Wildfire Evacuation* (2022); Marin Wildfire Prevention Authority.

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- **From Access Point E:** During an emergency Public Safety Officials can utilize the bicycle and pedestrian connection into the El Dorado Hills Business Park as a vehicular evacuation route to the north of the project that connects to Robert J Mathews Parkway which has multiple connection points to Latrobe Road and to White Rock Road that can be used for evacuation.

No pre-designated emergency evacuation shelters are identified by the County. Three potential Temporary Areas of Refuge may I be available within the project at the village and neighborhood parks when evacuating from the area is not possible. See Figure 11 for an area map with the available evacuation routes for the Project.

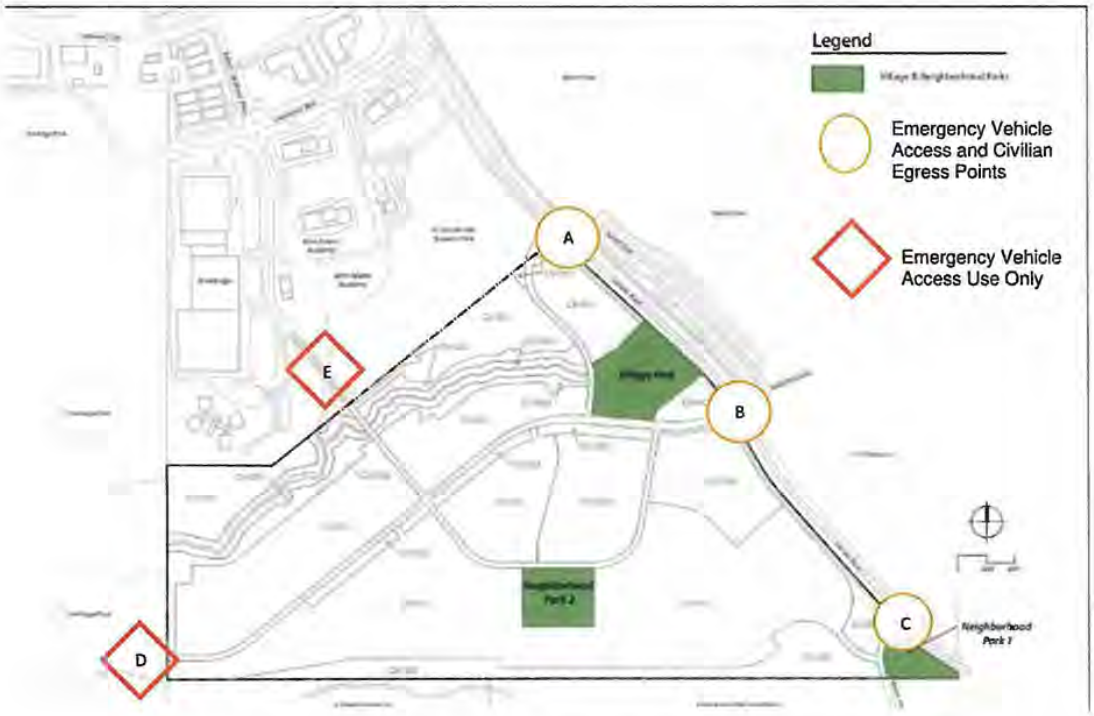

Figure 11: Area Map for Project Showing Evacuation Routes

The location of the Project next to a known community transportation route (Latrobe Road) will permit the Project population and the existing community population to efficiently evacuate the area while maintaining emergency vehicle access. In addition, the resident and visitor population (2,323 persons +/-) will not adversely impact the existing evacuation routes used during an emergency by the El Dorado Hills community due to the moderate wildfire hazard, available road network, and emergency alert system capabilities accessible to the Project residents.

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All of the Access Points and adjoining public and private roads within the Project can be utilized for emergency vehicle access and civilian evacuation during an emergency as determined by the Public Safety Officials at the scene. All areas within the Project have access to two or more evacuation routes as required by the EDHCWD Fire Code. The most likely mode of transport by the residents of the Project are private vehicle ownership and private transportation services that will permit the majority of residents to move out of danger once they are directed to evacuate by Public Safety Officials.

The project will increase the number of residents to the area, but will provide emergency vehicle access and multiple exits from the project to access multiple evacuation routes. Aside from capacity increasing improvements to maintain level of service standards consistent with the County's General Plan, the Project will not adversely impact any of the existing community evacuation routes, or create a situation that establishes limited evacuation route access. The Project will pay an impact fee to help fund additional equipment to serve the project.

Future residents and visitors should remain vigilant to the threat of a wildfire in the area at all times. Residents should utilize the resources described in Sections 5.3 and 5.4, and be prepared to evacuate their families and animals when ordered to evacuate by a law enforcement or fire official. As the direction of fire travel in the El Dorado Hills area may occur from any way, residents and visitors should be familiar with all available transportation routes in the area so as to use the one that is most appropriate based on the situation. To increase preparedness for a potential wildfire evacuation the HOA/CSD should consider limiting on-street parking during red-flag fire weather conditions in residential areas with limited roadway capacity, and leaving all gated entrances in the open position to improve evacuation capacity.

5.3 Emergency Evacuation Education Measures

CAL FIRE has an effective community education program to assist residents and visitors prepare for a wildfire[31]. The program is titled *Ready-Set-Go* and is designed to assist persons in preparing for and leaving a residence threatened by a local wildfire. This information should be made available to new and existing residents and homeowners through information packets and

[31] CAL FIRE, *Ready Set Go;* [illegible].

community websites whenever practical. See Chapter 8 - Appendix J for additional information about this program.

5.4 Emergency Notification

Community notification is an important aspect of evacuation planning. In El Dorado County all public safety agencies have partnered to implement the *RAVE* alert notification system.[32] The alert system is managed by the El Dorado County Sheriff's Office and allows for public safety agencies to quickly send an emergency alert to citizens in all geographic areas of the County. See Chapter 8 - Appendix L for additional information about the program.

This system enables the El Dorado County Sheriff's Office of Emergency Services (County OES) to provide residents with critical information quickly in a variety of situations, such as severe weather, unexpected road closures, missing persons, and evacuations of buildings or neighborhoods. El Dorado RAVE provides community members with emergency notifications through telephone call, text message, and email notifications.

El Dorado County has been authorized by FEMA to use the Integrated Public Alert & Warning System (IPAWS). This is FEMA's national system for local alerts that provides authenticated emergency and life-saving information to the public through mobile phones using Wireless Emergency Alerts, to radio and television via the Emergency Alert System, and on the National Oceanic and Atmospheric Administration's Weather Radio.

END OF CHAPTER

[32] El Dorado County RAVE, Citizen Notification System; El Dorado County Emergency Alerts (edso.org)

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CHAPTER 6: FUEL REDUCTION MANAGEMENT AND DEFENSIBLE SPACE CONCEPTS

6.1 Chapter Overview

The purpose of this chapter is to describe the recommended long-term comprehensive fuel reduction management and defensible space best practices for the Project. The best practices include [1] adequate defensible space within 100' of all buildings; and [2] the establishment of a Wildfire Fuel Reduction Zone (WFRZ) for all lands located within the Open Space Buffer (CV-OS2). This Chapter is based on California Government Code Section 51182 and California Fire Code Section 4903 and includes analysis on the following subjects:

- Defensible Space Requirements
- Wildfire Fuel Reduction Zone Requirements
- Defensible Space Zone and Wildfire Fuel Reduction Zone Criteria
- Fuel Reduction on Vacant Parcels / During Construction
- Reoccurring Fuel Reduction Maintenance Frequency

6.2 Defensible Space Requirements

The term "Defensible Space" refers to reducing the wildfire vulnerability in WUI Zones by actions that will decrease the potential of heat, flames and embers spreading to buildings. Defensible space work around buildings should be performed within 3 zone areas based on the fire risk reduction efforts necessary to protect the occupants and property.

The 3 defensible space zones around buildings are described as:

Zone 0 - Ember Resistant Zone

Zone 0 extends 5-feet from buildings, buildings, decks, etc.

The ember-resistant zone is currently not required by law, but scientific data has proven it to be the most important of all the defensible space zones. This zone includes the

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area under and around all attached decks, and requires the most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to the home. The following provides guidance for this zone, which may change based on the regulation developed by the California Board of Forestry and Fire Protection. See Figure 12 below to match the item number with the corresponding zone.

1. Use hardscape like gravel, pavers, concrete, and non-combustible mulch materials. No combustible bark or mulch.
2. Remove all dead and dying weeds, grass, plants, shrubs, trees, branches, and vegetative debris (leaves, needles, cones, bark, etc.); Check roofs, gutters, decks, porches, stairways, etc.
3. Remove all branches within 10-feet of any chimney or stovepipe outlet
4. Limit plants in this area to low growing, nonwoody, properly watered, and maintained plants.
5. Limit combustible items (outdoor furniture, planters, etc.) on top of decks
6. Relocate firewood and lumber to Zone 2
7. Replace combustible fencing, gates, and arbors attached to the home with non-combustible alternatives
8. Consider relocating garbage and recycling containers outside this zone
9. Consider relocating boats, RVs, vehicles, and other combustible items outside this zone

Zone 1 - Lean, Clean and Green Zone

Zone 1 extends 30-feet from buildings, decks, etc. or to the property line, whichever is closer.

10. Remove all dead plants, grass, and weeds (vegetation).
11. Remove dead or dry leaves and pine needles from yard, roof, and rain gutters.
12. Remove branches that hang over roof and keep dead branches 10-feet away from your chimney.
13. Trim trees regularly to keep branches a minimum of 10- feet from other trees.
14. Relocate wood piles to Zone 2.
15. Remove or prune flammable plants and shrubs near windows.

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16. Remove vegetation and items that could catch fire from around and under decks, balconies, and stairs.
17. Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2 - Reduce Fuel Zone

Zone 2 extends from 30-feet to 100-feet out from buildings, buildings, decks, etc. or to the property line, whichever is closer.

18. Cut or mow annual grass down to a maximum height of 4 inches.
19. All exposed wood piles must have a minimum of 10 feet clearance around them, down to bare mineral soil, in all directions.
20. Create horizontal space between shrubs and trees. (See diagram)
21. Create vertical space between grass, shrubs, and trees. (See diagram)
22. Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

All Zones

23. Mow before 10:00 am, but never when its windy or excessively dry.
24. Protect water quality, do not clear vegetation near waterways to bare soil. Vegetation removal can cause soil erosion - especially on steep slopes.
25. Logs or stumps embedded in the soil must be removed in Zone 0. In Zones 1 and 2 they need to be removed or isolated from other vegetation.

Many of these efforts shall be performed by the land owner except in cases where the setback distance of the building extends onto another property and/or undeveloped land. In those cases, a coordinated effort will be required between the individual property owners and the Home Owners Association (HOA) or Community Service District (CSD) established for the Project. See CCR Section 5.7 regarding HOA/CSD maintenance obligations.

Figure 12 provides additional information on defensible zone spaces around buildings.

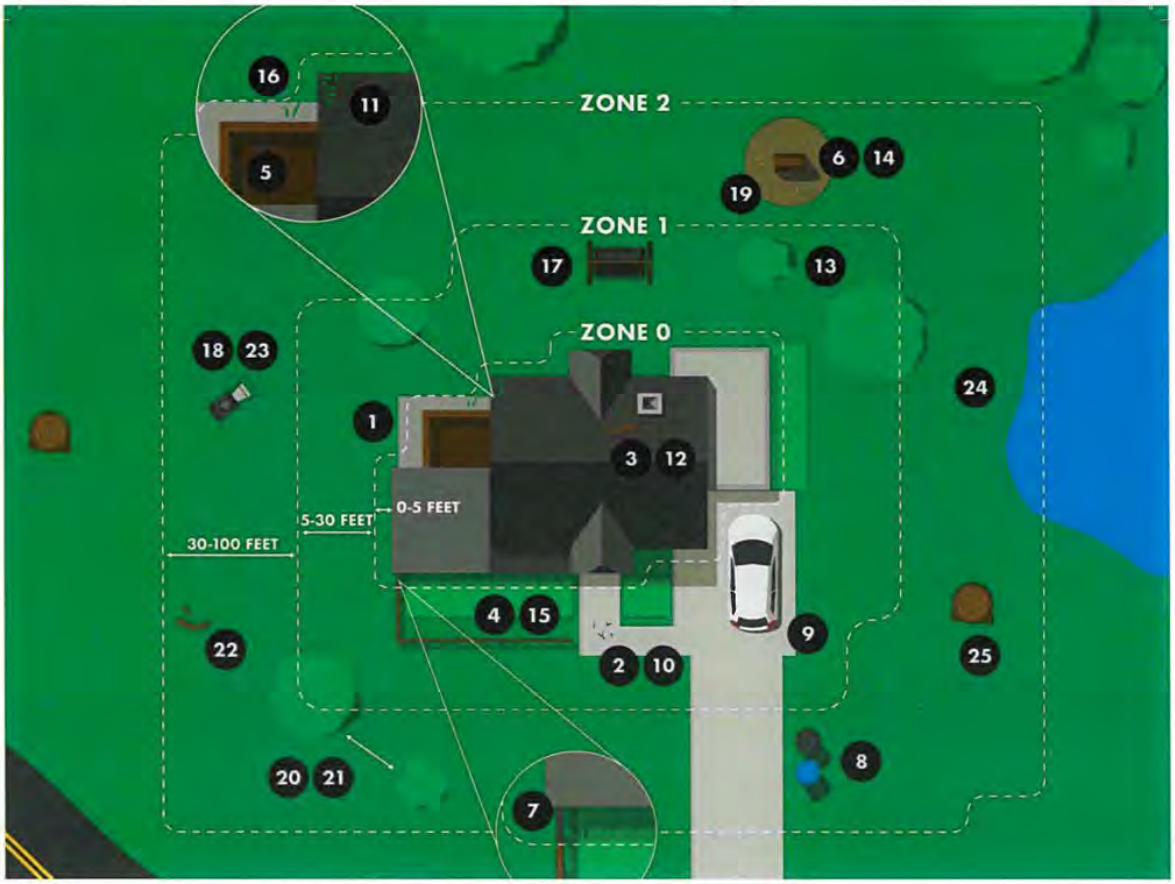

Figure 12: CAL FIRE Defensible Space Zones

6.3 Wildfire Fuel Reduction Zone Requirements

A Wildfire Fuel Reduction Zone (WFRZ) shall be implemented and maintained in the non-irrigated Open Space Buffer (CV-OS2) in accordance with CAL FIRE, EDHFD and El Dorado County requirements. The WFRZ shall extend from the property line of the adjacent residential or commercial lot out 85-feet, or to the boundary with CV-OS1, whichever is less, to ensure that adequate defensible space is provided for the building.

The WFRZ shall be established and accepted by EDHFD prior to the issuance of the first building construction permit issued by the County of El Dorado for the Project. Maintenance of the WFRZ shall be the responsibility of the landowner prior to the transfer of the obligation to the HOA/CSD, and shall be completed prior to May 1st each year unless otherwise ordered to complete this work earlier by EDHFD due to drought or other fire conditions being present.

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Figure 13 provides information on the proposed Open Space Plan for the Project.

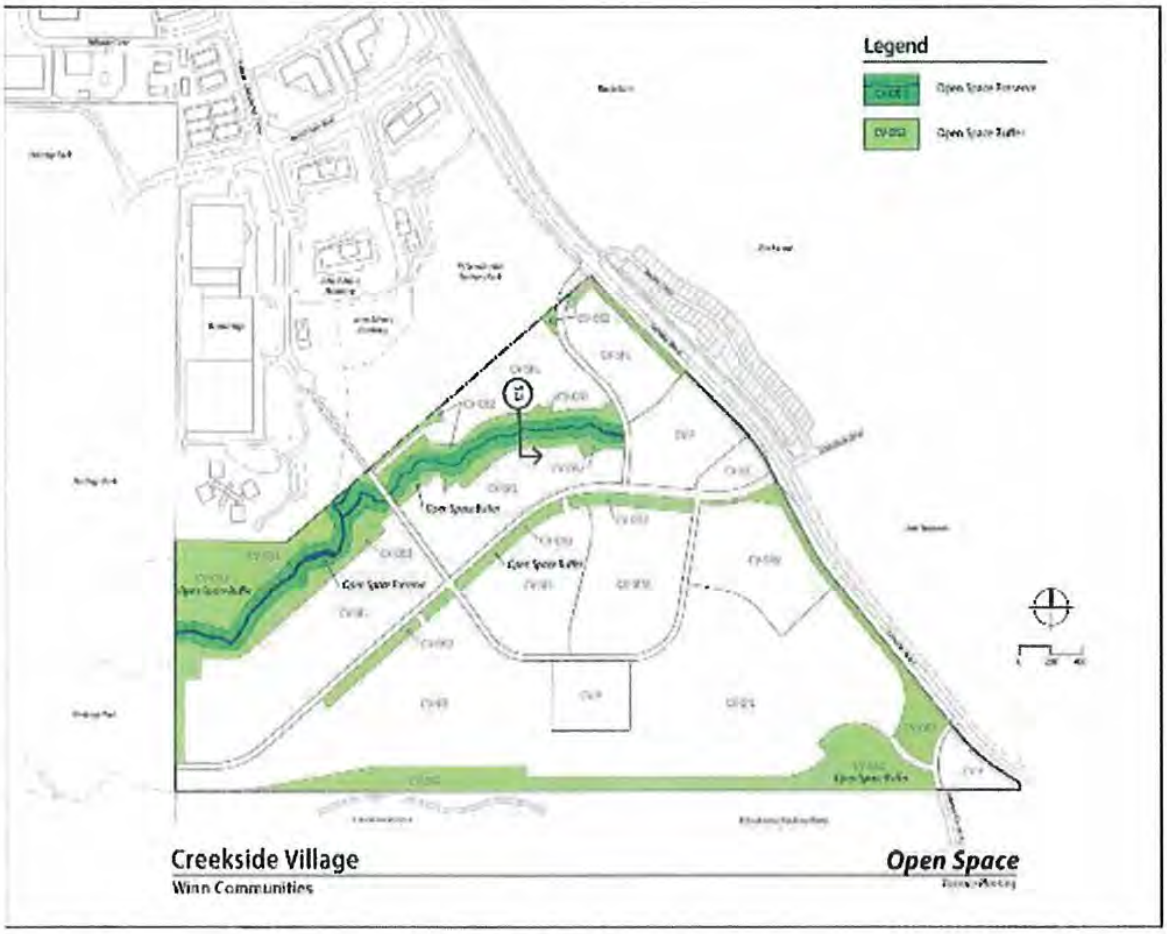

Figure 13: Open Space Plan[33]

See the specific Wildfire Fuel Reduction Zone criteria for the Project described within Figure 14 and in Section 6.4 for additional details.

To reduce the risk of wildfires originating in the Project open spaces areas during critical fire weather periods the HOA shall implement and enforce several additional fire safety mitigation measures described in Section 7.K of this plan.

[33] Creekside Village Specific Plan Figure 5.2, Page 5-5 (July, 2023)

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Figure 14 - Creekside Village Fire Safe Exhibit

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6.4 Specific Wildfire Fuel Reduction Zone (WFRZ) Criteria for the Project

A. Annual grasses shall be maintained below 2-inches in height within 30-feet of buildings and 4-inches in height in all other areas just after the grasses cure in early spring. Additional fuel treatment work may be necessary throughout the year within 85-feet of all property lines to maintain defensible space requirements.

B. Removal of dead and diseased trees, debris, and the removal of tree limbs on live trees up to a height of 6-feet above the ground. Tree branches are to be limbed to at least 6-feet when possible. The minimum height may be lowered when trees are young or small; or if it is unsafe to reach a 6-foot height due to terrain, equipment, or skill level.

C. Understory fuels over 1-foot in height are to be removed in order to develop vertical separation and low horizontal continuity of fuels. Individual plants or pairs of plants may be retained provided there is a horizontal separation between plants of 3 to 5 times the height of the residual plants and the residual plants are not within the drip lines of an overstory tree.

D. Fuel reduction shall include the removal of all dead vegetation 4-inches or less in diameter. Trunks shall be cut flush with the ground. The removal of additional trees shall be done in consultation with CAL FIRE, EDHFD and County staff.

E. Threatened and/or endangered species may be present within the WFRZ areas. The recommendations of the Project biologist shall be implemented with respect to avoiding loss or harm to the affected species, or restoration and/or compensation measures to be undertaken if the species' habitat cannot be avoided. For example, if nesting raptors are present, the nesting tree shall not be removed and no tree removal or mechanical activity shall occur within a buffer zone established around the nest until the young have fledged. The Federal and/or State agency with jurisdiction over the affected protected species shall also be consulted.

F. It is desirable to remove as much brush and large vegetation as possible within the WFRZ areas. However, if individual plants or pairs of plants are desired to be left, leave plants with the following characteristics: young plants less than 5 feet tall and individual or pairs of plants that are no more than 5-feet in width.

G. All dead trees within 85-feet of all property lines shall be removed.

H. The removal of all dead limbs and trees laying on the ground within 85-feet of all property lines shall be completed annually.

I. All trails and Class 1 Bike Paths located in CV-OS2 shall have no less than a 10-foot wide WFRZ established along either side of the trail/path.

J. The cutting of vegetation materials shall be done with CAL FIRE approved spark arrestors.

K. The removal of annual grasses and other fine fuels shall be completed through the use of plastic string weed trimmers or other CAL FIRE approved equipment.

L. Chipping of material is permitted. Chipped material shall be removed from the site unless otherwise approved by the land owner representative and EDHFD.

M. Prescribed burning and / or herbicide use is not allowed within the DSZ and WFRZ areas unless such use is approved via permit by CAL FIRE, EDHFD and the County of El Dorado.

N. Approved fire suppression equipment is required on-site at all times during the fuel-reduction activities.

O. All fuel reduction work shall be performed using every reasonable measure to minimize erosion, ground disturbing activities and soil damage. Where the ground is exposed by fuel reduction efforts, the area shall be revegetated (i.e., seeded) and/or erosion control measures shall be installed prior to October 15.

P. Pruning of live trees shall be performed in accordance with the Best Management Practices set forth by the International Society of Arboriculture (ISA) and conform to ANSI A300 Standards for Tree Care.

6.5 Fuel Reduction on Vacant Parcels / During Construction

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Unimproved parcels adjacent to buildings, either when vacant or under construction, can pose a significant fire risk to adjacent occupied buildings. To reduce the risk of wildfires spreading to nearby buildings, EDHFD requires all unimproved properties to comply with Ordinance 2023-01. See Chapter 8 - Appendix H for specific requirements based on parcel size. Construction activities shall conform to the current Fire Code provision required by EDHFD and CAL FIRE.

6.6 Annual Fuel Reduction Maintenance Frequency

The effectiveness of the long-term comprehensive effort requires certain elements to be maintained on an annual or otherwise noted frequency. The coordination of fuel reduction work between the applicant, EDHFD and CAL FIRE staff, and the adjacent land owner(s) to complete these projects in a timely fashion is imperative for the success in minimizing the wildfire risk in the Project area. All maintenance shall be performed prior to May 1st each year unless otherwise ordered to complete this work earlier by EDHFD due to drought or other fire conditions being present. Table 7 provides additional details regarding the recommended maintenance frequency for various activities described in the Plan.

Table 7: Maintenance Frequency for the DSZ and WFRZ

Action Item	Party Responsible	Frequency
Complete annual inspection of the WFRZ using the criteria found in Section 6.	**Land Owner/EDHFD**	**Annual**
Remove/trim annual grasses to less than 2-inches in height within 30-feet of buildings and 4-inches height within 100-feet of adjacent property lines.	**Land Owner**	**Annual**
Remove debris piles, dead trees (snags) or dying trees, down trees, and limbs.[34]	**Land Owner**	**Annual**
Removal of understory fuels that contribute to fire spread.	**Land Owner**	**Annual**
Removal or treatment of invasive exotic plant species that may invade the area cleared in the DSZ and WFRZ areas.	**Land Owner**	**Annual**
Remove biomass materials from the site and dispose of in accordance with best practices.	**Land Owner**	**Annual**
Remove ladder fuels (tree limbs) to 6-foot DBH and increase tree canopy spacing.	**Land Owner**	**10 Year + As Needed**

End of Chapter

[34] This plan recognizes that dead and dying trees may provide a beneficial use for the habitat. The removal of this vegetation should be completed after an inspection by representatives from CAL FIRE, EDHFD and the Land Owner has been completed and a scope of work agreed on by both parties.

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CHAPTER 7: SUMMARY OF KEY FINDINGS AND PROJECT RECOMMENDATIONS

7.1 Key Findings for the Project

A. The Project design is consistent with the El Dorado County General Plan fire safety policies and regulations described in Chapter 3.

B. Fire and rescue services for the Project site are the responsibility of the El Dorado Hills Fire Department (EDHFD) in accordance with California Government Code § 66474.02(a)(2)(A).

C. Wildfire protection for the adjacent undeveloped SRA lands near the Project are the responsibility of CAL FIRE.

D. The Creekside Village Project (Project) is located within a CAL FIRE SRA designated **Moderate** Fire Hazard Severity Zone. The Project is therefore subject to the regulations found in California Public Resource Code Section's 4290 and 4291. See Chapter 8 - Appendix B for additional information.

E. The Project shall be subject to the wildfire regulations found in the California Building Standard Codes (California Code of Regulations Title 24, Parts 1-12).

F. The Project has an overall Fire Risk Rating of **Low** based upon the ten rating criteria outlined in Chapter 4.

G. The Project has no proposed uses that are identified as Critical Assets, Essential Service Locations, or Vulnerable Populations that could be at risk during a wildfire.

H. No strategic ridgelines to reduce fire risk and improve fire protection, as described by California Code of Regulations Title 14 - §1276.02, have been identified by the El Dorado Hills Fire Department within the Project or adjoining areas.

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I. The location of the Project next to a known community transportation route (Latrobe Road) will permit the Project population and the existing community population to efficiently evacuate the area while maintaining emergency vehicle access.

J. The resident and visitor population (2,607 +/-) will not adversely impact the existing evacuation routes used during an emergency by the El Dorado Hills community due to the moderate wildfire hazard, mitigation measure described in Sections 7.2 and 7.2, available off-site road network, and emergency alert system capabilities accessible to the Project residents.

7.2 Fire Protection Statutes and Regulations Applicable to the Project

A. The Project shall comply with all applicable provisions as described in California Code of Regulations Title 14 (Fire Safe Regulations) and 24 (Building Standards Code).

B. All roads and driveways within the Project shall be constructed, and maintained in accordance with EDHFD and CAL FIRE requirements. See Chapter 8 - Appendix D and G for additional details.

C. All buildings, with the exception of utility and accessory structures, shall be provided with approved address identification prior to occupancy.

D. The Project shall meet the minimum fire-flow requirements as described in Section 4.6, and as required both in California Fire Code (CFC) Section 507, and EDHCWD Ordinance 2022-01 (Fire Code). See Chapter 8 - Appendix G for additional details.

E. All residential dwellings in the Project will be provided with an approved automatic fire sprinkler system designed in accordance with the CFC. Upon occupancy these systems shall be operable and maintained by the individual land owners at all times.

F. All buildings constructed shall have a minimum 30-foot setback from property lines, or the "practical effect" provision approved by EDHFD, to reduce the threat of a wildfire impinging directly on the building. Setback areas may contain driveways, parking areas and/or other non-combustible surfaces. The minimum setback areas may be reduced based upon findings that support the practical reason for the reduction and alternative

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methods are implemented to reduce building-to-building ignition. When a practical reason for the reduction is necessary the Project shall implement the provisions contained within Subsections 7.3 (D) of this chapter.

G. All buildings shall be provided with a Class A roof covering as required by the El Dorado County Building Code.

H. All buildings shall be constructed and maintained in accordance with the current design standards found in *California Building Code (CBC) Chapter 7A* (**Materials and Construction Methods for Exterior Wildfire Exposure**).

I. Gated entrances to private roads and driveways shall meet the current design requirements to allow emergency vehicle access described in Chapter 8 - Appendix F.

7.3 Fire Protection Plan Mitigation Strategies

A. Fencing materials used within 5-feet of all buildings shall be constructed of non-combustible materials.

B. Fencing materials adjacent to non-irrigated open space areas shall be constructed of non-combustible materials.

C. Combustible sheds and other outbuildings shall be kept at least 30 feet from residential dwellings and other buildings on each parcel.

D. The following specific alternative material and construction methods, exceeding the minimum criteria described in CBC Chapter 7A, shall be implemented within the Project to meet the "Practical Effect" principles described in CCR Title 14 - §1276.01 when buildings are located within 30-feet of property lines to reduce the potential for building-to-building fire spread may include, but are not limited to[35], the following provisions:

- All spaces between roof decking and the Class A roof covering shall be blocked to prevent embers from catching and igniting the building; and

[35] The Project will comply with all applicable state and local code and regulatory requirements to achieve "Practical Effect" at the time of issuance of the building permit.

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- Eaves shall be boxed in (soffit-eave design) and protected with ignition resistant or non-combustible materials; and

- Ignition resistant building materials, such as stucco, fiber cement wall siding, fire retardant treated wood, or other approved materials shall be used when neighboring buildings are within 30-feet; and

- WUI ember and flame-resistant vents, conforming with the requirements of ASTM E2886, shall be used to protect exterior wall openings when the wall is located within 30-feet of another building or faces the Wildland Fuel Reduction Zone areas; and

- The size and number of windows to bedroom rescue window openings and other essential location shall be limited when the exterior wall is located within 30-feet of another building. Windows on all sides of buildings shall be constructed of multi-pane glazing with a minimum of one tempered pane on the exterior side; and

- Exterior doors of buildings shall be constructed of non-combustible or ignition-resistant material, or shall be constructed of solid core wood compliant with California Residential Code Section R327.8.3 when located within 30-feet of another building; and

- Combustible decks that are cantilevered over the natural slope shall be enclosed to reduce the accumulation of debris and combustible storage items that may be ignited by fire brands. The construction of combustible decks shall comply with the building construction requirements found in CBC Section R337; and

- A minimum non-combustible area of 6 vertical inches, measured from the ground up (at grade) and from any attached horizontal surface like a deck, shall be provided on the exterior walls of all buildings. Non-combustible materials include brick, stone, fiber-cement siding, or concrete; and

- Address numbers on each residential building shall be either internally or externally illuminated.

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E. Wildfire fuel reduction management and defensible space practices for the Project shall follow the requirements identified in Chapter 6.

F. A Restrictive Covenant shall be filed with the final subdivision map which stipulates that a Fire Safe Plan has been prepared and wildfire mitigation measures shall be implemented.

G. "No Smoking" signs shall be posted at all trail entrances.

H. At all trail intersections with the roads that have vehicle access there shall be a knock down bollard or gate with a Knox® padlock, or other approved lock, to allow for the passage of emergency equipment onto the trail.

I. A 5-foot defensible space ember-resistant zone (Zone 0) shall be maintained around all buildings (including fencing within 5 feet).

J. A Homeowners Association (HOA), or other acceptable entity, shall be responsible for maintaining all private emergency vehicle access roads and wildfire fuel reduction zone provisions described in Chapter 6. Reliable on-going sources of funding shall be established and acceptable to EDHFD prior to the recording of the final map for the project.

K. To mitigate the risk of wildfires originating in the Project the enforcement of the following provisions as part of the Creekside Village Covenants, Conditions, and Restrictions (CCR's) managed through the future Home Owners Association shall be accomplished:

- Prohibit smoking and other burning materials within open space areas; and
- Prohibit wood burning campfires and recreational fires in all areas including individual residential lots; and
- Prohibit debris burning, regardless of state and local regulations permitting such activities, in all areas including residential lots; and
- Perform ecological thinning, and where appropriate, prescribed fire in open space

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areas as required by EDHFD or CAL FIRE, subject to federal or state resource protection requirements; and

- Prohibit the use of certain mechanical equipment (e.g. chainsaws, mowers, tractors, weed eaters, string trimmers, etc.) in community landscaping, common areas, and adjacent to open space areas during periods of high wildfire danger.

7.4 Emergency Preparedness and Evacuation Preparedness Mitigation Strategies

A. CAL FIRE *Ready-Set-Go* education materials should be made available to all new residents of the Project for their use in preparing for an evacuation. EDHFD and CAL FIRE should be encouraged to visit the neighborhood annually to discuss this material and answer questions by the homeowners. See Chapter 8 - Appendix J for additional details.

B. Upon 8 or more dwellings being occupied within the Project the land owners should work together to obtain designation by the National Fire Protection Association (NFPA) as a FIREWISE USA® community. This designation will assist land owners in receiving insurance discounts for their fire insurance premiums. See Chapter 8 - Appendix K for additional details.

C. El Dorado County OES education materials on the *RAVE* program should be made available to all new residents of the Project for use in receiving timely notification information regarding the need to evacuate. See Chapter 8 - Appendix L for additional details.

END OF CHAPTER

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Chapter 8: PLAN APPENDIXES

Appendix A: Critical Assets / Populations at Risk Checklist

Facility Type	Essential Service	Population at Risk	Infrabuilding at Risk	Facility Count
Fire Station	X			0
Police Station	X			0
Emergency Evacuation Shelter*	X			0
Government Facilities	X			0
General Acute Care Hospital	X			0
Medical Health Facility		X		0
Adult Residential Care Facility		X		0
Child Care Facility		X		0
Adult Care Facility		X		0
Public Elementary School		X		0
Private Elementary School		X		0
Public Middle School		X		0
Private Middle School		X		0
Public High School		X		0
Private High School		X		0
College / University		X		0
Vulnerable Population Centers**		X		0
Water Treatment Plant			X	0
Water Storage Facility			X	0
Water Conveyance System			X	0
Electrical Transmission Lines			X	0
Electrical Substation			X	0
Sewer Lift Station			X	0
Telecommunications Facilities			X	0
Corporation Yard	X			0
* Includes General Population, Access/Functional Needs Shelters, and Animal Shelters				
** Includes Disadvantaged, Disabled and Low-Income Census Areas				

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Appendix B: PRC 4290 and 4291 Checklist

Project Name:				
	CCR Title 14	Conforms	Does Not Conform	N/A
Safe Access and Egress				
Road Width	§1273.01	X		
Roadway Surface	§1273.02	X		
Road Grades	§1273.03	X		
Road Radius	§1273.04	X		
Road Turnarounds	§1273.05	X		
Road Turnouts	§1273.06	X		
Road and Driveway Buildings	§1273.07	X		
Dead-end Roads	§1273.08	X		
Gate Entrances	§1273.09	X		
Signing and Building Numbering				
Road Name Signs	§1274.01	X		
Road Sign Installation	§1274.02	X		
Addresses for Buildings	§1274.03	X		
Address Installation, Location	§1274.04	X		
Fire Water Standards				
Application	§1275.01	X		
Approved Fire Water Supply	§1275.02	X		
Hydrants	§1275.03	X		
Signing of Water Sources	§1275.04	X		
Building Siting and Fuel Mod.				
Building and Parcel Siting/Setbacks	§1276.01	X		
Ridgelines	§1276.02			X
Fuel Breaks	§1276.03			X
Greenbelts, Open Spaces	§1276.04	X		
Disposal of Flammable Vegetation	§1276.05			X

NOTES:

1. No roadway buildings (e.g., bridges, culverts, etc.) and dead-end roads are proposed within the project.
2. The review of road designs will occur during the civil improvement and building permit application process.
3. The review of proposed street signage and building numbering will occur during later phases of the project.

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Appendix C: Emergency Evacuation Planning Checklist

No.	Risk Factor	Yes	No	Unknown
1	Existing Evacuation Plan is Current?			X
2	General Population Shelters Identified?			X
3	Special Care Shelters Identified?			X
4	Animal Care Shelters Identified?			X
5	Temporary Safe Refuge Areas Identified?			X
6	Emergency Evacuation Routes Identified?	X		
7	Mass Notification System Identified/Used?	X		
8	Ready-Set-Go or Similar Program Used?			X
9	Evacuation Plans Available to the Public?			X
10	Are First Responders Briefed on the Plan?			X
	Total			

Notes:

1. El Dorado County OES has not publicly created an emergency evacuation plan for use by the public and first responders as of the date of this plan.

2-4. El Dorado County OES has not publicly designated emergency evacuation shelters throughout the County prior to large-scale emergencies.

5-6. The primary emergency evacuation routes in the El Dorado Hills area have not been formally designated by El Dorado County OES as of the date of this plan. The primary transportation routes out of the area include Latrobe Road east the Project and Robert J Mathews Drive north of the Project.

7. El Dorado County OES uses *RAVE* as its emergency notification system. The system relies on notifications through existing telephone lines and through "opt-in" sign-ups for cell phones and other devices. See Chapter 8 - Appendix K for additional information on this notification system.

8-10. EDHFD and the adjacent fire agencies utilize tactical pre-fire plans that brief first responders on various pre-fire information.

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Appendix D: California Code of Regulations Title 14 §1270-1276

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State Minimum Fire Safe Regulations

Board of Forestry and Fire Protection

FOR INFORMATIONAL USE ONLY
View the official California Code of Regulations online at
govt.westlaw.com/calregs

As of April 1, 2023

California Code of Regulations
Title 14 Natural Resources
Division 1.5 Department of Forestry
Chapter 7 - Fire Protection
Subchapter 2 State Minimum Fire Safe Regulations
Articles 1-5

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Article 1 Administration

§ 1270.00. Title

Subchapter 2 shall be known as the "State Minimum Fire Safe Regulations," and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

§ 1270.01. Definitions

The following definitions are applicable to Subchapter 2.
(a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
(b) Board: California Board of Forestry and Fire Protection.
(c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.
(d) CAL FIRE: California Department of Forestry and Fire Protection.
(e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves
(f) Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.
(g) Development: As defined in section 66418.1 of the California Government Code.
(h) Director: Director of the Department of Forestry and Fire Protection or their designee.
(i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
(j) Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.
(k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.
(l) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.
(m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.
(n) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.
(o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.
(p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.

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(q) Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.
(r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.
(s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.
(t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.
(u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.
(v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.
(w) Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.
(x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.
(y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.
(z) Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.
(aa) Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

(1) access for emergency wildland fire equipment,
(2) safe civilian evacuation,
(3) signing that avoids delays in emergency equipment response,
(4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
(5) fuel modification sufficient for civilian and fire fighter safety.

(bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.
(cc) State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.
§(ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.
(ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.
(gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.
(hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.

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(ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.
(jj) Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.
(kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
(*ll*) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.
(mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).
(nn) Wildfire: Has the same meaning as "forest fire" in Public Resources Code Section 4103.

§ 1270.02. Purpose

(a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).
(b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
(c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

§ 1270.03. Scope

(a) Subchapter 2 shall apply to:
(1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).
(2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;
(3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
(4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.
(b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
(c) Affected activities include, but are not limited to:
(1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
(2) application for a Building permit for new construction not relating to an existing Structure;

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(3) application for a use permit;
(4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.

(d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

§ 1270.04. Provisions for Application of these Regulations

This Subchapter shall be applied as follows:
(a) the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July, 1 2021, the VHFHSZ.
(b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.
(c) the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.

§ 1270.05. Local Regulations

(a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.
(b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.
(c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.
(d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

§ 1270.06. Inspections

Inspections shall conform to the following requirements:
(a) Inspections in the SRA shall be made by:
(1) the Director, or
(2) Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or
(3) Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).

(b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:
(1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.
(2) The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.
(3) The Local Jurisdiction consents to the delegation of inspection authority.
(4) The Director may revoke the delegation at any time.
(5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.

(c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.

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(d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.
(e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.
(f) When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.

§ 1270.07. Exceptions to Standards

(a) Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.
(b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative.
At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.
(c) Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.
(d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.
(e) If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.

§ 1270.08. Distance Measurements

All specified or referenced distances are measured along the ground, unless otherwise stated.

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Article 2 Ingress and Egress

§ 1273.00. Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.

(2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13′ 6″).

§ 1273.02. Road Surface

(a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.

(b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

§ 1273.03. Grades

(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.

(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

§ 1273.04. Radius

(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

(b) The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

§ 1273.05. Turnarounds

(a) Turnarounds are required on Driveways and Dead-end Roads.

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(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
(d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.
(d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.
(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.
Figure A/Image 1 on the left is a visual representation of paragraph (b).
(f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.
Figure B/Image 2 on the right is a visual representation of paragraph (b).

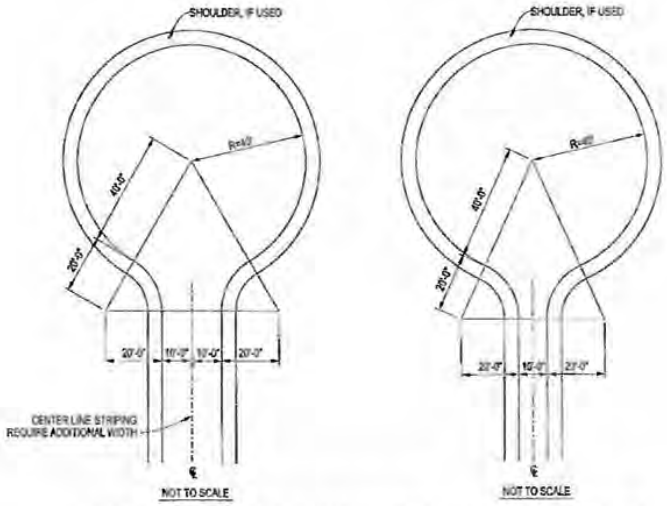

FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

§ 1273.07. Road and Driveway Structures

(a) Appropriate signing, including but not limited to weight or vertical clearance limitations, One-way Road or single traffic lane conditions, shall reflect the capability of each bridge.
(b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and

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Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.
(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.
(d) A bridge with only one traffic lane may be authorized by the Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

§ 1273.08. Dead-end Roads

(a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

parcels zoned for less than one acre - 800 feet
parcels zoned for 1 acre to 4.99 acres - 1,320 feet
parcels zoned for 5 acres to 19.99 acres - 2,640 feet
parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the Road surface at the intersection that begins the Road to the end of the Road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.
(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

§ 1273.09. Gate Entrances

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13′ 6″).
(b) All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.
(c) Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.
(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

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Article 3 Signing and Building Numbering

§ 1274.00. Intent

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved Roads and Buildings shall be designated by names or numbers posted on signs clearly visible and legible from the Road. This section shall not restrict the size of letters or numbers appearing on road signs for other purposes.

§ 1274.01. Road Signs.

(a) Newly constructed or approved Roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each Local Jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a Road providing access only to a single commercial or industrial Occupancy require naming or numbering.
(b) The size of letters, numbers, and symbols for Road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.

§ 1274.02. Road Sign Installation, Location, and Visibility.

(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.
(b) Signs required by this article identifying intersecting Roads shall be placed at the intersection of those Roads.
(c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:
(1) at the intersection preceding the traffic access limitation, and
(2) no more than one hundred (100) feet before such traffic access limitation.
(d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

§ 1274.03. Addresses for Buildings.

(a) All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.
(b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.
(c) Addresses for residential Buildings shall be reflectorized.

§ 1274.04. Address Installation, Location, and Visibility.

(a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.
(b) Where access is by means of a private Road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.
(c) Address signs along one-way Roads shall be visible from both directions.
(d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

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(e) Where a Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest Road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.
(f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Article 4 Emergency Water Standards

§ 1275.00. Intent

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire.

§ 1275.01. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the Local Jurisdiction.

§ 1275.02. Water Supply.

(a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the Local Jurisdiction.
(b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.
(c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.
(d) Nothing in this article prohibits the combined storage of emergency Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.
(e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

§ 1275.03. Hydrants and Fire Valves.

(a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.
(b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.
(c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.

§ 1275.04. Signing of Water Sources.

(a) Each hydrant, fire valve, or access to water shall be identified as follows:
    (1) if located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or
    (2) if located along a road,

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(i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or
(ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

§ 1275.04. Signing of Water Sources.

(a) Each Fire Hydrant or access to water shall be identified as follows:
(1) if located along a Driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the Driveway address sign and mounted on a fire retardant post, or
(2) if located along a Road,
(i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said Fire Hydrant with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the Driveway, or
(ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Article 5 Building Siting, Setbacks, and Fuel Modification

§ 1276.00 Intent

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.

§ 1276.01. Building and Parcel Siting and Setbacks

(a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).
(b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:
(1) non-combustible block walls or fences; or
(2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
(3) hardscape landscaping; or
(4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
(5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

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§ 1276.02. Ridgelines

(a) The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:

(1) Topography;
(2) Vegetation;
(3) Proximity to any existing or proposed residential, commercial, or industrial land uses;
(4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;
(5) Ability to support effective fire suppression; and
(6) Other factors, if any, deemed relevant by the Local Jurisdiction.

(b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.

(c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).

(1) New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.
(2) Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.
(3) Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.

(d) The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.

§ 1276.03. Fuel Breaks

(a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

(1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or
(2) an application for a change of zoning increasing zoning intensity or density; or
(3) an application for a change in use permit increasing use intensity or density.

(b) Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

(c) Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

(d) Fuel Breaks may be required at locations such as, but not limited to:

(1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;
(2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;
(3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;

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Appendix E: El Dorado Co. Code Section 110.16 Uniform Building Code

Specific Provisions Applicable to the Project that are found in the El Dorado County Code.

Fire Protection System Shop Drawings

Sec. 110.16.030. - International Building Code, Appendix Chapter 1 Section 106.1.1.1—Fire protection system shop drawings.

Appendix Chapter 1 Section 106.1.1.1 of the International Building Code shall have added:

Plans for buildings more than two stories in height of other than Group R, Division 3 and Group U Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing, and communication conduits, pipes, and similar systems.

The installer shall submit plans showing the proposed installation, indicating the location of the equipment and such accessories as may be required to ensure the proper and safe performance of its function.

(Code 1997, § 15.16.030; Ord. No. 4948, 10-19-2010)

Class A Roof Cover Requirements

Sec. 110.16.110. - International Building Code As Amended, Chapter 15, Section 1505, Fire classification.

Section 1505 of the International Building Code is amended to read:

1505.1.2 Roof coverings within the unincorporated area of El Dorado County:

The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure shall be a fire-retardant roof covering that is at least Class A for all residential occupancies and Class B for all commercial, industrial and public assembly buildings.

Where, in any specific case, different sections of applicable codes specify different materials, methods of construction, or other requirements, the most restrictive provisions shall govern.

(Code 1997, § 15.16.110; Ord. No. 4948, 10-19-2010)

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Appendix F: El Dorado County Fire Chiefs Association Standards

The El Dorado County Fire Chiefs Association has developed a series of fire protection standards that are designed to assist landowners, developers and builders understand and interpret the fire protection design criteria locally. All of the current fire protection standards can be accessed at the following location:

Fire Prevention Officers - El Dorado County Fire Chiefs Association (edchiefs.org).

The following fire protection standards may apply to this tentative parcel map project:

Standard B-001; Addressing of Buildings
Standard B-002; Automatic & Manual Gates on Fire Access Roadways and Driveways
Standard B-003; Emergency Apparatus Access Ways
Standard D-003; Water Supplies for Suburban and Rural Firefighting
Standard G-001; Fire Department Access & Clearances During Construction
Standard H-005; Solar Photovoltaic Standard
Standard R-001; Construction of Residential Buildings (EDHFD Specific)
Standard 7; Residential Setback for Structure Defensible Space (EDHFD Specific)

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Appendix G: EDHCWD Ordinance 2022-01 (Fire Code)

EL DORADO HILLS COUNTY WATER DISTRICT

EL DORADO HILLS FIRE DEPARTMENT

ORDINANCE NO. 2022-01

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE EL DORADO HILLS COUNTY WATER DISTRICT AS FOLLOWS:

An ordinance of the El Dorado Hills County Water District (EDHCWD) adopting the 2022 Edition of the *California Fire Code*, incorporating the 2021 Edition of the *International Fire Code*, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the EDHCWD; providing for the issuance of permits and collection of fees therefor; Repealing Ordinance No. 2019-01 of the EDHCWD and all other ordinances and parts of the ordinances in conflict therewith.

Be it ORDAINED by the Board of Directors of the EDHCWD, also known as the El Dorado Hills Fire Department:

Section 1: **FINDINGS OF FACTS**
Section 2: **ADOPTION OF CODE WITH EXCLUSIONS**
Section 3: **LOCAL AMENDMENTS**
Section 4: **CONFLICT**
Section5: **SEVERABILITY**
Section 6: **EFFECTIVE DATE AND PUBLICATION**

SECTION 1: FINDINGS OF FACTS

The EDHCWD makes certain changes (listed below) to the *California Fire Code*, 2022 Edition, pursuant to *Health & Safety Code Sections 13869.7, 17958.5, 17958.7* and *18941.5* during this code adoption process. Such changes are necessary because of local climatic, geological and/or topographical conditions. The EDHCWD has adopted, pursuant to *Section 18941.5* of the *California Health & Safety Code*, the findings of facts relative to these conditions by Resolution #2019-10 of the EDHCWD dated September 19, 2019.

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SECTION 2: ADOPTION OF CODE WITH EXCLUSIONS

The EDHCWD adopts the 2022 *California Fire Code, Title 24, Part 9*, in its entirety, including Appendices, incorporating those sections of the *International Fire Code*, 2021 edition not adopted by the state, with the exclusions listed below:

Exclusions: 103, 309, 311.5, 311.6, 318, 403.3, 403.5, 403.8, 403.10, 403.11, 404, 406, 903.3.1.2, 904.1.1, 1103.1, 1103.3-1103.4, 1103.6, 1105, Chapter 26, D104.2 (Exception only), D106.1 (Exception only), D107.1 (Exceptions only), Appendix A, Appendix G, Appendix J, Appendix K, Appendix L, Appendix M, Appendix N, Appendix O.

Appendices not adopted can be used for reference in enforcing other sections of the 2022 *California Fire Code*.

SECTION 3: AMENDMENTS TO THE 2022 CALIFORNIA FIRE CODE

The following Sections are hereby amended or added:

Chapter 1

SECTION 101.1 "TITLE" SHALL BE AMENDED AS FOLLOWS:

Section 101.1 TITLE. These regulations shall be known as the Fire Code of *EDHCWD*, hereinafter referred to as "this code".

SECTION 105.5 "REQUIRED OPERATIONAL PERMITS" IS AMENDED AS FOLLOWS:

Section 105.5 Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.5.2 through 105.5.525.

SECTION 105.5.55 "AUTOMOBILE WRECKING YARDS" IS ADDED AS FOLLOWS:

Section 105.5.55 Automobile wrecking yards. *An operational permit is required for the operation of automobile wrecking yards.*

SECTION 105.6 "REQUIRED CONSTRUCTION PERMITS" IS AMENDED AS FOLLOWS:

Section 105.6 required construction permits. The fire code official is authorized to issue construction permits for work as set forth in sections 105.6.1 through 105.6.246.

SECTION 105.6.25 "AUTOMOBILE WRECKING YARDS" IS ADDED AS FOLLOWS:

Section 105.6.25 Automobile wrecking yards. *Construction permits are required for the installation of or modification to automobile wrecking yards.*

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SECTION 105.6.26 "TRAFFIC CALMING DEVICES" IS ADDED AS FOLLOWS:

105.6.26 Traffic calming devices. *Construction permits are required for the installation or modification of traffic calming devices.*

SECTION 107.5 "PERMIT, PLAN REVIEW AND INSPECTION FEES" SHALL BE ADDED AS FOLLOWS:

Section 107.5 Permit. *A schedule of fees adopted by the district board of directors for plan review, inspections and the issuance of permits by the district may be found in the most current district fee schedule (Health & Safety Code 17951).*

SECTION 107.5.1 "COST RECOVERY FEES" SHALL BE ADDED AS FOLLOWS:

Section 107.5.1 Cost Recovery Fees. *Fire service fees may be charged to any person, firm, corporation or business that through negligence, violation of the law, or as a result of carelessness, is responsible for the cause of the district to respond to the scene of an incident. A district board may charge a fee to cover the cost of any service which the district provides or the cost of enforcing any regulation for which the fee is charged (Health & Safety Code 13916). The fee shall not exceed the actual cost of suppressing the fire and/or responding to the scene of an incident.*

SECTION 107.7 "ADMINISTRATIVE COSTS" SHALL BE ADDED AS FOLLOWS:

Section 107.7 Administrative Costs. *When a test or inspection is scheduled, and the contractor fails to perform to the satisfaction of the authority having jurisdiction (AHJ), the AHJ may bill the contractor for actual time spent traveling to and from the test/inspection location and the time spent at the test/inspection site as well as administrative costs.*

SECTION 111.5 "APPEAL PROCEDURES AND TIMELINES" SHALL BE ADDED AS FOLLOWS:

Section 111.5 Appeal Procedures and Timelines. *Any person or entity who believes they may be adversely affected by an order, decision, or determination made by the fire code official through a written notice may appeal this matter within 15 calendar days of the postmark on the notice. All such appeals shall be filed in writing with the Secretary of the Governing Board for the district. A timely appeal shall stay further action by the fire code official until the matter is determined by the Appeal Board as outlined in Section 109.2, unless the issue poses an imminent fire or life safety hazard to members of the public. The fire code official shall notify the appellant by certified mail of the date and time of such hearing. The hearing shall be scheduled to take place no sooner than 20 calendar days from the date shown on the certified mail. The appellant shall have the right to appear in person or by agent at the hearing and present oral, written and/or photographic evidence to the Appeal Board.*

SECTION 112.4 "VIOLATION PENALTIES" SHALL BE AMENDED AS FOLLOWS:

Section 112.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official,

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or of a permit or certificate used under provisions of this code, shall be guilty of a *misdemeanor or infraction, at the discretion of the prosecuting attorney or agency*, punishable by a fine not more than *$100.00 for a first violation; A fine not exceeding $500.00 for a second violation of the same provision within one year; A fine not exceeding $1000.00 for each additional violation of the same provision within one year*, or by imprisonment not exceeding *180 days*, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense. (*Health & Safety Code Sections 13145 and 17995*).

SECTION 112.4.2 "CITATIONS" SHALL BE ADDED AS FOLLOWS:

***Section 112.4.2 Citations**. The Fire Chief, or his/her duly authorized representative, may issue citations for infractions or misdemeanor violations of this code pursuant to Section 13871 of the Health & Safety Code of the State of California and Chapter 5c (commencing with Section 853.6) of Title 3 of Part 2 of the Penal Code of the State of California.*

SECTION 113.4 "FAILURE TO COMPLY" SHALL BE AMENDED AS FOLLOWS:

Section 113.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be *punishable by a fine or imprisonment or both as described in Section 112.4 (Health & Safety Code Sections 13145 and 17995).*

Chapter 2

SECTION 202 "CAMPFIRE" SHALL BE ADDED AS FOLLOWS:

***CAMPFIRE.** A fire which is used for cooking, personal warmth, lighting, or aesthetic purposes.*

SECTION 202 "DISTRICT" SHALL BE ADDED AS FOLLOWS:

***DISTRICT**. The district and all other areas within the exterior boundaries thereof now or hereafter established.*

SECTION 202 "DRIVEWAY" SHALL BE ADDED AS FOLLOWS:

***DRIVEWAY.** A vehicular access that serves up to two (2) parcels with no more than two (2) residential units and any number of non-commercial or industrial buildings on each parcel.*

SECTION 202 "EXECUTIVE BODY" SHALL BE ADDED AS FOLLOWS:

***EXECUTIVE BODY**. The Board of Directors of the District.*

SECTION 202 "FIRE CHIEF" SHALL BE ADDED AS FOLLOWS:

***FIRE CHIEF**. The Chief Executive Fire Officer of the Fire department/district serving the jurisdiction or a duly authorized representative.*

SECTION 202 "FIRE HAZARD" SHALL BE ADDED AS FOLLOWS:

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***FIRE HAZARD**. Any condition, arrangement, or act which will increase, or may cause an increase of, the hazard or menace of fire to a greater than customarily recognized as normal by-persons in the public service of preventing, suppressing or extinguishing fire; or which may obstruct, delay, or hinder, or may become the cause of obstruction, delay or hinderance to the prevention, suppression, or extinguishment of fire.*

SECTION 202 "OPEN BURNING" SHALL BE AMENDED AS FOLLOWS:

OPEN BURNING. The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge-pots and similar devices associated with safety or occupational uses typically considered open flames. For the purpose of this definition, a chamber shall be regarded as enclosed when, during the time combustion occurs, only apertures, ducts, stacks, flues or chimneys necessary to provide combustion air and permit the escape of exhaust gas are open.

Open burning shall also include campfires, bonfires, portable outdoor fireplaces, ceremonial fires, and recreational fire as defined in the Fire Code.

Exception:

1. *UL or ASMI listed LPG or natural gas outdoor flame devices, such as gas BBQ's or gas fire pits that comply with the Fire Code.*
2. *For one-or two-family dwellings, fixed or portable outdoor flame devices that meet the following:*
   a. *Devices shall comply with the Fire Code.*
   b. *Devices shall be used per manufacturer's specifications.*
   c. *Minimum 10-foot clearance from device to all flammable material and vegetation.*
   d. *No burning shall be conducted during high or extreme fire weather conditions (e.g., National Weather Service Red Flag Warnings).*
3. *Campfires on private lands. Where required by the fire code official, a permit shall be issued by the fire code official.*
4. *Ceremonial and/or religious burning with the following safety measures:*
   a. *Maximum 4-foot x 4-foot burn area.*
   b. *Minimum 10-foot clearance from edge of burn area to all flammable material and vegetation.*
   c. *An approved water supply is located within 500-feet of the burn area.*
   d. *The burn area is located no less than 30-feet from adjoining property lines.*
   e. *An adult is present with a shovel until the fire is extinguished.*
   f. *No burning shall be conducted during high or extreme fire weather conditions (e.g., National Weather Service Red Flag Warnings).*

SECTION 202 "TRAINED CROWD MANAGER" SHALL BE ADDED AS FOLLOWS:

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TRAINED CROWD MANAGER. *Standby personnel, usually a security guard or usher personnel, who are trained in the proper procedure to exit people from a tent or other place of public assemblage in an orderly and calm fashion in the event of an emergency*

Chapter 3

SECTION 302.1 "DEFINITIONS" SHALL BE AMENDED AS FOLLOWS:
3D PRINTER.
ADDITIVE MANUFACTURING.
BONFIRE.
CAMPFIRE.
HI-BOY.
HIGH-VOLTAGE TRANSMISSION LINE.
OPEN BURNING.
PORTABLE OUTDOOR FIREPLACE.
POWERED INDUSTRIAL TRUCK.
RECREATIONAL FIRE.
SKY LATTERN.

SECTION 307.4.4 "OPEN BURNING RESTRICTIONS" SHALL BE ADDED AS FOLLOWS:

Section 307.4.4 Open Burning Restrictions. *Open burning on all lands within the jurisdiction of the El Dorado Hills Fire Department (EDHFD), including the Local Response Area (LRA), is prohibited when the California Department of Forestry and Fire Protection (Cal Fire) issues a burn suspension in the State Responsibility Area (SRA). This prohibition shall be made effective 24-hours following its commencement in the SRA.*

Open burning is also prohibited on all lands within the jurisdiction of EDHFD at any time the fire code official determines that atmospheric conditions or other local circumstances make such fires hazardous, including factors such as high winds, low fuel moisture, fire weather, the issuance of red flag warnings, severe threat of wildland fire, or present risk of destruction by wildfire to life, wildlife, property, or natural resources.

Chapter 4

SECTION 401.2.1 "PRE-FIRE PLANS" IS ADDED AS FOLLOWS:

Section 401.2.1 Pre-fire plans. *Where required by the fire code official, a pre-fire plan shall be provided and approved by the fire code official for all new commercial structures.*

Chapter 5

SECTION 503.2.1 "DIMENSIONS" SHALL BE AMENDED AS FOLLOWS:

Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, *as measured from face of curb to face of curb*, except for approved security gates in accordance with Section 503.6, and an

unobstructed vertical clearance of not less than *15 feet. Driveways shall have an unobstructed width of not less than 12 feet wide.*

SECTION 503.2.5 "DEAD ENDS" SHALL BE AMENDED AS FOLLOWS:

Section 503.2.5 Dead Ends. Dead-end fire apparatus access roads *and driveways* in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus.

SECTION 503.2.6 "BRIDGES AND ELEVATED SURFACES" SHALL BE AMENDED AS FOLLOWS:

Section 503.2.6 Bridges and Elevated Surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17, *the current El Dorado County Transportation Division Bridge Standard or Appendix D of the current California Fire Code, whichever is more restrictive.* Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

SECTION 503.3.1 "NO PARKING IN FIRE LANES" SHALL BE ADDED AS FOLLOWS:

Section 503.3.1 No Parking In Fire Lanes. *No person shall stop, park, or leave standing any vehicle, whether attended or unattended, except when necessary to avoid conflict with other traffic or in compliance with the directions of the Fire Chief, or his/her duly authorized representative, Peace Officer or official traffic control device along the edge of any highway, at any curb, or in any location in a publicly or privately owned or operated off-street parking facility, designated as a fire lane by the district with jurisdiction over the area in which the place is located. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE".*

SECTION 503.3.2 "NO PARKING IN FRONT OF HYDRANTS" SHALL BE ADDED AS FOLLOWS:

Section 503.3.2 No Parking In Front of Hydrants. *No person shall stop, park, or leave standing any vehicle within 15 feet of a fire hydrant except as follows: (a) If the vehicle is attended by a licensed driver who is seated in the front seat and who can immediately move such vehicle in case of necessity, (b) If the vehicle is owned or operated by a fire department and is clearly marked as a fire department vehicle.*

SECTION 503.3.3 "FIRE LANES BASED ON ROAD WIDTH" SHALL BE ADDED AS FOLLOWS:

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Section 503.3.3 Fire Lanes Based on Road Width. *Fire lanes shall be based on road width as required in Appendix D as amended by the District.*

SECTION 503.6 "SECURITY GATES" IS AMENDED AS FOLLOWS:

Section 503.6 Security Gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official *and shall comply with the District gate standard.* Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

SECTION 505.1 "ADDRESS IDENTIFICATION" SHALL BE AMENDED AS FOLLOWS:

Section 505.1 Address Identification. *Addresses for new and existing buildings shall comply with the District address standard as approved by the fire code official.* The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of $^1/_2$ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

SECTION 507.5.1 "WHERE REQUIRED" SHALL BE AMENDED AS FOLLOWS:

Section 507.5.1 Where Required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

SECTION 509.3 "FIRE CONTROL ROOM" SHALL BE ADDED AS FOLLOWS:

Section 509.3 Fire Control Room. *Fire sprinkler risers, fire alarm control panels, solar photovoltaic power system rapid shutoff switches, and other fire detection, suppression or similar control elements shall be located inside a single fire control room for the building. The fire control room shall have minimum dimensions of five feet by seven feet in size with a total usable area of not less than 35 square feet. The room shall be located within the building on an outside wall at a location approved by the Fire Code Official and shall be accessible from the exterior. An exterior access door with a clear width of not less than 32 inches and height of not less than 80 inches shall be provided for access into the room. A durable sign shall be affixed to the exterior of the door with the words "FIRE CONTROL ROOM" in letters not less*

than 4 inches in height. A key box complying with Section 506 shall be installed on the exterior side of the fire control room door opening.

The room must be capable of maintaining a minimum temperature of 40 degrees Fahrenheit. A clearance of 12 inches shall be provided from the fire sprinkler risers to any adjacent walls. This room can be a shared with other building utilities or fire protection equipment that is not incompatible. An approved cabinet or container shall be provided to store record plans of the fire sprinkler system and other fire protection equipment. This room shall not be used for any other storage.

> ***Exception:*** *One-and two-family dwellings, manufactured homes or similar uses defined as either a Group R-3, R3.1, or R-4 occupancy.*

SECTION 510.4.2.3 "STANDBY POWER" SHALL BE AMENDED AS FOLLOWS:

Section 510.4.2.3 Standby power. In-building, two-way emergency responder communication radio coverage systems shall be provided with dedicated standby batteries or provided with 2-hour standby batteries and connected to the facility generator power system in accordance with Section 1203. The standby power supply shall be capable of operating the in-building, two-way emergency responder communication coverage system at 100-percent system capacity for a duration of not less than 72 hours.

Chapter 9

SECTION 903.2 "WHERE REQUIRED" SHALL BE AMENDED AS FOLLOWS:

Section 903.2 Where Required. Approved automatic sprinkler systems *in new buildings and structures when constructed or relocated within the jurisdiction shall be provided in the locations* described in Sections 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.23.

> ***Exception:*** *Agricultural buildings not under a special use permit used for commercial purposes.*

SECTION 903.2.1.1 "GROUP A-1" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.1 Group A. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds *3,600* square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex

SECTION 903.2.1.2 "GROUP A-2" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2

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occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds *3,600* square feet;
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds *3,600* square feet, contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

SECTION 903.2.1.3 "GROUP A-3" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds *3,600* square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds *3,600* square feet, contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

SECTION 903.2.1.4 "GROUP A-4" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds *3,600* square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

SECTION 903.2.3 "GROUP E" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than *3,600* square feet in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

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Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.
4. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.
5. Throughout any Group E structure greater than *3,600* square feet in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.
6. For public school state funded construction projects see Section 903.2.19.
7. For public school campuses, Kindergarten through 12th grade, see Section 903.2.20

SECTION 903.2.4 "GROUP F-1" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds *3,600* square feet.
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds *3,600* square feet.

SECTION 903.2.7 "GROUP M" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds *3,600* square feet.
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds *3,600* square feet.
5. The structure exceeds *3,600* square feet, contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.

SECTION 903.2.7.2 "GROUP M UPHOLSTERED FURNITURE OR MATTRESSES" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.7.2 Group M Upholstered Furniture or Mattresses. An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds *3,600* square feet.

SECTION 903.2.8.5 "MANUFACTURED HOMES" SHALL BE ADDED AS FOLLOWS:

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Section 903.2.8.5 Manufactured Homes. *An automatic fire sprinkler system shall be required in all new manufactured homes and multi-family manufactured homes intended for use as a one-and two-family dwelling. The design and installation of such systems shall be in accordance with California Code of Regulations, Title 25, §4300.*

Exceptions:

1. *Manufactured homes located within an existing mobile home park complying with California Health and Safety Code, Division 13, Part 2.1 or 2.3.*
2. *Manufactured homes that do not exceed 1,200 square feet in size and serve as an accessory dwelling unit, as defined in Government Code Section 658502; when the existing primary residence on the property is not required to comply with California Residential Code Section R313.2.*
3. *Manufactured homes that do not exceed 320 square feet in size.*

SECTION 903.2.9 "GROUP S-1" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds *3,600* square feet.
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds *3,600* square feet.
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds *3,600* square feet.

SECTION 903.2.10 "GROUP S-2" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as parking garages where any of the following conditions exist:

1. Where the fire area of the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, exceeds *3,600* square feet.
2. Where the enclosed parking garage, in accordance with Section 406.6 of the California Building Code, is located beneath other groups.

   Exception: Enclosed parking garages located beneath Group R-3 occupancies.
3. Where the fire area of the open parking garage, in accordance with Section 406.5 of the California Building Code, exceeds *3,600* square feet.

SECTION 903.2.10.1 "COMMERCIAL PARKING GARAGES" SHALL BE AMENDED AS FOLLOWS:

Section 903.2.10.1 Commercial Parking Garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where the fire area exceeds *3,600* square feet.

SECTION 903.2.22 "GROUP B" SHALL BE ADDED AS FOLLOWS:

Section 903.2.22 Group B. *An automatic sprinkler system shall be provided throughout all buildings containing Group B occupancies where the fire area exceeds 3,600 square feet.*

SECTION 903.2.23 "GROUP F-2" SHALL BE ADDED AS FOLLOWS:

Section 903.2.23 Group F-2. *An automatic sprinkler system shall be provided throughout all buildings containing Group F-2 occupancies where the fire area exceeds 3,600 square feet.*

SECTION 903.6 "WHERE REQUIRED IN EXISTING BUILDINGS AND STRUCTURES" IS AMENDED AS FOLLOWS:

Section 903.6 Where Required In Existing Buildings and Structures. An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11 *and as follows:*

1. When there is a change in occupancy classification that results in an increased life safety or fire risk, as determined by the fire code official, and the structure exceeds 3,600 square feet, an automatic fire sprinkler system shall be installed throughout the building.
2. *In existing buildings 3,600 square feet or greater, other than one and two-family dwelling units, and agricultural buildings not under special use permit for commercial purposes, where the floor area of the building or structure is increased, such building or structure shall be made to conform to Section 903.2.*

   Exception: *When the building increase is less than 500 square feet.*
3. *In existing buildings 3,600 square feet or less, other than one-and two-family dwelling units, and agricultural buildings not under special use permit for commercial purposes, where the floor area of the building or structure is increased to a total square footage over 3,600 square feet, such building or structure shall be made to conform to Section 903.2.*

   Exception: *When the building increase is less than 500 square feet.*

SECTION 907.2. "WHERE REQUIRED – NEW BUILDINGS AND STRUCTURES" SHALL BE AMENDED AS FOLLOWS:

Section 907.2. Where Required – New Buildings and Structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.~~29~~30 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Not fewer than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers or automatic fire alarm systems, a single fire alarm box shall be installed at a location approved by the enforcing agency.

Exceptions:

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1. The manual fire alarm box is not required for fire alarm control units systems dedicated to elevator recall control, supervisory service and fire sprinkler monitoring.
2. The manual fire alarm box is not required for Group R-2 occupancies unless required by the fire code official to provide a means for fire watch personnel to initiate an alarm during a sprinkler system, impairment event. Where provided, the manual fire alarm box shall not be located in an area that is open to the public.
3. The manual fire alarm box is not required to be installed when approved by the fire code official.
4. *A fire alarm system is not required in one and two-family dwellings, agricultural buildings, and other occupancies classified as Group U not under special use permit and/or not used for commercial purposes (e.g. retail sales, food service, and/or special events).*
5. *Buildings with a floor area less than 500 square feet may be exempt, as determined by the fire code official based on building construction material and features, location, occupancy type, and distance to exposures.*

SECTION 907.2.1.4 "GROUP A UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.1.4 Group A Under 3,600 Square Feet. *An approved fire alarm system shall be installed in all group A buildings with a floor area less than 3,600 square feet.*

SECTION 907.2.2.3 "GROUP B UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.2.3 Group B Under 3,600 Square Feet. *An approved fire alarm system shall be installed in all group B buildings with a floor area less than 3,600 square feet.*

SECTION 907.2.3.11 "GROUP E UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.3.11 Group E Under 3,600 Square Feet. *An approved fire alarm system shall be installed in all group E buildings with a floor area less than 3,600 square feet.*

SECTION 907.2.4.1 "GROUP F UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.4.1 Group F Under 3,600 Square Feet. *An approved fire alarm system shall be installed in all group F buildings with a floor area less than 3,600 square feet.*

SECTION 907.2.5.2 "GROUP H UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.5.2 Group H Under 3,600 Square Feet. *An approved fire alarm system shall be installed in all group H buildings with a floor area less than 3,600 square feet.*

SECTION 907.2.6.6 "GROUP I UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.6.6 Group I Under 3,600 Square Feet. *An approved fire alarm system shall be installed in all group I buildings with a floor area less than 3,600 square feet.*

SECTION 907.2.7.2 "GROUP M UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.7.2 Group M Under 3,600 Square Feet. *An approved fire alarm system shall be installed in all group M buildings with a floor area less than 3,600 square feet.*

SECTION 907.2.8.4 "GROUP R-1 UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.8.4 Group R-1 Under 3,600 Square Feet. *An approved fire alarm system shall be installed in all group R-1 buildings with a floor area less than 3,600 square* feet.

SECTION 907.2.9.4 "GROUP R-2, R-2.1, R-2.2 UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.9.4 Group R-2, R-2.1, R-2.2 Under 3,600 Square Feet. *An approved fire alarm system shall be installed in all group R-2, R-2.1, R-2.2 buildings with a floor area less than 3,600 square feet.*

SECTION 907.2.10.1 "GROUP S UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.10.1 Group S Under 3,600 Square Feet. *An approved fire alarm system shall be installed in all group S buildings with a floor area less than 3,600 square feet.*

907.2.30 "TYPE I HOOD INSTALLATIONS" SHALL BE ADDED AS FOLLOWS:

907.2.30 "Type I Hood Installations*. The requirement of installation, or replacement, of a Type I Hood System shall require a fire alarm/sprinkler monitoring system to be installed, or for the hood system to be connected to an existing fire alarm/sprinkler monitoring system for that building.*

907.6.5 "MONITORING" SHALL BE AMENDED AS FOLLOWS:

907.6.5 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an *approved, UL certified, Type A Full Service central, proprietary or remote station service, which gives audible and visual signals at a constantly attended location. All sprinklered buildings shall be monitored.*

Exceptions:

1. *One- and two-family dwellings (R-3 Occupancies and other occupancies classified as "U").*

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2. *Agricultural buildings not under special use permit and/or not used for commercial purposes (e.g., retails sales, food service, and/or special events).*

SECTION 907.6.2.1 "SECONDARY POWER SUPPLY" SHALL BE ADDED AS FOLLOWS:

SECTION 907.6.2.1 SECONDARY POWER SUPPLY. *Where required by the fire code official, in accordance with NFPA 72, the secondary power supply providing a minimum 24-hour power capacity under quiescent load (system operating in a non-alarm condition) shall be amended to a minimum 72-hour power capacity.*

Exception: *The existence of an emergency back-up power supply that meets or exceed the requirements of California Fire Code Chapter 12.*

SECTION 907.9 "WHERE REQURIED IN EXISTING BUILDINGS" SHALL BE AMENDED AS FOLLOWS:

SECTION 907.9 Where Required. An approved fire alarm system shall be provided in existing buildings and structures where required in Chapter 11 and *in existing buildings with a floor area less than 3,600 square feet without an approved automatic sprinkler system, other than one- or two-family dwelling units, agricultural building not under special use permit for commercial purposes where a fire alarm detection system does not exist and the floor area of the building or structure is increased*

Exception: *When the building increase is less than 500 square feet.*

Chapter 12

SECTION 1203.1.3 "INSTALLATION" SHALL BE AMENDED AS FOLLOWS:

Section 1203.1.3 Installation. Emergency power systems and standby power systems shall be installed in accordance with the California Building Code, the California Electrical Code, NFPA 110 and NFPA 111. *All buildings, other than one- and two-family dwelling units, and agricultural buildings not used for commercial purposes, with standby power, shall have a shunt trip device that disconnects all power sources to the building, approved by the fire code official. Existing installations shall be maintained in accordance with the original approval.*

Chapter 33

SECTION 3311.3 "PREMISE IDENTIFICATION" SHALL BE ADDED AS FOLLOWS:

Section 3311.3 Premise Identification. *Prior to and during construction, an approved address sign shall be provided at each fire and emergency vehicle access road entry into the project.*

SECTION 3313.1 "WHEN REQUIRED" SHALL BE AMENDED AS FOLLOWS:

Section 3313.1 When Required. An approved water supply for fire protection, either temporary or permanent, shall be *installed and maintained in continuous operation* as soon as combustible building materials arrive on site, the commencement of vertical combustible

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construction and on installation of a standpipe system in buildings under construction, in accordance with Sections 3313.2 through 3313.5.

Exception: The fire code official is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

Chapter 50

SECTION 5001.7 "LIABILITY FOR DAMAGES" SHALL BE ADDED AS FOLLOWS:

Section 5001.7 Liability for Damages. *Any damages or cost resulting from the negligence, violation of the law, careless handling, spill or discharge of any hazardous materials shall constitute debt against any such person, firm or corporation causing such spill or discharge. This debt is collectible by the Fire Chief, or his/her duly authorized representative, in the same manner as in the case of an obligation under contract, expressed or implied.*

Chapter 56

SECTION 5601.2 "PERMIT REQUIRED" SHALL BE AMENDED AS FOLLOWS:

Section 5601.2 Permit Required. Permits shall be required as set forth in Section 105.5 and regulated in accordance with this section. *Where fireworks permits are required, they shall be issued by the Fire Chief, or his/her duly authorized representative, and the El Dorado County Board of Supervisors.*

Chapter 57

SECTION 5704.2.9.6.1 "LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED" SHALL BE AMENDED AS FOLLOWS:

SECTION 5704.2.9.6.1 Locations Where Above-Ground Tanks are Prohibited. Storage of Class I and Class II flammable liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited. *Storage of Class I and Class II flammable liquids in above-ground tanks outside of buildings is prohibited unless approved by the fire code official.*

SECTION 5706.2.4.4 "LOCATIONS WHERE ABOVE-GROUND TANKS ARE PROHIBITED" SHALL BE AMENDED AS FOLLOWS:

SECTION 5706.2.4.4 Locations Where Above-Ground Tanks are Prohibited. The storage of Class I and Class II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited. *Storage of Class I and Class II liquids in above-ground tanks is prohibited unless approved by the fire code official.*

Chapter 58

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SECTION 5806.2 "LIMITATIONS" SHALL BE AMENDED AS FOLLOWS:

SECTION 5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited. *Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited unless approved by the fire code official.*

Chapter 61

SECTION 6104.2 "MAXIMUM CAPACITY WITHIN ESTABLISHED LIMITS" SHALL BE AMENDED AS FOLLOWS:

SECTION 6104.2 Maximum Capacity within Established Limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons. *The storage of liquefied petroleum gas in excess of an aggregate of 2,000-gallon water capacity when located at least one-half (1/2) mile from property zoned or designated for residential use and at least one-half (1/2) mile from existing residential development with a density greater than one (1) dwelling unit per acre and at least one-half (1/2) mile from any hotel or motel is allowed when approved by the fire code official, and a special/conditional use permit is issued by the County of El Dorado.*

Dispensing within established limits. Within the limits established by law restricting the dispensing of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons. The dispensing of liquefied petroleum gas in excess of an aggregate of 2,000-gallon water capacity when located at least one-half (1/2) mile from property zoned or designated for residential use and at least one-half (1/2) mile from any hotel or motel is allowed when approved by the fire code official and a special/conditional use permit is issued by the County of El Dorado.

Chapter 80

SECTION 80, NFPA 1-22, CHAPTER 22 "AUTOMOTIVE WRECKING YARDS" IS ADOPTED, AMENDED SECTIONS AS FOLLOWS:

Revise Section 22.3 as follows:

22.3 Fire department access roads shall be in accordance with the California Fire Code, Section 503 and Appendix D.

Add new Section 22.10 as follows:

22.10 Stored vehicles, boats, recreational vehicles, parts, and equipment shall not be stored within 30 feet of adjacent property lines.

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SECTION 80, NFPA, 13D-22 – "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE-AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES" IS AMENDED AS FOLLOWS: 903.3.1.3, 903.3.5.1.1

NFPA 13D, Amended Sections as follows:

Add new Section 4.6 as follows:

4.6 *Residential fire sprinkler systems installed in all new one-and two-family dwellings shall utilize a "Passive Purge" system design unless otherwise approved by the fire code official.*

> ***Exception:*** *Manufactured home installed, tested and approved by the California Department of Housing and Community Development.*

Revise Section 5.1.1.2 as follows:

5.1.1.2 *A supply of at least one of each type and temperature sprinkler used within the premises shall be maintained on the property at an approved location. Spare sprinklers shall be kept in a mounted and accessible cabinet.*

Revise Section 7.6 as follows:

7.6 *A local audio/visual device activated upon water flow shall be provided on all fire sprinkler systems in homes at an approved location on the exterior of the dwelling.*

Revise Section 11.2.1.1 as follows:

11.2.1.1 Where a fire department pumper connection is not provided, the system shall be hydrostatically tested at *a minimum pressure of 150 pounds per square inch gauge for no less than a 30-minute duration without evidence of leakage. Such test shall be witnessed by the fire code official.*

Appendix B – Fire Flow Requirements for Buildings

TABLE B105.1(1) "REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES" SHALL BE AMENDED AS FOLLOWS:

TABLE B105.1(1) REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
0 – 3,600	No automatic sprinkler system	1,000	1

3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
MAJOR SUBDIVISIONS (5 PARCELS OR GREATER)			
0 – 3,600	Section 903.3.1.3 of the CA Fire Code or Section 313.3 of the CA Residential Code	*1,000*	*1*
3,601 and greater	Section 903.3.1.3 of the CA Fire Code or Section 313.3 of the CA Residential Code	1/2 value of Table B105.1(2) *(min. 1000 GPM)*	2
OTHER RESIDENTIAL DEVELOPMENT			
0 – 3,600	Section 903.3.1.3 of the CA Fire Code or Section 313.3 of the CA Residential Code	500	*1*
3,601 and greater	Section 903.3.1.3 of the CA Fire Code or Section 313.3 of the CA Residential Code	1/2 value of Table B105.1(2) *(min. 750 GPM)*	1

TABLE B105.2 "REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES" SHALL BE AMENDED AS FOLLOWS:

TABLE B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the CA Fire Code	25% of the value in Table B105.1(2) [b]	Duration in Table B105.1(2) at the reduced flow rate

b. The reduced fire flow shall not be less than 1,500 gpm

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Appendix D – Fire Apparatus Access Roads

SECTION D103.1 "ACCESS ROAD WIDTH WITH A HYDRANT" SHALL BE AMENDED AS FOLLOWS:

Section D103.1 Access Road Width with a Hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

Exception: *Driveways*

SECTION D103.2 "GRADE" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.2 Grade. Fire apparatus access roads *and driveways* shall not exceed *15.9% in grade unless approved by the fire code official or by the El Dorado County amended California Public Resource Code Title 14 / Design and Improvement Standards Manual.*

SECTION D103.3 "TURNING RADIUS" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.3 Turning Radius. The minimum turning radius shall be determined by the fire code official; *and shall not include curb and gutter.*

SECTION D103.5 "FIRE APPARATUS ACCESS ROAD GATES" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.5 Fire Apparatus Access Road Gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 15 feet (3658 mm).
2. Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

SECTION D103.6.1 "ROADS 20 TO *29* FEET IN WIDTH" SHALL BE AMENDED AS FOLLOWS:

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SECTION D103.6.1 Roads 20 to *29* feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both side of fire apparatus access roads that are 20 to *29* feet wide (6096 to *8534.4* mm).

SECTION D103.6.2 "ROADS MORE THAN *29* FEET IN WIDTH" SHALL BE AMENDED AS FOLLOWS:

SECTION D103.6.2 Roads more than *29* feet in Width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than *29* feet wide (8534.4 mm) and less than *36* feet wide (*10972.8* mm).

SECTION D104.4 "CIRCUMFERENTIAL FIRE APPARATUS ACCESS ROADS" SHALL BE ADDED AS FOLLOWS:

SECTION D104.4 Circumferential Fire Apparatus Access Roads. *When required by the fire code official, a fire apparatus access road shall be constructed to encompass the entirety of a structure and shall provide a continuous means of emergency vehicle access.*

SECTION 4: CONFLICT

That Ordinance No. 2019-01 of the EDHCWD, and all other ordinances or parts of ordinances herewith are hereby repealed.

SECTION 5: SEVERABILITY

If any Ordinance, article, subsection or subdivision thereof, provision, sentence, clause or phrase of this code, or any application thereof, is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the remaining provisions of this code, which can be given effect without the invalid portions and, therefore, such invalid portions are declared to be severable. The EDHCWD hereby declares that it would have enacted this Ordinance and each of its articles, sections, subsections, or subdivisions thereof, provisions, sentences, clauses or phrases irrespective of the fact that one or more of them is declared invalid.

SECTION 6: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall take effect thirty (30) days after its adoption. The EDHCWD Board Secretary is directed to publish this ordinance in a newspaper of general circulation in the District. In lieu of publication of the full text of the ordinance, a summary of the ordinance may be published by the by the Board Secretary within fifteen (15) days after its passage and a

certified copy shall be posted in the office of the EDHCWD pursuant to *Government Code Section 36933(c) (1)*.

The above Ordinance was introduced at a meeting of the Board of Directors of the EDHCWD on September 15, 2022, and it was then read for the first time. A public hearing was set for the Ordinance to be read for the second time on October 20, 2022 and approved by the following vote:

PASSED AND ADOPTED by the Board of Directors of the EDHCWD this, 20th day of October, 2022.

AYES: 5
NOES: 0
ABSENT: 0
ABSTAIN: 0

Bobbi Bennett, Board President

ATTEST:

Jessica Braddock, Board Secretary

Appendix H: EDHCWD Ordinance 2023-01 (Unimproved Parcel Maint.)

EL DORADO HILLS COUNTY WATER DISTRICT

EL DORADO HILLS FIRE DEPARTMENT

ORDINANCE NO. 2023-01

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE EL DORADO HILLS COUNTY WATER DISTRICT AS FOLLOWS:

AN ORDINANCE OF THE EL DORADO HILLS COUNTY WATER DISTRICT RELATED TO HAZARDOUS VEGETATION MANAGEMENT ON UNIMPROVED PARCELS, AND DECLARING CERTAIN HAZAROUS VEGETATION AND COMBUSTIBLE MATERIALS A PUBLIC NUISANCE, AND PROVIDING FOR THE REMOVAL THEREOF.

Be it ORDAINED by the Board of Directors of the El Dorado Hills County Water District (EDHCWD), also known as the El Dorado Hills Fire Department:

Section 1: **FINDINGS OF FACTS**
Section 2: **APPLICATION OF ORDINANCE**
Section 3: **DEFINITONS**
Section 4: **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**
Section 5: **CLEARANCE OF HAZARDOUS VEGETATION ON UNIMPROVED PARCELS**
Section 6: **ACCEPTABLE METHODS OF CLEARANCE**
Section 7: **DUTY TO ABATE HAZARDOUS VEGETATION AND COMBUSTIBLE MATERIAL**
Section 8: **CORRECTIVE ACTIONS**
Section 9: **INSPECTIONS BY THE EL DORADO HILLS FIRE DEPARTMENT**
Section 10: **REOCCURRING FIRE HAZARD**
Section 11: **PENALTIES**
Section 12: **ABATEMENT OF NUISANCE BY FIRE CODE OFFICIAL**
Section 13: **ABATEMENT PROCEDURES**
Section 14: **REAL ESTATE TRANSACTIONS**
Section 15: **CONFLICT**
Section 16: **SEVERABILITY**
Section 17: **EFFECTIVE DATE AND PUBLICATION**

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SECTION 1: **FINDINGS OF FACTS**

1.1 The El Dorado Hills County Water District (EDHCWD), also known as the El Dorado Hills Fire Department, is an independent water district established under Division 12, Part 2, Article 7, Section 31120[1] of the State Water Code; and

1.2 It is the intent of the Governing Board of EDHCWD that this Ordinance shall apply to an annual program for the Abatement of the growth and/or accumulation of weeds, grasses, shrubs, dormant brush, slash, tree limbs, hazardous vegetation and combustible materials on all designated Unimproved Parcels within the EDHCWD and maintenance of those parcels to prevent vegetation from growing back; and

1.3 All parcels within the EDHCWD have been identified and designated as being within either a State Responsibility Area (SRA) or Local Responsibility Area (LRA) Moderate, High or Very High Fire Hazard Severity Zone by the California Department of Forestry and Fire Protection (CAL FIRE) in accordance with the Fire and Resource Assessment Program (FRAP) Map; and

1.4 During the fire season, the EDHCWD generally has a dry, arid climate conducive to wildfires. EDHCWD has a very diverse and complex landscape, which includes dry, brush-covered, and grass-covered wildlands, mountainous areas, and other terrains which are home to many sensitive plant and animal species. Many of the EDHCWD's native and non-native plant species can be highly combustible during normal dry periods and have contributed to significant wildfires within the EDHCWD. Difficult topography, terrain, and weather conditions exacerbate the fire danger and the difficulty of fighting wildfires, and have resulted in catastrophic fire losses to life, property, and the environment; and

1.5 Catastrophic wildfire events pose a serious threat to the preservation of public peace, health and safety within any wildland urban interface and intermix communities. The proper implementation and enforcement of hazardous fuel regulations and landscaping requirements have been proven to reduce the impact from destructive wildfires through the mitigation of hazardous fuel conditions around homes and roadways; and

1.6 Wildfires with extreme fire behavior are occurring more often and growing larger in size. Eighteen (18) of the twenty (20) most destructive wildland fires in the State of California have occurred between 2002-2022. The County of El Dorado has a history of destructive wildfires which have burned within its boundaries. These include the 2007 Angora Fire, 2014 King Fire,

[1] A district may exercise any of the powers, functions, and duties which are vested in, or imposed upon, a fire protection district pursuant to the Fire Protection District Law of 1987, Part 3 (commencing with Section 13800) of Division 12 of the Health and Safety Code.

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2021 Caldor Fire and the 2022 Mosquito Fire. Climate change stressors, such as increased average air temperature, precipitation variability, reduced snowpack, drought and tree mortality, will lead to an increased frequency of large wildfires that will create adverse impacts on local communities in the County of El Dorado, including both El Dorado Hills and Latrobe; and

1.7 Of paramount importance to the Governing Board of EDHCWD and the citizens of El Dorado Hills and Latrobe are the protection of lives and structures from the threat of wildfire, and the safety of public safety personnel during wildfires. The proper maintenance of defensible space on Unimproved Parcels benefits property owners, public safety personnel, and all citizens of both El Dorado Hills and Latrobe by dramatically increasing the likelihood that structures will survive a wildfire, provides for firefighter safety during a wildfire, and generally aids in the protection of lives, property, and the environment; and

1.8 The Governing Board of EDHCWD finds and declares that the uncontrolled growth and/or accumulation of weeds, grasses, hazardous vegetation and combustible materials or obstructions on sidewalks, streets, and on lands or lots within the EDHCWD is dangerous or injurious to neighboring property and the health, safety, and welfare of residents of the EDHCWD. Such growth and accumulation constitute a public nuisance in that it creates fire hazards, reduces the value of private property, promotes blight and deterioration, invites plundering, constitutes an unattractive nuisance, and creates a hazard to the health, safety, and general welfare of the public; and

1.9 The purpose of this Ordinance is to provide for the removal of hazardous vegetation and combustible material from around the exterior of improvements situated in the jurisdiction of the EDHCWD to reduce the potential for fire and to promote the public health, safety, and welfare of the community. It is the further purpose of this Ordinance to establish a hazardous vegetation reduction program that provides a process to identify and abate hazardous vegetation on parcels and protect the lives and property of the citizens of the EDHCWD, while at the same time protecting sensitive plant and animal species and protecting against significant erosion and sedimentation. The removal of hazardous vegetation in the areas subject to this Ordinance is recognized as an essential action homeowners and property owners can take to increase the chances that homes, structures and other property will survive a wildfire, while protecting the natural environment. Regular fuels management and modifications consistent with the requirements of this Ordinance is necessary to ensure adequate defensible space is achieved; and

1.10 The defensible space required by this Ordinance is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structures, and there is no other feasible

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mitigation measure possible to reduce the risk of ignition or spread of wildfire to structures on adjacent improved parcels.

SECTION 2: **APPLICATION OF ORDINANCE**

2.1 This Ordinance is enacted pursuant to the powers granted to EDHCWD concerning the abatement of hazardous vegetation and combustible material as contained within California Health & Safety Code (HSC) Sections 13861(h), 13879 and 14875 et seq., and 14930 as well as authority granted under El Dorado County Codes & Ordinances (EDCC) Chapter 8.09, California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299.01 to .05, California Code of Regulations Title 19 §3.07 and California Code of Regulations Title 24, Part 9 (California Fire Code) Chapter 49, as amended. Additional authority for the abatement of nuisances, establishment of procedures, and establishment of real property lines through EDHCWD is provided in *applicable governing codes and regulations of the State of California.*

2.2 This Ordinance applies to Unimproved Properties regardless of size. The abatement of Hazardous Vegetation posing a Fire Hazard in the community shall occur in accordance with the regulations described in this Ordinance by no later than May 1st each year unless otherwise directed by the Fire Code Official. It shall be the duty of every owner, occupant, and person in control of an Unimproved Parcel of land or having an interest therein, to abate therefrom, and from all Unimproved Parcels of land, all Hazardous Vegetation, that constitutes a Fire Hazard and public nuisance which may endanger or damage neighboring property or forestland.

SECTION 3: **DEFINITIONS**

As used in this Ordinance, the following definitions shall apply:

3.1 **Abate or Abatement** means an act used to remove, destroy, eliminate, seize, impound, or any action taken to mitigate a public nuisance.

3.2 **Abatement Costs** means all costs incurred by the EDHCWD to enforce this ordinance and to abate the hazardous vegetation or combustible material on any property pursuant to this Article, including physical abatement costs, administration fees and any additional actual costs incurred for the abatement proceeding(s), including attorney's fees, if applicable.

3.3 **Biomass** means all green waste material generated during a fuel treatment project. Biomass includes, without limitation, all grass, weeds, vegetation, and tree trimmings.

3.4 **Board** means the Governing Board for the El Dorado Hills County Water District.

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3.5 **California Fire Code (CFC)** means code provisions found within California Code of Regulations Title 24, Part 9, as amended locally by EDHCWD.

3.6 **Citation or Administrative Citation** means a civil citation issued pursuant to the Ordinance stating there has been a violation of one or more provisions and setting the amount of the civil penalty to be paid by the responsible party.

3.7 **Combustible Material** means all rubbish, litter, or material of any kind other than hazardous vegetation that is combustible and endangers the public safety by creating a fire hazard.

3.8 **Days** means calendar days.

3.9 **Defensible Space** means that area described in California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299.02, Government Code 51182, Public Resources Code Section 4291, El Dorado County Codes & Ordinances Chapter 8.09 and as otherwise described in this Code, which is adjacent to each side of a building or Structure and must be cleared of Hazardous Vegetation, or Combustible Material, as set forth in this Ordinance.

3.10 **EDHCWD** means the El Dorado Hills County Water District of El Dorado County, a political subdivision of the State of California.

3.11 **Fire Code Official** means the fire chief or other designated authority charged with the administration and enforcement of the code, or a duly authorized representative.

3.12 **Fire Hazard** means any condition, arrangement, act, or omission which:

3.12.1 Increases, or may cause an increase of hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing, or extinguishing fire; or

3.12.2 May obstruct, delay, hinder, or interfere with the operations of a fire department or the egress of occupants in the event of fire.

3.13 **Fire Safe Plan** means a document prepared for a specific project or development proposed for a Wildland-Urban Interface (WUI) Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.

3.14 **Hazardous Vegetation** means any vegetation that is combustible and endangers the public safety by creating a fire hazard. Hazardous Vegetation includes material that in its natural state will readily ignite, burn, and transmit fire from native or landscape plants to any structure or other vegetation. Hazardous Vegetation includes, but is not limited to, dry grass and leaves, brush, weeds, green waste, dead or dying trees, low-hanging branches, litter, or other flammable vegetation that can create a Fire Hazard. Hazardous Vegetation shall not include a commercial agricultural crop that is being actively grown and managed by the property owner or his or her legal tenant.

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3.15 **Heritage Tree** means any mature tree or mature stand of trees designated by the County of El Dorado as having historic or cultural significance.

3.16 **Improved Parcel.** Means a portion of real property of any size which is located in an area primarily intended for residential uses, the area of which is determined by the assessor's maps and records, and which may be identified by an Assessor's Parcel Number, upon which a structure is located.

3.17 **Ladder Fuels** means fuels that can carry a fire vertically between or within Combustible Material or Hazardous Vegetation.

3.18 **Parcel** means a portion of real property of any size, the area of which is determined by the Assessor's maps and records, and which may be identified by an Assessor's Parcel Number.

3.19 **Real Estate Transaction** means the transfer of real property between individuals or entities.

3.20 **Responsible Person(s)** means an owner, tenant, occupant, lessor, manager, licensee, political subdivision, local government agency, municipality, or other person having control over a Structure or parcel of land or, to the fullest extent allowed by law, the parent or legal guardian of any person under 18 years who have done any act for which a penalty may be imposed under this Ordinance, or any other person required to comply with the provisions of the Ordinance and, any other lien holder, secured party, or other person who has properly recorded a security interest or other appropriate document evidencing an interest in the property, which has been recorded in the official records of the County.

3.21 **Roadway.** means a road or roadway that is any County street or road, other public road or alley, or private thoroughfare at least ten (10) feet wide that is ordinarily used for vehicular travel, open to public travel, and connects with a County road, state highway, other public road, private road or an alley which affords primary access to an abutting lot. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane, and access roadway.

3.22 **Rubbish** includes, but is not limited to, non-putrescible Wastes, such as paper, cardboard, grass clippings, tree, or shrub trimmings, leaves and needles, wood chips used in landscaping or within five feet of a Structure, bedding, crockery, rubber tires, construction Waste and similar Waste materials.

3.23 **Slash** means the woody debris remaining on the ground after fuels management work: Slash includes, but is not limited to, treetops, branches, bark, chunks, cull logs, uprooted stumps, and uprooted trees.

3.24 **Softwood** means the wood from a conifer (such as pine, cedar, fir, or spruce) as distinguished from that of broadleaved trees.

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3.25 **Structure** means any dwelling, house, building, or other type of combustible construction, whether or not occupied, including but not limited to a wood fence located within the Defensible Space of any other Structure.

3.26 **Unimproved Parcel** means a portion of land of any size, the area of which is determined by the Assessor's maps and records and may be identified by an Assessor's Parcel Number (APN) upon which no Structure is located.

3.27 **Vegetation** means plants considered collectively, especially those found in a particular area or habitat. For the purposes of this Ordinance any tree less than six inches in diameter is considered Vegetation.

3.28 **Waste** means all putrescible and non-putrescible solid, semi-solid, and liquid wastes, including residential, commercial, and municipal garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, construction, and demolition debris, discarded home and industrial appliances, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid wastes and semisolid wastes.

3.29 **Weeds** means Vegetation growing upon streets, sidewalks, or private property, including any of the following types:

3.29.1 Weeds which bear seeds of a downy or wingy nature.

3.29.2 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.

3.29.3 Weeds which are otherwise noxious or dangerous.

3.29.4 Poison oak or poison ivy when the conditions constitute a menace to public health.

3.29.5 Dry grass, stubble, brush, litter, or other flammable materials which endanger public safety by creating a fire hazard.

3.29.6 Vegetation that is not pruned or is otherwise neglected so as to attain such large growth as to become, when dry, a fire menace to adjacent property.

3.30 **Wildfire Risk Area** means land that is covered with grass, grain, brush or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location that a fire originating upon it would present an abnormally difficult job of suppression or would result in great or unusual damage through fire or such areas designated by the Fire Code Official.

SECTION 4: **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

4.1 The subject project is Categorically Exempt (Class 4) from provisions of CEQA, pursuant to 14 CCR section 15304.

4.2 The subject project is also exempt under the "common sense" exemption in 14 CCR section 15061(b)(3) because it does not involve activity that will have a significant effect on the environment.

SECTION 5: **CLEARANCE OF HAZARDOUS VEGETATION ON UNIMPROVED PARCELS**

5.1 All Hazardous Vegetation shall be removed on Unimproved Parcels that are one (1.0) acre in size or smaller.

5.1.1 All dry grass and other Weeds located on the Unimproved Parcel shall be removed or cut to a maximum height of two (2) inches.

5.1.2 Tree limbs within six (6) feet of the ground that permit fire to spread into the tree canopy and promote ember distribution shall be removed.

5.1.3 All downed trees, branches or woody debris smaller than eight (8) inches in diameter located on the ground shall be removed.

5.1.4 Slash, Rubbish and Combustible Material debris piles that can easily support fire ignition and spread shall be removed.

5.2 All Hazardous Vegetation shall be removed on Unimproved Parcels over one-acre (1.01) in size to provide defensible space within one hundred (100) feet from Structure(s) and twenty (20) feet along roadways.

5.2.1 All dry grass and other Weeds located within the designated defensible space zone shall be removed or cut to a maximum height of two (2) inches.

5.2.2 Tree limbs within six (6) feet of the ground that permit fire to spread into the canopy and promote ember distribution shall be removed.

5.2.3 All downed trees, branches, or woody debris smaller than eight (8) inches in diameter located on the ground shall be removed.

5.2.4 Slash, Rubbish and Combustible Material debris piles that can easily support fire ignition and spread shall be removed.

5.2.5 Hazardous Vegetation located within twenty (20) feet of Roadways shall be removed or cut to a maximum height of two (2) inches to reduce fire spread from roadside ignition sources and to maintain emergency evacuation routes for the local community.

Exception: Single specimens of trees if they do not form a means of readily transmitting fire as deemed by the El Dorado Hills Fire Department.

5.3 All Unimproved Parcels, regardless of size, shall comply with the following requirements:

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5.3.1 An Unimproved Parcel located within a development subject to a Fire Department approved Fire Safe Plan shall comply with the terms of that plan as required by CFC § 4903 regardless of size.

5.3.2 Unimproved Parcels located in areas designated by the Fire Code Official as a Wildfire Risk Area shall also be evaluated against the provisions of this Ordinance and EDCC Chapter 8.09.

5.3.3 Unimproved Parcels known to contain, or that the property owner believes, may contain habitat for rare, threatened or endangered plant or animal species shall contact the California Department of Fish and Wildlife at least ten (10) days in advance of vegetation management work. If the property owner is aware of any federal or state listed species then the appropriate wildlife agency shall be consulted prior to beginning work. It is possible that a permit may be required from the appropriate agencies (e.g., U.S. Fish and Wildlife Services and/or the California Department of Fish and Wildlife) prior to work beginning on the property.

5.3.4 Agricultural crops and active agricultural operation (e.g., farming, grazing, nursery and winegrape) lands as defined in the EDCC are exempt from meeting the regulations described in this Ordinance.

5.3.5 Heritage Trees are exempt from meeting the regulations described in this Ordinance.

5.3.6 All Slash, Rubbish, or Combustible Material debris shall be chipped or removed from the property.

5.3.7 The Fire Code Official may require greater clearance distances than that specified in Section 5, at their discretion, where public health safety or welfare so dictate, or where geographic, topographic or vegetation circumstances dictate.

SECTION 6: **ACCEPTABLE METHODS OF CLEARANCE**

6.1 **Disking.** 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. Disking shall include rototilling or cultivating. Disking shall be done each time the growth exceeds six (6) inches in height.

6.2 **Scraping.** Area shall be scraped clear, and all debris shall be removed from the required clear area.

6.3 **Mowing.** Height of vegetation shall not exceed two (2) inches at completion. Mowing shall be done each time growth exceeds six (6) inches in height. Mowing shall include hand-operated weed eaters, flail, and rotary mowers.

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6.4 **Spraying.** If sprays or pre-emergent 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 six (6) inches height, it shall be removed by another acceptable method of abatement.

6.5 **Grading.** Grading shall not take place without all appropriate permits required by the County of El Dorado.

SECTION 7: **DUTY TO ABATE HAZARDOUS VEGETATION AND COMBUSTIBLE MATERIALS**

7.1 Upon receipt of a notice of violation and order to abate, as discussed in Section 13, it shall be the duty of every owner, occupant and person in control of any improved or unimproved parcel of land or interest therein, which is located in the jurisdiction of EDHCWD to abate there from, and from all parcels, roadways and parkways, except for those roads maintained by the county, all Combustible Material and Hazardous Vegetation, that in the judgment of the Fire Code Official, constitutes a Fire Hazard which may endanger or damage neighboring property pursuant to the requirements of the notice of violation and order to abate received.

7.2 The property owner, occupant and person in control of the land is responsible for the abatement and vegetation management (collectively referred to as the "Responsible Person").

7.3 The Responsible Person shall also comply with all other federal, state and local laws, including environmental protection laws, and obtain permits when necessary.

SECTION 8: **CORRECTIVE ACTIONS**

8.1 After declaring a Fire Hazard pursuant to this Ordinance, the Fire Code Official may require that the Responsible Person(s) take corrective action(s) to abate the Fire Hazard. Such actions may include, but are not limited to the following:

8.1.1 Removing Hazardous Vegetation, Combustible Material, Weeds, Rubbish, or other obstructions or materials that are a fire hazard.

8.1.2 Taking specific action(s) to come into compliance with the regulations and rules that prescribe the maintenance of defensible space around structures and real property.

SECTION 9: **INSPECTIONS BY THE EL DORADO HILLS FIRE DEPARTMENT**

9.1 For the purpose of enforcing or administering this Ordinance, the Fire Code Official, may enter upon any Unimproved Parcel for the purpose of inspecting the property or for summary abatement proceedings whenever the Fire Code Official is informed, or has reasonable cause to believe, that Hazardous Vegetation or Combustible Material exists that constitute a condition dangerous or

injurious to the health or welfare of persons or to the public, including the environment, and is a public nuisance, or is otherwise in violation of this Ordinance.

9.2 No person shall interfere with the Fire Code Official while acting in the official course and scope of their duty.

SECTION 10: **REOCCURRING FIRE HAZARD**

10.1 In the case of a parcel containing a Fire Hazard where it has been necessary for the El Dorado Hills Fire Department to Abate as a public nuisance in two consecutive years, and the Fire Hazard is seasonal or recurring, the Governing Board of EDHCWD may declare such a parcel to be a seasonal public nuisance.

10.2 As to such parcels constituting a seasonal Fire Hazard, the Fire Code Official may mail a notice to the Responsible Person(s) of the property at the address that appears upon the current assessment roll. The notice shall contain the information prescribed in Health and Safety Code Section 14900.6.

10.3 If the nuisance is not Abated by the Responsible Person(s) within the time specified, the El Dorado Hills Fire Department may proceed to Abate the property and recover costs for doing so, pursuant to Health and Safety Code sections 149001 and 14902, and as provided for in this Ordinance.

SECTION 11: **PENALTIES**

11.1 Failure to comply with the provisions described in this Ordinance may result in the issuance of an Administrative Citation by the El Dorado Hills Fire Department, or a declaration by the Board that the condition on the parcel constitute a public nuisance to be abated at the Responsible Person(s) expense.

11.2 Every violation of this Ordinance is punishable by:

11.2.1 A fine not exceeding $100.00 for the first violation; and

11.2.2 A fine not exceeding $200.00 for the second violation within three years; and

11.2.3 A fine not exceeding $500.00 for each additional violation within three years.

11.3 Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by EDHCWD.

11.4 All fines shall be payable to EDHCWD unless otherwise directed in the Notice of Violation and Order to Correct.

11.5 For all delinquent unpaid administrative fines, there shall be a penalty imposed in accordance with the provisions of this Ordinance. The delinquency date for an administrative fine shall be 30 days

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following the imposition of the fine or the administrative determination of the Board, whichever is later.

11.6 The right to and procedures for requesting an administrative hearing are detailed in Section 13.

SECTION 12: **ABATEMENT OF NUISANCE BY FIRE CODE OFFICIAL**

12.1 Any condition caused, maintained, or permitted to exist in violation of any provisions of this Ordinance may be Abated by the Fire Code Official, pursuant to the procedures set forth in Section 13.

SECTION 13: **ABATEMENT PROCEDURES**

13.1 An Initial Notice to Abate Fire Hazard and Destroy Weeds shall be sent by U.S. Mail or other approved means to all unimproved property owners of parcels by April 15th of each year.

13.2 If the property is still deemed a Fire Hazard on or after May 1st of each year a Final Notice to Abate Fire Hazard and Destroy Weeds will be mailed to the property owner by certified U.S. Mail. In addition to the mailed notice, the property will have one or more signs conforming with the provisions of California Health and Safety Code (HSC) §§ 14891-14894 placed on them to notify the property owner of the notice to abate this concern.

13.3 The property owner will have no less than ten (10) days to abate the Fire Hazard or appeal this decision to the EDHCWD board at their May monthly meeting. If the Fire Hazard has not been abated by the end of the 10-day notice, or the end of the appeal period, whichever is greater, the EDHCWD will dispatch a weed abatement contractor to abate the Fire Hazard in accordance with the provisions of this Ordinance.

13.4 A notice of the hearing prescribed in HSC § 14892 shall be published once in a newspaper of general circulation printed and published in the county, not less than 10 days prior to the date of the hearing.

13.5 The amount of the cost for abating the Fire Hazard and the amount incurred by the Fire Department in enforcing abatement shall constitute a special assessment against the property from which removal occurs and are a lien on the property for the respective assessments as described in the current EDHCWD resolution.

SECTION 14: **REAL ESTATE TRANSACTIONS**

14.1 Prior to close of any Real Estate Transaction subject to Civil Code section 1102.19 within EDHCWD, the seller of any real property must obtain documentation from the Fire Code Official that the property is in compliance with this Ordinance and provide that documentation to the buyer at or before the close of escrow. If documentation of compliance is not available at the time of

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escrow, the buyer shall obtain documentation from the Fire Code Official stating the property is in compliance with this Ordinance within 90 days after the close of escrow, unless otherwise approved by the Fire Code Official.

SECTION 15: **CONFLICT**

15.1 The operation of this Ordinance shall in no way change or diminish the application of other ordinances of EDHCWD dealing with like or similar matters. In any case where a provision of this Ordinance is found in conflict with a provision of any zoning, building, fire safety, or health ordinance or any other section of the EDCC, including fines, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

15.2 It is not intended by this Ordinance to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws or ordinances or with private restrictions placed upon property by covenant, deed, or other private agreement except those specifically repealed by this Ordinance. In cases where two or more provisions of this or any other Ordinance conflict, the most stringent or restrictive shall prevail.

SECTION 16: **SEVERABILITY**

16.1 If any Ordinance, article, subsection or subdivision thereof, provision, sentence, clause or phrase of this code, or any application thereof, is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the remaining provisions of this code, which can be given effect without the invalid portions and, therefore, such invalid portions are declared to be severable.

16.2 The EDHCWD hereby declares that it would have enacted this Ordinance and each of its articles, sections, subsections, or subdivisions thereof, provisions, sentences, clauses or phrases irrespective of the fact that one or more of them is declared invalid.

SECTION 17: **EFFECTIVE DATE AND PUBLICATION**

17.1 This Ordinance shall take effect thirty (30) days after its adoption. The EDHCWD Board Secretary is directed to publish this Ordinance in a newspaper of general circulation in the District. In lieu of publication of the full text of the ordinance, a summary of the ordinance may be published by the by the Board Secretary within fifteen (15) days after its passage and a certified

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copy shall be posted in the office of the EDHCWD pursuant to *Government Code Section 36933(c) (1)*.

17.2 The above Ordinance was introduced at a meeting of the Board of Directors of the EDHCWD on {3/29/23}, and it was then read for the first time. A public hearing was set for the Ordinance to be read for the second time on { 4/25/23 } and approved by the following vote:

PASSED AND ADOPTED by the Board of Directors of the EDHCWD this, 25th day of April, 2023.

AYES: 5

NOES: 0

ABSENT: 0

ABSTAIN: 0

John Giraudo, Board President

ATTEST:

Jessica Braddock, Board Secretary

Appendix I: Characteristics of Fire Resistive Vegetation

All plants will burn under extreme fire weather conditions such as drought. However, plants burn at different intensities and rates of consumption. Fire-resistive plants burn at a relatively low intensity, slow rates of spread and with short flame lengths. The following are characteristics[36] of fire-resistive vegetation:

- Growth with little or no accumulation of dead vegetation (either on the ground or standing upright).
- Non-resinous plants (willow, poplar, or tulip trees).
- Low volume of total vegetation (for example, a grass area as opposed to a forest or shrub-covered land).
- Plants with high live fuel moisture (plants that contain a large amount of water in comparison to their dry weight).
- Drought-tolerant plants (deeply rooted plants with thick, heavy leaves).
- Stands without ladder fuels (plants without small, fine branches and limbs between the ground and the canopy of overtopping shrubs and trees).
- Plants requiring little maintenance (slow-growing plants that, when maintained, require little care).
- Plants with woody stems and branches that require prolonged heating to ignite.

[36] See International Code Council *Wildland Urban Interface Code Section F101; 2021.*

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Appendix J: Ready – Set – Go Wildfire Evacuation Program

The geography, weather patterns and number of Wildland Urban Interface communities in California make it a state particularly threatened by devastating wildfire. To help educate property owners and residents in areas most at risk, CAL FIRE has developed a communications program called "Ready, Set, Go!" that breaks down the actions needed to be ready for wildfire.

Ready, Set, Go! Program

Get prepared for wildfire before it strikes by following Ready, Set, Go!

- Be Ready: Create and maintain defensible space and harden your home against flying embers.
- Get Set: Prepare your family and home ahead of time for the possibility of having to evacuate.
- Be Ready to GO!: Take the evacuation steps necessary to give your family and home the best chance of surviving a wildfire.

Go to this link for additional information on the Ready - Set - Go program: What is the Ready, Set, Go! Program? (wildlandfirersg.org).

Appendix K: FIREWISE USA®

FIREWISE USA®
RESIDENTS REDUCING WILDFIRE RISKS

The National Fire Protection Association (NFPA) Firewise USA® recognition program provides a collaborative framework to help neighbors in a geographic area get organized, find direction, and take action to increase the ignition resistance of their homes and community and to reduce wildfire risks at the local level. Any community that meets a set of voluntary criteria on an annual basis and retains an "In Good Standing Status" may identify itself as being a Firewise® Site.

The Firewise USA® program is administered by NFPA® and is co-sponsored by the USDA Forest Service and the National Association of State Foresters. While the NFPA® administers this program, individuals and communities participate on a voluntary basis. The NFPA® disclaims liability for any personal injury, property, or other damages of any nature whatsoever, whether special, indirect, consequential, or compensatory, directly, or indirectly resulting from participation in the Firewise USA® program. The NFPA® also makes no guaranty or warranty as to the accuracy or completeness of program guidance.

Go to this link for additional information on the FIREWISE USA program: NFPA - Firewise USA®.

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Appendix L: El Dorado County Emergency Alert Program

El Dorado County
EMERGENCY ALERTS
Powered By: RAVE

Overview

The El Dorado County Sheriff's Office of Emergency Services alert and warning system provides a number of ways in which the county may contact the community in the event of an emergency such as evacuations due to wildfires, hazardous material spills, or urgent law enforcement operations.

The El Dorado County Office of Emergency Services partnered with CalOES to bring the El Dorado County Emergency Alerts notification service to residents and businesses by app, telephone, cell phone, text message, email, and social media when there is a threat to the health or safety of residents.

If you previously signed up for notifications through **Code RED** (El Dorado County's former alert system), you do not need to sign up again to continue receiving notifications. The information from **CodeRED** will migrate over to the new system. We do however encourage new registration as a better way to update your notification options. You may receive notifications from both El Dorado County Emergency Alerts and CodeRED during the transition period. However, we recommend that you CLICK HERE and sign into El Dorado County Emergency Alerts to verify your information is correct. Your User ID should be your email address. If you forgot you User ID or need your password reset, click "Forgot User ID or Password".

For more information see the FAQ's below.

Should the City of Placerville and the City of South Lake Tahoe come opt-in you will be given the opportunity at registration to opt-in to messages from all agencies that affect your listed address.

New Users	Existing Users
CLICK HERE to create a new account and sign up to start receiving emergency notifications	CLICK HERE to log in and edit your existing account

El Dorado County Emergency Alerts Sign Up Instructions

Click on "Sign Up" button above to add your information to this notification system.

You will be asked to create an account:

- Create a Username (email address is recommended)
- Create a Password. Password must be 8 or more characters; at least 1 lower case letter, 1 upper case letter, 1 number, and 1 special character
- Enter preliminary contact information
- Check that you agree to the Terms of Service
- Click "Create Account"

Enter your Address

Most alerts are sent to a specific group, based on the geographical location of the incident or event.
Note that if the pin on the map is not over your residence, you can move it to an appropriate location by clicking and dragging the pin.
You will not receive any location-based alerts if you do not provide an accurate address.

Add Additional Contacts

After creating your profile, the system will give you the opportunity to add additional household members (Emails), additional addresses, and additional phone numbers.

Below you will see links to download the mobile application for Android and iOS devices.

Save El Dorado County Emergency Alerts in your Contacts

After creating your account, you may wish to save the contact information for El Dorado County Emergency Alerts to avoid confusing it with a SPAM call or email. Telephone messaging will show a CallerID of 530-621-7595. Emails will come from edcgov@getrave.com. Text messages will come from a six-digit short code that may vary, which cannot be saved.

You may receive notifications from both El Dorado County Emergency Alerts and **CodeRED** during the transition period. If you have not previously signed up for **CodeRED**, please CLICK HERE.

GET THE Smart911 APP

This new system offers several improvements to include App notifications via Rave's **Smart 911** app. You will receive App notifications if you are in an affected area, even if that area is not your registered address. We also encourage new registration with **Smart911** as a better way to update your profile and notification options.

Appendix M: About the Author

This Fire Safe Plan was prepared in 2023 by Phillips Consulting Services of Georgetown, CA. The author, Ronald A. Phillips, has over 40 years of experience in both fire safety and emergency preparedness. Mr. Phillips served in a variety of positions within the California Fire Service including the position of Fire Chief for the City of Folsom between 2010 - 2016. He has a Bachelor of Science degree in Fire Administration along with several state and national program certificates in specialties such as the emergency management, fire prevention, arson & fire investigation, and the incident command system.

Phillips Consulting Services aids both public and private partners in the following areas of expertise:

Δ POST Incident Analysis & After-Action Reviews
Δ Homeland Security Exercises / Improvement Plans
Δ Emergency Management Planning & Documents
Δ Community Fire & Rescue Master Planning
Δ Special Event Planning
Δ Firewise™ Community Assessments & Plans
Δ WUI Site Assessments
Δ Pre-Incident Planning for First Responders
Δ Fire Code Inspections
Δ Emergency Evacuation Planning & Training