

Summer Brook/Oakhaven

APN: 102-210-12

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APN: 102-220-13

TM 07-1440-R-2

Wildland Fire Safe Plan

Wildland Urban Interface Fire Protection Plan-2022

Amendment A

Prepared for:

Summerbrook, El Dorado, Inc.

Prepared by:

CDS Fire Prevention Planning

William F. Draper

Registered Professional Forester

#898

4645 Meadowlark Way

Placerville, CA 95667

June 14, 2021

Revised

July 10, 2022

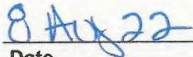
August 2, 2022

Summer Brook/Oakhaven

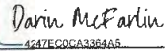
Amendment A to the 2014 original Summer Brook Wildland Fire Safe Plan does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the mitigation measures will greatly reduce the exposure of structures to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in wildfire safety. The plan and this amendment recommend and acknowledges best management practices. It is of great importance to recognize that no plan can completely protect property from wildland fire with multiple variables inherent in the wildland-urban interface.

Approved by:


Chrisana Fields, Fire Marshal
Rescue Fire Protection District


Date


DocuSigned by:

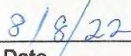

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Darin McFarlin, FCS
Fire Prevention
California Department of Forestry and Fire Protection

8/8/2022

Date

Prepared by:


William F. Draper
RPF #898


Date



Summer Brook/Oakhaven

Amendment A

PURPOSE

Amendment A to the 2014 Summer Brook Wildland Fire Safe Plan is to update the original plan that was completed July 4, 2014. The project name and changes in State and local regulations need to be incorporated into the original plan to meet the current standards for Fire Safe. The conditions elaborated below are the changes necessary to bring the Plan and project into conformance. The project design and description shall remain the same as set forth in the original Wildland Fire Safe Plan.

The community includes the following Open Space areas that will be managed and maintained by the Oakhaven Home Owners Association once the lands are transferred to their responsibility: Lot A is 18.98 acres, Lot B is 4.59 acres, Lot C is 4.38 acres, Lot D is 1.50 acres, and Lot E is 5.59 acres. Until such time the lands remain under the ownership of the project applicant regarding the implementation of the plan requirements.

Fire Safe Plan Update

A.

1. The title of the original 2014 Wildland Fire Safe Plan (FSP) is now referred to as the Wildland Urban Interface Fire Protection Plan for Summer Brook-Oakhaven.
2. The project shall be known as Oakhaven. All references to Summer Brook shall now be Oakhaven.

All references in the Summer Brook FSP to Fuel Hazard Reduction Zones (FHRZ) shall now be known in Oakhaven as Fuel Modification Areas (FMA). (See Exhibit A)

3. Each new building must comply with current fire safe standards of the Rescue Fire Protection District (RFPD), El Dorado County Code of Ordinances Chapter 8.09 (Vegetation Management and Defensible Space), California Code of Regulations Title 14 (SRA Fire Safe Regulations), and California Public Resources Code Section 4291 (PRC 4291) the state defensible space requirement for maintaining 100' clearances around all structures.

Each new building shall comply with California Code of Regulations Title 24, Parts 1-12 (California Building Standards Code).

VII.

- D. The Open Space FMA's shall have special treatments as shown in Exhibit A. All treatments shall be annually treated and completed by May 1st, each year and shall be maintained as required by both RFPD and CAL FIRE.

IX.

- A. Initial treatment of the FMA's in the open space may be done incrementally as the developer builds out the project in phases (See Exhibits B & C). This may require future lots to be treated as FMA's open space adjacent to the construction site. The developer shall meet and confer with Rescue Fire Protection District regarding the necessary fuel treatment at these specific sites.
- 4. Special attention shall be given to all the oak trees in the Open Spaces. Oak trees in the open space shall have all the understory grass cut to a 2" stubble out to the dripline of each tree or clump of trees annually. No limbs shall hang to within 6' of the ground.
- 4. Open Space Lot D is to be managed with the local vegetation currently on site without the addition of exotic plants.
- C. All dwellings shall be required to install and maintain an approved automatic fire sprinkler system that complies with the standards of California Code of Regulations Title 24, Part 2.5 and RFPD standards. All fire sprinkler plans shall be reviewed and approved by RFPD prior to construction.
- C. All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of the road or as modified by El Dorado County Planning. When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations, or other easement, the local jurisdiction shall provide for same practical effects. Same practical effect requirements shall reduce the likelihood of home-to-home ignition. Same practical effect options may include, but are not limited to noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with less than thirty (30) foot setback (See Exhibit D).
- D. Lots 13 and 14 have a reduced setback from the required 30'. Adequate fire protection is provided from wildfire encroachment with the 50' FMA adjacent to the property line and the perimeter FMA in Lots A and C (See Exhibit A). Lot 10 shall use the treatments in Lot A in order to meet the 100' clearance requirement. These lots shall adhere to the same practical effects as listed in Exhibit D.
- D. A five (5) foot ember resistant zone is required immediately adjacent and around all habitable structures built.
- D. If gates are used on the roadways and/or driveways, the gated entries serving fire apparatus roadway/driveways shall meet the fire protection standards adopted by Rescue Fire Protection District at the time of their construction and use.

Electronic and manual gates obstructing fire apparatus access shall meet the minimum standards of Rescue Fire Protection District as identified in Standard B-002 at the time of installation.

- E. Implementation of Wildland-Urban Interface Fire Areas Building Standards (7A) will be required for the construction of all new residences. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking.
- F. The Rescue Fire Protection District (RFPD) provides all fire and emergency medical services to this project. The California Department of Forestry and Fire Protection (CALFIRE) has wildland fire responsibility in this state responsibility area (SRA). The project is located in a wildland fire threat map "Moderate" Fire Hazard Severity Zone as prepared by CAL FIRE as part of its Fire Resource and Assessment Program (FRAP) in 2007.
- H. The State of California required Fire Safe clearances (PRC 4291) shall be implemented around all structures. The County of El Dorado Code Chapter 8.09 also applies. The "Good Neighbor" provision in the County's Code will be utilized if necessary and as neighbors are willing to cooperate. Clearances will be required at the time of construction by the County. Each homeowner is responsible for fire safe clearances on their individual lots. The open space clearances are the responsibility of Blue Mountain Communities, Inc. until such time as the subdivision is turned over to the HOA for maintenance.
- H. El Dorado County Oak Tree Ordinance applies to the removal of any oak tree on any of the lots. The ordinance does not prevent the pruning of any oak tree that interferes with fire safe maintenance. On-going maintenance of the oaks in the open space is allowed. If Heritage Oaks are involved, consultation with the County is required to better insure the protection of these specific oak trees.
- H. A Homeowners Association (HOA) or other entity acceptable to the RFPD has been created for the purpose of funding the maintenance of the FMA's and other fire safe requirements on an on-going basis. The source of the HOA funding has been established. Formation of the HOA shall be recorded in El Dorado County prior to issuing the first building permit.
- H. No planting will occur in the HOA Open Space areas (Lots A, B, C, E) except as required by the Oak Mitigation.
- H. Individual homeowners are responsible for landscaping their own lot. Landscaping plantings shall avoid the use of evergreen plants that are high in resin or trees and bushes that have thick leathery leaves. These types of plants are highly flammable and or the leaves become fire brands when ignited. Examples of these types of trees would include pines, junipers, cypress, liveoak and manzanita.
- H. A Notice of Restriction (NOR) shall be filed with the final parcel map which stipulates that a Wildland Fire Safe Plan (Wildland Urban Interface Fire Protection Plan) has been prepared and wildfire mitigation measures must be implemented. RFPD may review and approve this NOR prior to the recordation of the final map with the County of El Dorado. (See Attachment Exhibit E)
- H. The Rescue Fire Protection District and the Homeowners Association shall review and update the Wildland Fire Safe Plan no less than every 5 years as necessary to determine if additional Fire Safe measures shall be implemented to comply with current state and local regulations.
- K. All fencing adjacent to the open space shall be noncombustible.
- K. Only California Fire Marshal approved fire resistive composite deck material, wood or non-combustibles shall be allowed for decks.
 - All other provisions in the original Summer Brook Wildland Fire Safe Plan as approved and dated July 4, 2014 remain in effect.

SUMMER BROOK / OAKHAVEN FUEL MODIFICATION AREAS (FMA)

EL DORADO COUNTY, CALIFORNIA
SCALE: 1"=300' JULY, 2022

EXHIBIT A

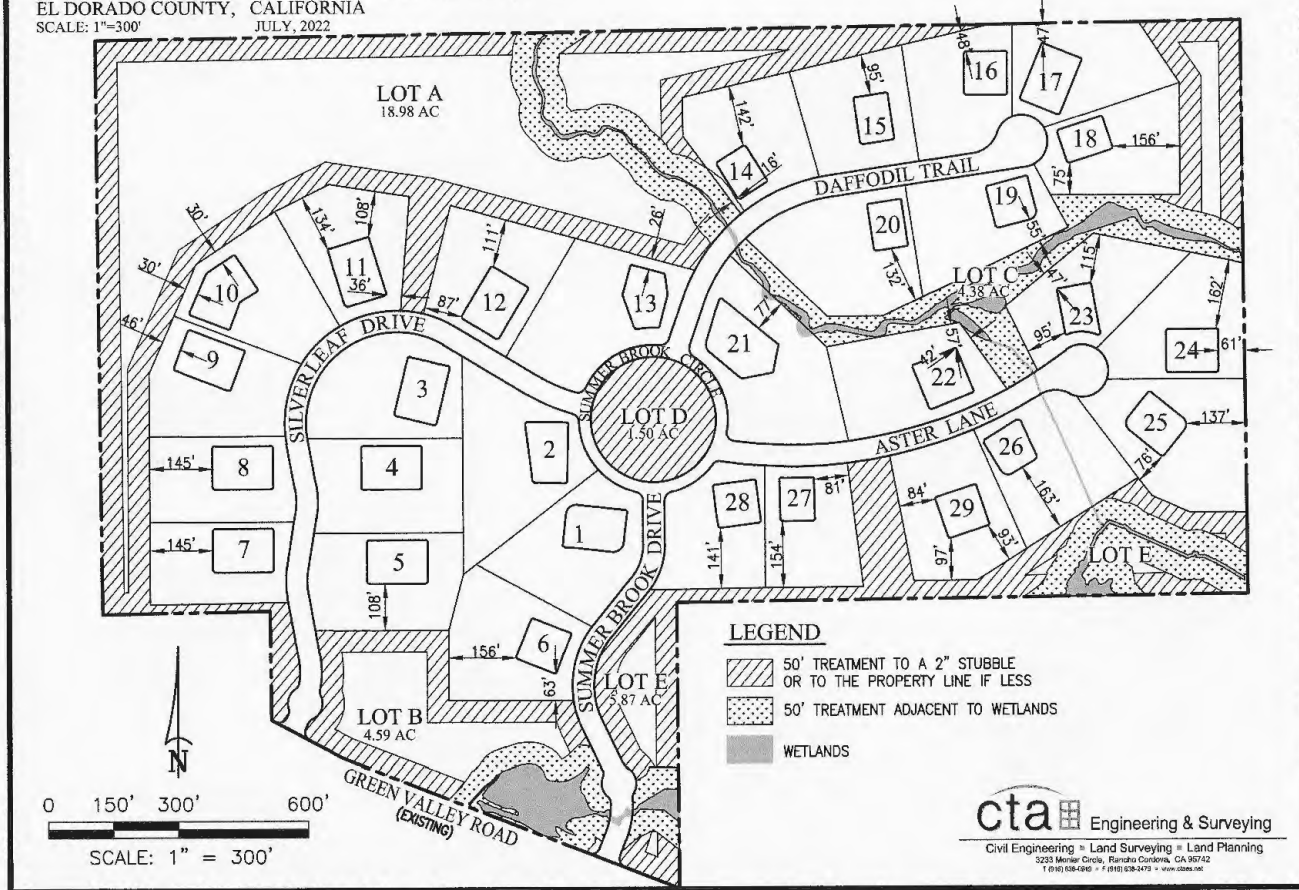


EXHIBIT A (cont.)

ANNUAL FUEL MODIFICATION AREAS (FMA)



50' TREATMENT TO A 2" STUBBLE OR TO THE PROPERTY LINE IF LESS. TREES PRUNED UP 8'. NO BRUSH UNDERSTORY ALLOWED. **



TREAT TO WITHIN 10' ON EACH SIDE OF THE CENTERLINE OF DRAINAGE BOTTOM FOR 50' TO A 2" STUBBLE. TREES PRUNED UP 8'. BRUSH MAY BE ALLOWED IN THE NON-TREATMENT AREA.

OAK TREES IN THE OPEN SPACES SHALL HAVE ALL UNDERSTORY GRASS CUT TO A 2" STUBBLE ANNUALLY OUT TO THE DRIPLINE OF EACH TREE OR CLUMP OF TREES. NO LIMBS SHALL HANG WITHIN 6' OF THE GROUND.

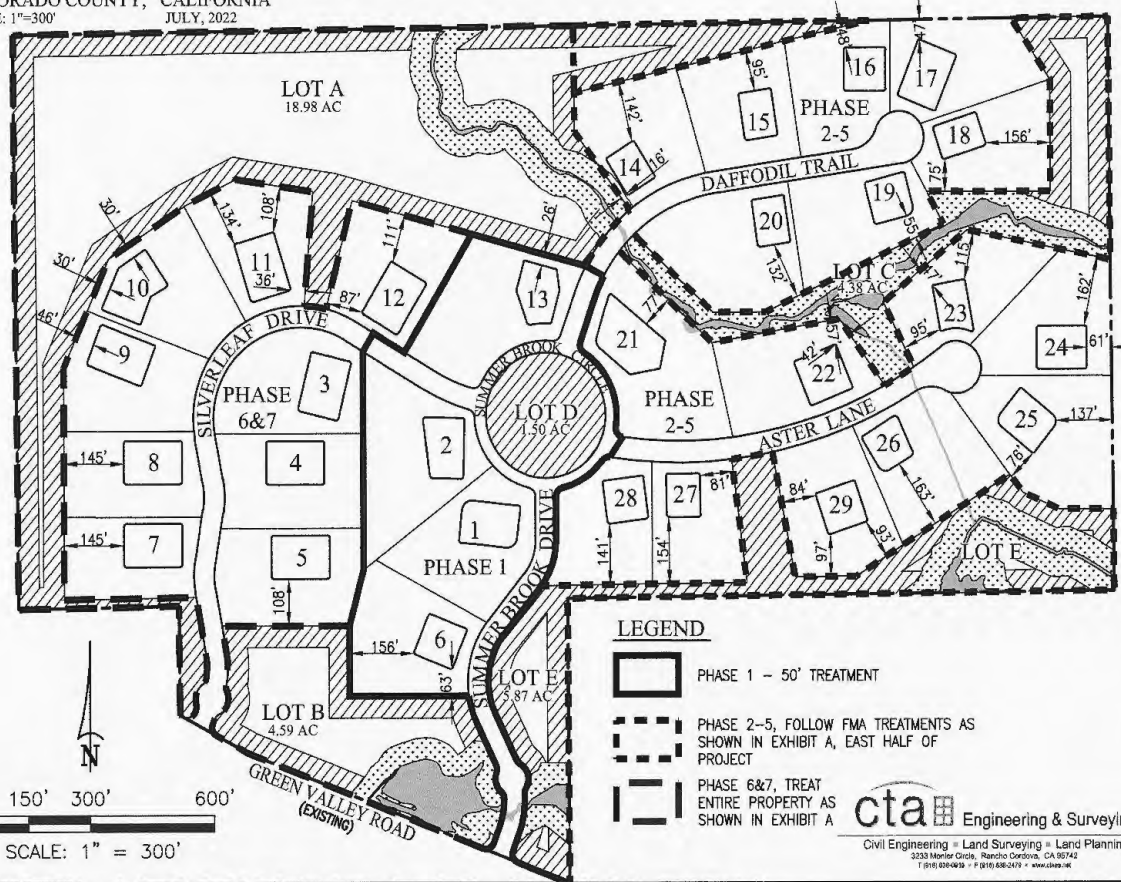
** LOTS 13, 14, AND 23 MAY NOT INITIALLY HAVE 100' FUEL MANAGEMENT REDUCTION. THE SECOND FMA ALONG THE CREEK PROVIDES ADDITIONAL CLEARANCE TO SERVE AS THE SAME PRACTICAL EFFECT.

** LOTS 16, 17, AND 24 WILL NEED TO MAKE A GOOD EFFORT WITH THE NEIGHBORS TO COMPLY WITH THE GOOD NEIGHBOR POLICY PROVISION ON THE COUNTY VEGETATION MANAGEMENT ORDINANCE.

EXHIBIT B

SUMMER BROOK / OAKHAVEN FUEL MODIFICATION AREAS (FMA) - PHASING PLAN

EL DORADO COUNTY, CALIFORNIA
SCALE: 1"=300' JULY, 2022



LEGEND

- PHASE 1 - 50' TREATMENT
- PHASE 2-5, FOLLOW FMA TREATMENTS AS SHOWN IN EXHIBIT A, EAST HALF OF PROJECT
- PHASE 6&7, TREAT ENTIRE PROPERTY AS SHOWN IN EXHIBIT A

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EXHIBIT C
Development Phases



EXHIBIT C cont.



EXHIBIT C part 2

Summer Brook Phasing Schedule					
DRE File #	Phase	Acreage	Lots	Common Areas	Completion Dates
	1	9.055	1, 2, 6, 13 (4)	D	
	2	6.166	16 - 19 (4)		
	3	12.737	14, 15, 20, 21 (4)	C, R2	
	4	7.037	23 - 26 (4)		
	5	15.964	22, 27 - 29 (4)	E, R1	
	6	12.912	3, 9 - 12 (5)	B	
	7	29.234	4, 5, 7, 8 (4)	A, R	
		93.105			

EXHIBIT D



INFORMATION BULLETIN
on
BUILDING SETBACK REQUIREMENTS FOR STRUCTURE DEFENSIBLE SPACE

Date Issued: December 14, 2021

Purpose:

To assist developers, builders, homeowners and Community Risk Reduction Division (CRRD) staff members on the requirements and fire safety mitigation measures available when proposing the placement of new buildings in State Responsibility Areas (SRA) as described in California Code of Regulations Title 14, Section 1206.1 (CCRT14§1276.01). This fire safety regulation reads as follows:

CCR T14 §1276.01 Setback for Structure Defensible Space

(a) All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of the road.

(b) When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to parcel dimension or size, topographic limitations, or other easements, the local jurisdiction shall provide for same practical effect.

(1) Same practical effect requirements shall reduce the likelihood of home-to-home ignition.

(2) Same practical effect options may include, but are not limited to, noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with a less than thirty (30) foot setback; or additional structure hardening such as those required in the California Building Code, California Code of Regulations Title 24, part 2, Chapter 7A.

(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14, Natural Resources Division 1.5, Department of Forestry and Fire Protection Chapter 7, Fire protection Subchapter 3, Fire Hazard.

EXHIBIT D cont.

Page 2

Same Practical Effect Requirements:

Whenever a new building is proposed within the SRA lands found in El Dorado Hills, Latrobe and Rescue communities the project applicant shall comply with CCRT14§1276.01 and meet the requirements found in Table 1 below:

Table 1: CCR T14§1276.01 Building Setback Requirements

Requirement	Setback ≥ 30'	Setback of 20'-29'	Setback of 11'-19'	Setback ¹ ≤10'
Five (5) feet of noncombustible material horizontally around the structure	NR	X	X	X
Accessory structures regardless of size prohibited	NR	X	X	X
Eaves boxed in (soffit-eave design) and protected with ignition-resistant or non-combustible materials	NR	NR	NR	X
Exterior windows, skylights and glazed doors on the side of the structure prohibited except for bedroom rescue windows	NR	NR	NR	X
Exterior walls shall be constructed with ignition resistant building materials such as stucco, fiber cement wall siding, fire retardant treated wood or other approved materials.	NR	X	X	X
Ember and flame-resistant vents (WUJ vents) installed in accordance with ASTM 2886	NR	X	X	X
Decks and projections greater than 3' prohibited	NR	NR	X	X
Noncombustible block walls or fire-resistant fences	NR	NR	NR	X

X=Required
NR=No Requirement

Notice and Disclosure Requirements:

Projects seeking to construct a building in accordance with CCRT14§1276.01(b) shall file a notarized and recorded **Notice of Restriction (NOR)** with the El Dorado County Recorder's Office. All requirements identified in Table 1 shall be included within the NOR document. Once recorded you are then required to submit a copy of the recorded notice (including the document number that the County provides on the document) to our agency for our records. See the examples found on Pages 3-5 of this bulletin for additional details.

You will not receive permit approval to construct the building without a NOR being recorded with the County of El Dorado and this information being provided to EDHFD.

¹ One or more of these requirements can be substituted by a full-coverage fire sprinkler system on a case-by-case basis as determined by EDHFD.

EXHIBIT E

Recording requesting by:
Rescue Fire Protection District

When recorded mail to:
Rescue Fire Protection District
5221 Deer Valley Road
Rescue, CA 95672

And to:
County Development Services
County Planning Division
2850 Fairlane Court
Placerville, CA 95667

Space above for Recorders Use

NOTICE OF RESTRICTION

NOTICE IS HEREBY given that a Development Limitation is imposed on "Summer Brook Unit 1", filed in the Office of the County Recorder of the County of El Dorado, State of California, in Book _____ of Subdivision Maps, at Page _____.

This restriction is imposed as a requirement to condition No. 45 of TM07-1440-R, approved by the County of El Dorado Planning Commission on February 23, 2009 which states:

45. "The applicant shall prepare a Fuel Modification and Wildland Fire Safety Plan. The Plan shall be prepared by a Registered Forester. The District shall review and approve the Plan prior to filing the final map."

A Wildland Fire Safe Plan, Wildland Urban Interface Fire Protection Plan-2022, Amendment A, prepared for Summerbrook, El Dorado, Inc. by CDS Fire Prevention Planning, William Draper RPF #898 and dated July 10, 2022, and approved by the Rescue Fire Protection District and the California Department of Forestry and Fire Prevention. This plan is included as Exhibit E of the Conditions, Covenants, and Restrictions (CC&R's) for this subdivision, recorded in Document No. _____, Official Records of El Dorado County. The mitigation measures contained therein shall be implemented and copies of this plan shall be given to each new landowner within this development.

Said restriction shall be binding upon the heirs, assigns and successors in interest of the grantors, and shall remain in effect until rescinded by El Dorado County. The purpose of the Notice of Restriction is to give constructive notice of this development limitation.

SUMMERBROOK, ELDORADO, INC.
A CALIFORNIA CORPORATION
By:

Name: _____
Title: _____

Notary Acknowledgements Attached

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