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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

# Crapo-Gasca Parcel Split

**APN 119-090-021**

## Wildland Fire Safe Plan

**Prepared for:**

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**Prepared by:**

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**July 17, 2021**

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE December 4, 2024
BY Evan Mattes/dre
ZONING ADMINISTRATOR
P22-0008



Parcel Map P22-0008
Crapo/Gasca Parcel Map
APN: 042-680-032

# Exhibit I: Wildland Fire Safe Plan

**Crapo and Gasca**

The Wildland Fire Safe Plan for the Crapo and Gasca parcel split 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:**

**Braden Stirling**
**Fire Marshal**
**El Dorado County Fire Protection District**

11/02/21
**Date**

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

11/07/21
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11/02/21
**Date**




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Crapo/Gasca Parcel Map
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## Crapo and Gasca Parcel Split

### I. PURPOSE AND SCOPE

Communities are increasingly concerned about wildfire safety. Drought years coupled with flammable vegetation and annual periods of severe fire weather insure the potential for periodic wildfires.

The purpose of this plan is to assess the wildfire hazards and risks of the Crapo and Gasca Parcel development, to identify measures to reduce these hazards and risks and protect the native vegetation. There are light fuel hazards and gentle topography associated with this proposed project both on and adjacent to the project.

The possibility of large fires occurring when the development is complete will be greatly reduced. However, small wildfires in the open space areas, along roads and on the lots may occur due to the increase in homeowner uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the future parcels will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe mitigation measures and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphases on the interface of homes and wildland fuels.

The scope of the Crapo and Gasca Parcel Split Wildland Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space around future homes and open space. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as fire response. For this to succeed it must be shared and implemented equally by homeowners and the fire services.

### II. FIRE PLAN LIMITATIONS

The Wildland Fire Safe Plan for Crapo and Gasca Parcel development 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 homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in home wildfire safety. This plan acknowledges best management practices are being recommended. With multiple variables inherent in the wildland-urban interface, it is of great importance to recognize that no plan can completely protect property from wildland fire.

## III. CRAPO AND GASCA PARCEL SPLIT WILDLAND FIRE SAFE PLAN

### 1. PROJECT DESCRIPTION

Crapo and Gasca parcel split is being proposed to split APN: 042-680-32 into 3 lots. This 18.84 acre property is being developed into single family lots. Lots are designed so that new road improvements will be minimal. The neighboring property to the south of Parcel 1 has an existing driveway through the existing parcel off the proposed new road.

The existing driveway going through the project will be improved from its intersection with Arundel Road to its intersecting with lot 3. This road improvement with be built to current Fire Safe standards of 20' with 1' shoulder on each side. It shall have an all-weather surface. A turn-around to fire department specifications will be at the end of this new road. Driveways to the 3 parcels will come off of this new road and the existing driveway to the adjacent parcel to the south shall also be served by this new road. Driveways must come off of the road or turn-around. Driveways are 12' wide. Long driveways are over 150' and less than 800' in length need to have a turnout at or near the mid-point of the driveway. There shall be a turn-around adjacent to the residence if there is a long driveway. Roads and driveways shall have 15' of vertical clearance from any overhanging limbs. There shall also be a 10' wide Fuel Hazard Reduction Zone along each side of the road and driveways.

The project site is on both sides of Arundel Road .3 mile from Starks Grade. Arundel Road is .4 miles from Sly Park Road in the Pollock Pines area.

This area is in a stand of mixed conifer. The timber stand of medium size trees consists of Ponderosa pine, Douglas-fir, White fir, Incense cedar and Black oak. It is gently sloping to the south and lots 2 and 3 have steeper slopes to the west. The property was masticated approximately 3 years ago. The understory is mostly open with few clumps of black oak sprouts and some conifer seedlings/saplings. There are very few saplings or intermediate trees. The majority of the trees are mature conifers and black oaks. Tree removal will be necessary for home construction. Prior to any home construction, each lot owner will need to consult with CALFIRE regarding the removal of merchantable sized trees regardless of species.

Each new building must comply with current fire safe standards in the El Dorado County Fire Protection District Fire Code, El Dorado County Code of Ordinances Chapter 8.09 (Vegetation Management and Defensible Space), California Code of Regulations Title 14 (SRA Fire Safe Regulations), California Code of Regulations Title 24, Parts 1-12 (California Buildings Standards Code), and Public Resources Code 4291 (PRC 4291) the state defensible space requirement for maintaining 100' clearances around all structures.

The El Dorado County Fire Protection District (County Fire) 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 "Very High" Fire Hazard Severity Zone as prepared by CAL FIRE as part of its Fire Resource and Assessment Program (FRAP) in 2007.

### 2. GOALS

A. Modify the continuity of high hazard vegetation fuels.
B. Reduce the size and intensity of wildfires.
C. Ensure defensible space is provided around all structures.
D. Design fuel treatments to minimize tree removal.

E. Ensure fuel treatment measures are maintained.
F. Identify fire safe structural features.
G. Help homeowners protect their homes from wildfire.

### 3. WILDFIRE MITIGATION MEASURES

Wildfire mitigation measures are designed to accomplish the Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these mitigation measures. The Wildland Fire Safe Plan places special emphasis on defensible space around structures. All habitable structures must comply with the new Ember Resistant Zone requirement within 5' of all occupied structures, as required by California Public Resources Code section 4291 (PRC 4291).

The residential construction materials, fire hydrant location and fuel treatment will be extremely important in the development of these new lots.

This small development will not have a Home Owners Association (HOA) or Covenants and Conditions Restrictions (CCR'S). The developer shall develop specific deed restrictions that address the Fuel Hazard Reduction Zones (FHRZ) on each individual lot. The County Fire shall review the deed restrictions to be applied to the lots prior to the filing of the final map.

Fuel hazard reduction zones (FHRZ) shall be installed along the new road and the new driveways. These zones can be maintained landscaping. Fire resistive plants in the FHRZ's shall be used. They should be at least 10' wide on both sides of the roadway and driveways. These areas shall not have any flammable mulch/ ground cover. Treat the grass annually to a 2" stubble by June 1. Isolate tree canopy from understory vegetation. Home hardening is an important part in creating and maintaining defensible space. Any tree canopy over the roadways and driveways will have 15' of vertical clearance over the roadways and driveways. Vegetation must be kept back from the roadway/driveway edge at least 2'. Nonflammable fencing shall be used throughout the project.

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 County Fire standards. The project is located in a "Very High" Fire Hazard Severity Zone. Implementation of Wildland-Urban Interface Fire Areas Building Standards (7A) will be required for the construction of new residences. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking.

All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of the road. 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; or additional structure hardening such as those required in the California Building Code, California Code of Regulations Title 24, part 2, Chapter 7A.

If gates are used on the driveways, the gated entries serving fire apparatus driveways shall meet the fire protection standards established by County Fire at the time of their construction and use. Refer to El Dorado County Regional Fire Protection Standard B-002, (02/21/2019).

Fire protection water supply services are provided by individual wells and storage tanks. Refer to Standard D-003, Water Supply for Suburban and Rural Fire Fighting (03/24/2021). The fire department connection shall not be closer than 50' nor farther than 150' of the residence and shall have a turnout or turnaround adjacent to the connection.

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. Clearances will be required at the time of construction by the County. A water supply shall be required at the time of construction. County Fire shall determine the quantity of water required if not meeting the Rural Water Supply standard during construction.

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. Any brush and tree limbs (slash) that is piled during construction shall have a 30' clearance maintained until the pile/s are disposed of.

**More restrictive standards may be applied by approving El Dorado County Authorities. Approval of this plan does not by itself guarantee approval of this project. All mitigating measures in this plan while integrated must also stand alone. If one measure is determined to be invalid, all other measures shall remain in effect. The Wildland Fire Safe Plan shall be amended to correct any changes if necessary.**

**Mitigation Measures:**

- **The developer shall be responsible for providing each new lot owner with a copy of the approved Wildland Fire Safe Plan at the time of lot purchase.**
  - **a. Responsibility- developer**
- **Driveways shall comply with the Fire Code PRC 4290 which requires 12' of driveway width with 14' of horizontal clearance and 15' of vertical clearance.**
  - **a. Responsibility- builder/homeowner**
- **Any brush/slash pile/s created during construction shall have a 30' clearance until the pile/s are disposed of.**
  - **a. Responsibility- developer/builder**
- **All homes shall have Class A listed roof covering.**
  - **a. Responsibility- builder/homeowner**
- **All houses shall comply with the home hardening requirements.**
  - **a. Responsibility-builder**
- **The houses shall be constructed with exterior wall sheathing that shall be rated noncombustible.**
  - **a. Responsibility-builder**
- **Windows and glass doors of the structure shall have tempered glass and fire-resistant frames.**
  - **a. Responsibility-builder**
- **Rafter tails shall be enclosed with noncombustible material on the sides of the structure.**
  - **a. Responsibility-builder**

- **Gutters and downspouts shall be noncombustible.**
  a. **Responsibility-builder**

- **Attic and foundation vents shall be covered with 1/8 inch, or less, noncombustible mesh and horizontal to the ground.**
  a. **Responsibility-builder**

2. **OTHER FIRE SAFE REQUIREMENTS**

A. **Each homeowner is responsible for the maintenance of the Fuel Hazard Reduction Zone on their property as specified in this plan and recorded in the deed restrictions.**

B. **Each new property owner/builder prior to construction shall be required to submit site and fire sprinkler system plans for review and approval to County Fire.**

C. **A Notice of Restriction (NOR) shall be filed with the final parcel map which stipulates that a Wildland Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented.**

D. **The project shall meet all the Public Resource Codes 4290 as amended (the 2020 SRA Fire Safe Regulations- Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department ordinances unless amended, revised or waived.**

E. **The home/property owners are responsible for any future fire safe or building code changes adopted by the State or local authority.**

F. **Only California Fire Marshal approved fire resistive composite deck material, wood or non-combustibles shall be allowed for decks.**

G. **All fencing shall be noncombustible.**

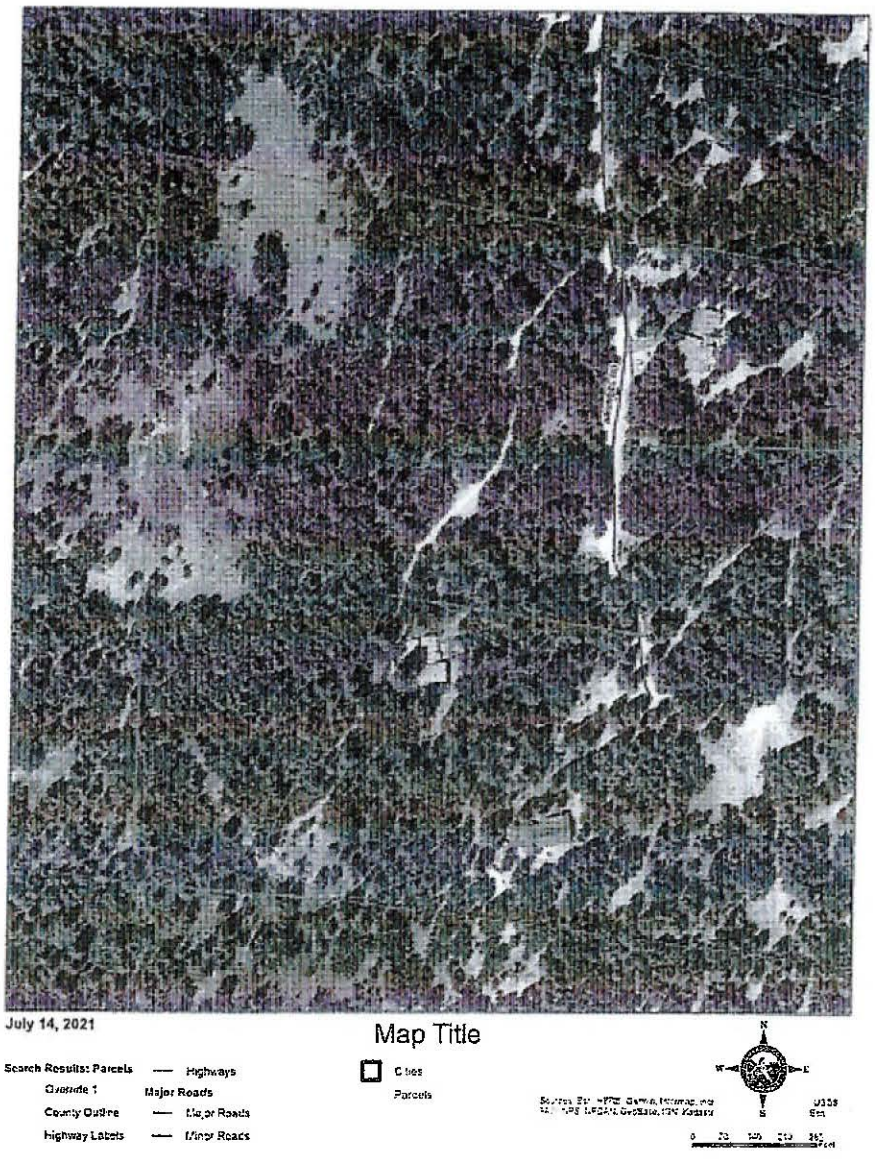
H. **The new road being constructed to serve these new parcels shall have its name submitted to the County Surveyor for approval and the name posted at its intersection with Arundel Road.**

I. **Electronic and manual gates obstructing fire apparatus access shall meet the minimum standards of El Dorado County Fire as identified in Standard B-002 at the time of installation.**

J. **A water supply shall be available on each parcel at the time of construction on that parcel.**

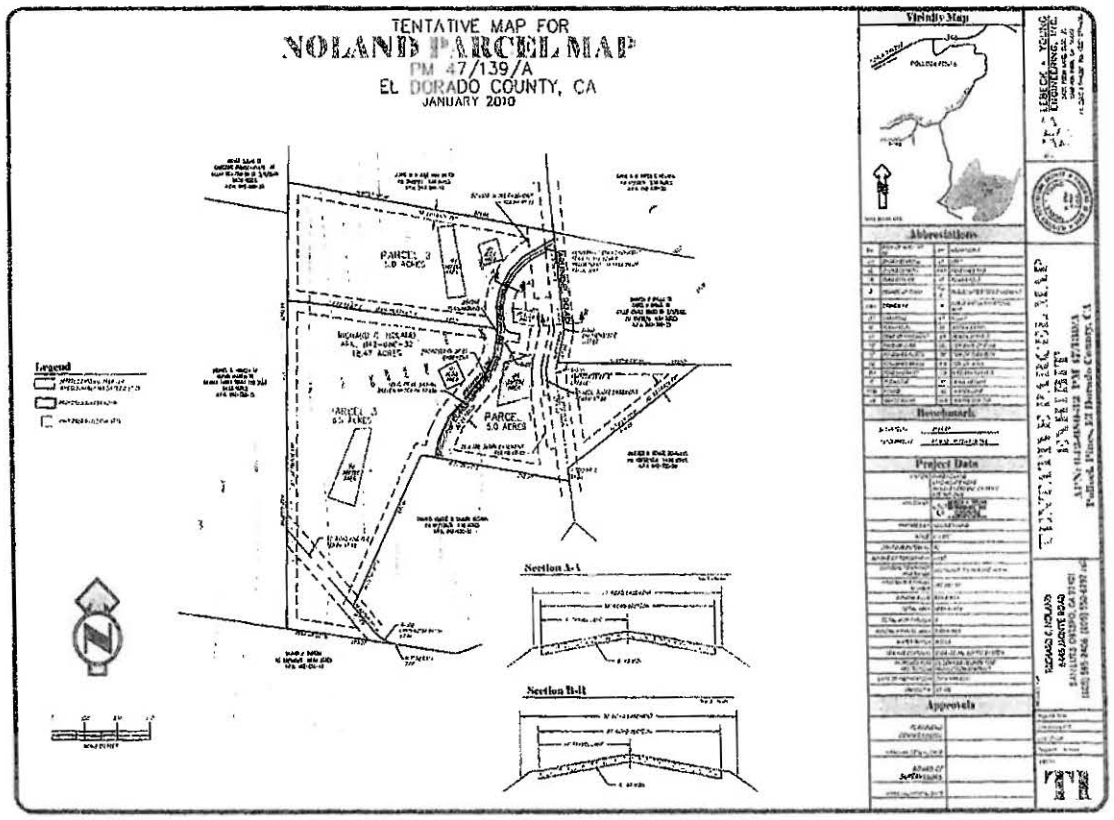
**Appendix**

**APN: 042-680-32**



# Exhibit I: Wildland Fire Safe Plan

CRAPO AND GASCA

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Parcel Map P22-0008
Crapo/Gasca Parcel Map
APN: 042-680-032

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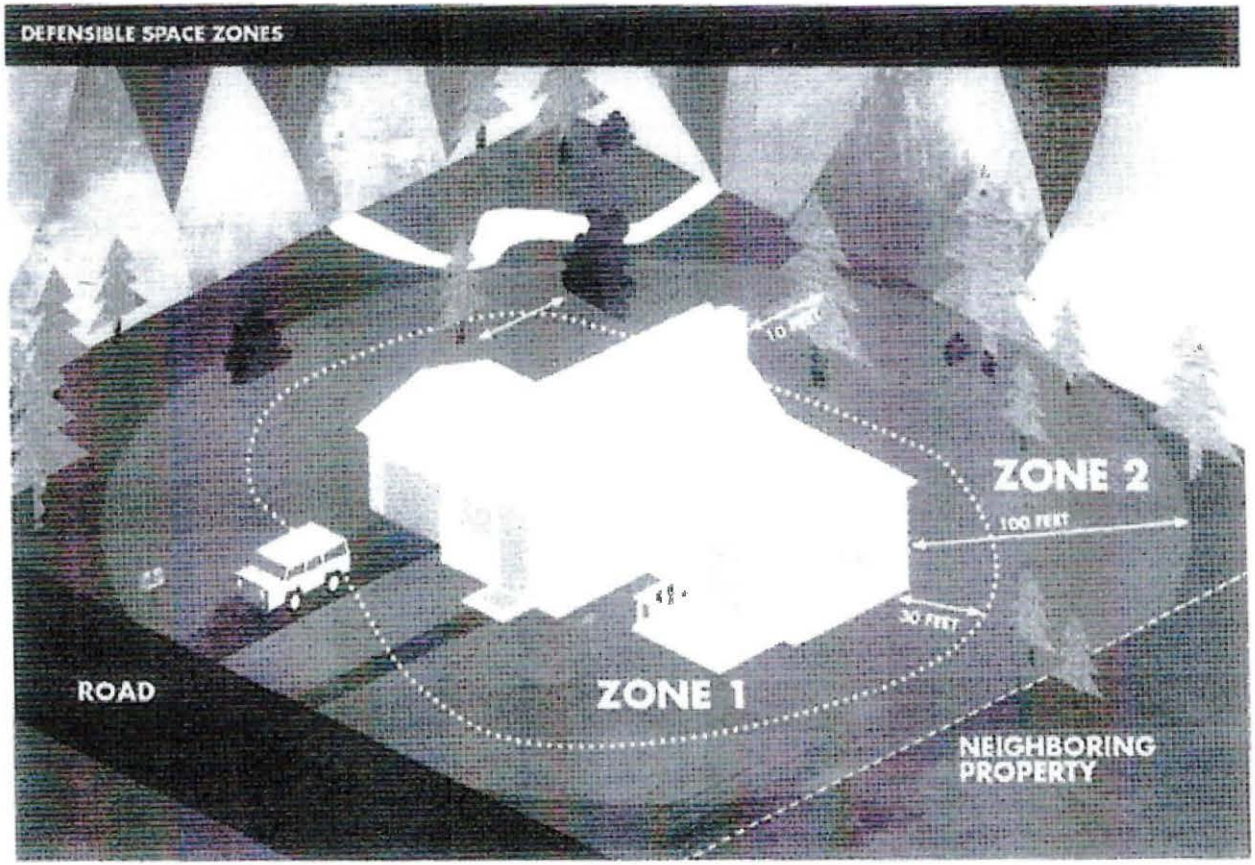



Clearance Guidelines



Parcel Map P22-0008
Crapo/Gasca Parcel Map
APN: 042-680-032

# EL DORADO COUNTY REGIONAL FIRE PROTECTION STANDARD

## Water Supplies for Suburban and Rural Fire Fighting

STANDARD #D-003 EFFECTIVE – 3/24/2021

### I. PURPOSE:

The purpose of this standard is to communicate the minimum level of water storage and delivery system requirements for one- and two-family dwellings as approved under the reduced fire flow allowance within the fire jurisdictions that adopt this standard.

### II. BACKGROUND:

The California Fire Code (CFC) Section 507.1 requires an approved water supply capable of providing the required fire flow for fire protection to premises upon which facilities, buildings, or portions of buildings which are hereinafter constructed or moved into or within the jurisdiction. The CFC Section 507.2 further explains that the water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. The CFC, as amended locally, requires the minimum fire flow for residential one- and two-family dwellings to be 1,000 gallons per minute for a 1-hour duration for dwellings 3,600 square feet or smaller. For dwellings 3,601 square feet or greater, the minimum fire flow is 1,000 gallons per minute for a 2-hour duration. The CFC grants the fire code official the authority to reduce the fire flow requirements for buildings in rural areas where the development of full fire flow requirements is impractical.

### III. SCOPE:

This standard identifies a method of determining the minimum requirements for alternative water supplies for structural firefighting purposes in areas where the Authority Having Jurisdiction (AHJ) determines that adequate and reliable water supply systems for firefighting purposes do not otherwise exist. The CFC Section B103.3 allows the AHJ to use NFPA 1142.

### IV. WHERE REQUIRED:

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. *(Structural additions may require existing water supply systems to upgrade from 2.5" to 4" systems on a case-by-case basis as determined by the AHJ).*

**EXEMPTIONS:**

A. New structures & additions where El Dorado County has determined that (1) no permit is required for construction, or (2) is exempt.

B. New residential structures that serve the following uses: private garages, carports, sheds, and other similar "U" occupancies with a floor area of not more than 500 square feet.

C. Agricultural Buildings as defined by this standard in **Section VI.**

V. **AUTHORITY CITED:**

A. 2019 California Fire Code (CFC)

B. 2017 Edition NFPA 1142, Water Supplies for Suburban and Rural Fire Fighting

C. 2018 Edition NFPA 22, Water Tanks for Private Fire Protection

D. 2016 Edition NFPA 24, Installation of Private Fire Service Mains and Their Appurtenances

E. 2013 CA Edition NFPA 25, Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems

F. 2020 California Code of Regulations, Title 14, Fire Safe Regulations SRA

VI. **DEFINITIONS:**

A. **Agricultural Building** – A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. This structure shall not be a place for human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place used by the public *[CBC Section 202]* and as further defined by the referenced section of El Dorado County Planning and Building Department website for an Inspection Exempt Agricultural Barn.

B. **AHJ** – Authority Having Jurisdiction

C. **Building** – Any structure utilized or intended for supporting or sheltering any occupancy. *[CFC Section 202]*

D. **Domestic Water Supply** – Water that is used for domestic consumption, potable water, in-home use, landscaping, or livestock. *(Does not include fire sprinkler water or firefighting water supplies).*

E. **Fire Flow** – The flow rate of a water supply measured at 20 pounds per square inch residual pressure that is available for firefighting. *[CFC Appendix B Section B102]*

F. **Fire Flow Calculation Area** – The floor area, in square feet, used to determine the required fire flow. *[CFC Appendix B Section B102]*

G. **Firefighting Water Supply** – Water supply that is dedicated to the use of the fire department for the suppression of any type of fire.

H. **Fire Sprinkler Water Supply** ***(Sprinkler Demand)*** – NFPA 13D – Water supply required to meet the design flow rate of a residential automatic fire sprinkler system, designed and installed by a California licensed C-16 contractor, for a minimum ten-minute duration using a 2-head hydraulic calculation.

I. **Water Purveyor** – A public utility, a mutual water company, a government agency or special district, or other entity owning and operating a water system and holding a valid permit from the California State Department of Public Health to purvey water.

**VII. PERMITS AND OTHER CODES AND STANDARDS:**

A. A fire permit is required for construction of private fire hydrants and water supply systems built to these standards in accordance with Title 24 CCR § 105.7.19. Your project may be subject to additional requirements of the El Dorado County Building Department for permits and compliance with other applicable federal, state, or local codes. Plan submittal requirements are detailed in **Section IX.A** of this standard.

**VIII. QUALIFICATIONS & LICENSES REQUIRED FOR INSTALLATION:**

A. Water supply system components for fire protection including well drilling, pumps, water storage tanks, and fire hydrant connections shall be laid out, fabricated, and installed by either a [1] Class A General Contractor or [2] a specialty contractor holding a California Well Drilling (C-57) license as defined in California Code of Regulations Title 16, Division 8, Article 3.

B. Residential fire sprinkler system components from the water storage tank to the building shall be laid out, fabricated, and installed by a specialty contractor holding a California Fire Protection Contractor (C-16) license as defined in California Code of Regulations Title 16, Division 8, Article 3.

**Exception:** *Residential water supply systems for fire protection and residential fire sprinkler system designed and installed in accordance with the owner-builder provisions of California Business and Professions Code Section 7026.12 (b). A signed copy of the Homeowner Exemption Letter shall be provided upon submission of plans to the fire department for review and approval.*
*[See **Attachment A** – Homeowner Exemption Letter]*

## IX. INSTALLATION REQUIREMENTS:

### A. PLANS

1. Working plans shall be submitted for approval to the AHJ before any equipment is installed or remodeled. *[NFPA 24 Section 4.1.1]*

2. Working plans shall be drawn to an indicated scale or other approved layout of sheets on uniform size and shall include the following items that pertain to the design of the system: *[NFPA 24 Chapter 4 Section 4.1 Plans]*

    a. Name of owner
    b. Location, including street address and APN
    c. Point of compass
    d. Name and address of contractor
    e. Plan view and elevation view of access roads and driveways, structures, tank size, and tank location
    f. Size and location of all water supplies
    g. Vegetation clearances around all system components shall be indicated on the plans
    h. Private fire service main piping
        a. Size, schedule, length, depth, and location of piping
        b. Size, types, and locations of valves, valve indicators, regulators, meters, and valve pits
        c. Method of restraint
            i. Thrust Blocks, mechanical bolt restraints, undisturbed natural bedrock, or equivalent as approved by the AHJ.
    i. Hydrants:
        a. Size and location of draft hydrants, outlets, and gate valves.
        b. Thread size and coupling adapter specifications that meet National Hose Thread Standards
        c. Method of restraint

3. Submitted plans shall include the manufacturer's installation & specification sheets, including listings for the tank and all system components.

4. Contact your local fire agency for individual submittal detail.

### B. INSTALLATION TIMELINE

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material for vertical construction arrives on the site. *[CFC Section 3312.1 & NFPA 1142 Section 7.1.2]*

Temporary water supplies that are accepted shall include: 1) Dedicated use for firefighting only, 2) are placed in a location approved by the AHJ, 3) contain a minimum of 2,500 gallons of water, 4)

include a minimum of one 2.5" NH fire department connection, and 5) have unobstructed fire apparatus access to the water supply and connection at all times as approved by the AHJ.

**Exemption**: Non-combustible structures are exempt from the temporary water supply only.

C. WATER USE AGREEMENT

The AHJ shall enter into a water use agreement when a private water supply source is to be used to meet the requirements of this standard. *[See ATTACHMENT B of this standard for an example]*

D. APPROVED WATER SUPPLIES

1. Purveyor supplied hydrant system
2. Tanks
3. NFPA 1142 Annex B Optional methods approved by the AHJ
   a. *A pool, reservoir, or pond may be used as a replacement for a tank system when in compliance with NFPA 1142, **Section IX.J – Draft Hydrants & Fire Valves** of this standard and approved by the AHJ.

E. TANK MATERIALS

1. Materials shall be limited to steel, concrete, and fiberglass reinforced plastic tanks or equivalent as approved by the AHJ. *[NFPA 22 Chapter 4 Section 4.4]*

F. TANK LOCATION

1. Water storage tanks shall be located a minimum of 30 feet from the closest structure and from the property line. Where this requirement is impractical an alternate means of protection may be required by the fire code official.

2. Combustible vegetation & combustible fencing shall be maintained clear for 30 feet around the tank or to the property line.

3. Footings, foundation(s), or other supports shall be constructed to support soil grading adjacent to the tank shall be performed to prevent water run-off from eroding the foundation, footings, or support.

4. The ground under the tank shall be leveled and shall have compacted AB or concrete to support the imposed load.

5. Elevation of the draft hydrant outlet shall be at the same level or lower than the tank outlet.

   **Exception:** Elevation of the draft hydrant outlet shall not be more than 10 feet above the tank outlet, if approved by the AHJ based on available topography limitations.

6. Water storage tanks may be located within a structure in accordance with NFPA 22.

G. TANK SIZE

1. Tank systems covered by this standard shall provide, at a minimum, the capacity of Firefighting Water Supply indicated in **Table A** of this standard based on the size of the structure to be protected and if the structure is protected with fire sprinklers. Additional water capacity may be added to the tank system to provide either residential automatic fire sprinkler water supply *[See Section IX.G.2 of this standard]* and/or domestic water supply but shall require a backflow device to be installed between the firefighting water supply and the domestic water supply to prevent contamination of the domestic water supply. Systems that provide water for a combination of firefighting water supply and either automatic fire sprinkler water supply and/or domestic water supply shall be designed with either piping or automatic controls that ensure the firefighting water supply is always reserved for fire department use *[See Section IX.L of this standard]*.

2. If additional water storage capacity is needed in the tank for automatic fire sprinkler system design, the tank size shall be increased 500 gallons minimum, or the amount specified by the Licensed California C-16 Contractor who designs and builds the sprinkler system per the NFPA 13D standard.

3. Commercial water supplies shall meet the fire flow requirements located in CFC Appendix B Table B105.1(2)

H. TANK VENTING

1. Tanks shall be provided with a vent above the maximum water level. Tank vents shall have a cross-sectional area greater than or equal to one and one-half times (1.5x) the area of the draft hydrant supply pipe.

2. Tank vents shall be provided with a screened inlet configured to prevent the impairment of the vent or tank intrusion by birds, mammals, insects, or debris.

3. Tank vents shall be installed above the potential snow level for the site elevation. Approval required by the AHJ.

I. PIPING

1. Tank piping attachments for fill, venting, supply, overflow, or drain shall meet the requirements of the tank manufacturer.

2. All supply piping shall be designed and installed to provide a minimum flow rate as shown in **Table A** of this standard. *[NFPA 1142 Table 4.6.1]*

3. All piping shall be a minimum of Schedule 40 pipe. All fittings shall be a minimum of Schedule 80.

4. Flexible piping, which accounts for tank expansion and movement, shall be installed where specific tank manufacturer's installation specifications require.

5. Tank fill piping shall be a minimum of ¾ inch pipe.

6. The tank outlet, supplying the draft hydrant piping, shall include a control valve and shall be a minimum 4-inch inside diameter.

7. The draft hydrant supply piping shall be a minimum 4-inch inside diameter.

8. All piping shall be coated or wrapped to prevent corrosion and/or weathering where applicable.

9. All underground piping shall be placed on 6 inches of sand or other fill material approved for underground utilities and covered 6 inches minimum with the same material prior to backfill.

10. Underground piping shall be buried 24 inches below finished grade unless it is routed under roads or driveways in which case it shall be buried 36 inches minimum below finished grade.

11. All underground piping shall have a blue tracer wire buried with the pipe.

12. All piping risers shall be supported by a concrete pad no less than 24" x 24" x 4" and shall have bracing added for additional support when required by the AHJ.

J. **DRAFT HYDRANTS & FIRE VALVES**

1. The draft hydrant location shall be located no closer than 50 feet and no further than 250 feet from protected structures as measured along the route of a road or driveway.

2. The center height of the draft hydrant outlet shall be a minimum of 18 to 24 inches above the finished grade and shall be marked by a blue reflector at the hydrant and street address.

3. The center height of the draft hydrant outlet shall be designed to be lower than the tank outlet. *[See **Section IX.F.5** of this standard for exceptions]*

4. The draft hydrant outlet shall be a combination of 4½ inch and 2½ inch NST male hose thread adapters (also known as NH and NS). *[Title 14 1275.03]*

5. The male hose threaded outlet shall be provided with a lugged protective cap and breakable seal to ensure fire department use only.

6. The draft hydrant shall be visible and accessible with a minimum of 3-foot clearance in all directions clear to the road or turnout.

7. The draft hydrant shall be located adjacent to an approved fire apparatus turnout from the driveway or the roadway that intersects with that driveway as approved by the AHJ.

8. The draft hydrant shall be located 6 to 8 feet from the edge of the fire apparatus access roadway, or turnout, and in a location where fire apparatus using it will not block access.

9. The draft hydrant shall be painted per the local fire department requirements. A permanent sign shall be attached to the draft hydrant or within 5 feet of the draft hydrant stating, **"NO PARKING - Drafting Fire Hydrant - ___Gallons".** Permanent lettering shall be 1½ inch minimum and shall be red in color on a white background. The sign shall not interfere with the operation of the draft hydrant.

10. A 3-foot clear space shall be maintained around the circumference of the draft hydrant. A reflective blue marker, with a minimum dimension of 3" inches, shall be located on the driveway address sign and within 3' feet of the draft hydrant on a post or sign.

11. Dry draft hydrants shall be installed on projects where there is a potential snow level for the site elevation, as determined by the AHJ.

**K. FREEZE PROTECTION**

1. All aboveground water piping and water tanks shall be designed and installed to protect against freezing where required by the AHJ.

**L. WATER LEVEL ASSURANCE**

1. An approved method shall be used to provide automatic water fill to ensure the minimum required gallons as listed in **Table A** are always available.

2. The system shall be designed such that when the water supply source is impaired, the firefighting water supply will be reserved for firefighting only. The methods used to provide this assurance may include tank plumbing design/configuration and/or approved electric control systems.

3. A sight gauge shall be required as part of the water level assurance design. *[See **Figure 4**]*

**X. INSPECTIONS/TESTING FOR NEW INSTALLATIONS (performed by the Fire Department):**

A. Underground Inspections shall include:

a. All underground piping shall be inspected prior to covering with fill.
b. Verify correct tank size *(in gallons)*, correct tank material, and correct tank location.
c. Verify that approved piping, fittings, and appurtenances were installed.
d. Verify appropriate piping restraints and freeze protection are installed.
e. Verify appropriate depth of underground pipe.
f. Verify tracer wire/tape is installed along the entire length of the underground pipe.
g. Verify hydrostatic test passes inspection. Piping shall be pressurized with water at a static pressure of 50 psi for 15 minutes from the tank valve to the draft hydrant/fire valve.
h. There shall be no evidence of leaks.

B. Final Inspections shall include:

a. Entire system shall be inspected prior to occupancy of the structure requiring the water supply.
b. Verify all valves operate as designed.
c. Verify auto-fill is functional by testing the float valve and subsequent water flow.
d. Verify water level indicator is installed and functional.
e. Verify tank venting is installed and is the correct size.
f. Verify water flow through system and out of draft hydrants *(gravity systems).*
g. Verify draft hydrant cap is installed.
h. Verify No Parking – Drafting Fire Hydrant sign is installed.
i. Verify blue marker at the street address and at draft hydrant are installed.
j. Verify "Water Use Agreement" is signed and recorded.
k. Add the draft hydrant and tank GPS locations to Active 911 *(if applicable).*

**XI. ONGOING WATER STORAGE INSPECTION, TESTING, & MAINTAINANCE:**

A. Owners of residential water systems, installed per the requirements of this standard, shall perform necessary ongoing maintenance and repairs to the system to assure the proper performance of the system as it was designed and installed. All inspections, testing, maintenance, and recordkeeping shall comply with all requirements per CA Edition NFPA 25-2013 Ch. 7 & 9.

B. Impairments to the fire protection water supply system shall be reported immediately to the fire department.

C. Vegetation and combustible debris *(i.e. leaves, pine needles, branches, etc.)* shall be kept at a minimum 30' foot clearance from the fire water tank.

D. Upon completion and approval of a system or certified 5-year inspection, a permit shall be issued by the fire department for the water supply and draft hydrant system and shall be good for 5 years. At 5-year intervals, the property owner shall renew the permit by retaining a qualified approved vendor *(or the local fire agency, if service is offered)* to perform a water supply system inspection to ensure operability of the firefighting water supply system during emergency incidents. The inspection report shall be provided to the fire department for review and approval.

E. A water use agreement detailing the approved uses of the system and inspection/permit requirements shall be entered into with the property owner and the applicable fire district. This water use agreement shall be recorded with the El Dorado County Recorder's Office against the parcel where the water supply system is installed, and a copy provided to the AHJ. The water use agreement shall remain in effect in perpetuity, unless the AHJ agrees to remove the deed restriction, and the obligation shall be transferred to all new property owners at the time of sale.

**TABLE A**

| Residential Building Square Footage | Minimum Firefighting Water Supply WITH Fire Sprinklers | Draft Hydrant Outlet Size[2] | Minimum Firefighting Water Supply WITHOUT Fire Sprinklers | Draft Hydrant Outlet Size[2] |
|---|---|---|---|---|
| < = 1,200 sf | 2,500 gallons | 4.5" | 2,500 gallons | 4.5" |
| 1,201 - 2,500 sf | 2,500 gallons | 4.5" | 5,000 gallons | 4.5" |
| 2,501 - 5,000 sf | 5,000 gallons | 4.5" | 10,000 gallons[1] | 4.5" |
| 5,001 - 7,500 sf | 7,500 gallons[1] | 4.5" | 15,000 gallons[1] | 4.5" |
| 7,501 - 10,000 sf | 10,000 gallons[1] | 4.5" | 20,000 gallons[1] | 4.5" |
| 10,001 - 12,500 sf | 12,500 gallons[1] | 4.5" | 25,000 gallons[1] | 4.5" |
| 12,501 - 15,000 sf | 15,000 gallons[1] | 4.5" | 30,000 gallons[1] | 4.5" |
| 15,001 - 17,500 sf | 17,500 gallons[1] | 4.5" | 35,000 gallons[1] | 4.5" |
| 17,501 - 20,000 sf | 20,000 gallons[1] | 4.5" | 40,000 gallons[1] | 4.5" |

*Water supply for larger structures, other than the ones listed above, shall be determined by the AHJ and shall be designed in 2,500-gallon increments.

*Structures with exposures, as defined by NFPA 1142, shall require a minimum 3,000 gallons of water

[1] = *A permit may be required from El Dorado County for tanks larger than 5,000 gallons*
[2] = *A 4.5" draft hydrant outlet requires minimum 4" supply piping from the tank to the 4.5" male national hose thread (NH) draft hydrant outlet assembly and shall include a 4.5" female to 2.5" male national hose thread (NH) reducer w/ cap.*

## ATTACHMENT A

**Homeowner Exemption Letter**

Date: _____

El Dorado County Building Permit #: _____

Project Address: _____

APN: _____

This water supply & draft hydrant system and/or residential fire sprinkler system will be designed and installed in accordance with the owner-builder provisions found in Section 7026.12 of the California Business and Professions Code. This code section states:

*The design and installation of a fire protection system, excluding an electrical alarm system, shall be performed only by [1] a specialty contractor holding a California Fire Protection Contractor (C-16) license as defined in California Code of Regulations Title 16, Division 8, Article 3 or by [2] an owner-builder of an owner-occupied, single-family dwelling, if not more than two single-family dwellings on the same parcel are constructed within one year. The EDHFD retains authority to inspect and approve the design and installation prior to the issuance of a certificate of occupancy for the dwelling.*

The water supply & draft hydrant system portion of the fire protection system listed above shall be installed by a [1] Class A General Contractor or [2] a specialty contractor holding a California Well Drillers (C-57) license *(as defined in California Code of Regulations Title 16, Division 8, Article 3)* or by [3] an owner-builder of an owner-occupied, single-family dwelling, if not more than two single-family dwellings on the same parcel are constructed within one year.

*Nothing in this exemption shall be considered as abrogating the provisions of any ordinance, rule or regulation of any state or local agency related to the installation of a water supply & draft hydrant system and/or a residential fire sprinkler system.*

Homeowner(s) Signature: _____

Homeowner(s) Printed Name: _____

## ATTACHMENT B

**Recording requesting by:**
El Dorado Hills Fire Department

**When recorded mail a copy to:**
El Dorado Hills Fire Department
1050 Wilson Blvd.
El Dorado Hills, CA 95762

Recorder's Use Only

---

**El Dorado County Fire Agency Private Fire Protection Water Use Agreement**

**Date:** _____

**Property Address:** _____

**El Dorado County Assessor Parcel Number:** _____

**Owner:** _____

This Private Fire Protection Water Use Agreement (Agreement) is entered this ____ day of ____, 2021 by and between the El Dorado Hills County Water District (the Fire Department) and the Owner identified above to memorialize and set forth the terms and conditions upon which a private fire protection system water supply shall be maintained by Owner upon Owner's property such that construction and occupancy of structures may be allowed upon the Property. The Agreement shall be recorded against Owner's property and shall be binding upon all successors and assigns of Owner and upon any subsequent owner(s) of the Property.

**Recitals**

The purpose of this agreement is to describe the terms and conditions related to the use of a private fire protection water supply system on a private residential property which exists or shall be installed to address the lack of an available municipal water supply system within 1,000 feet of the Property and to meet required fire flow and fire hydrant specifications as required by California Code of Regulations Title 24, Part 9, (Fire Code), §507 (Fire Protection Water Supplies). The Fire Protection System shall be installed in accordance with the plans and specifications set forth in Exhibit 1 attached hereto. The system shall be maintained in accordance with the specifications set forth in Exhibit 2 attached hereto and with such additional maintenance standards as the Fire Department establishes from time to time, including any upgrade to meet changed circumstances or amendments to applicable Fire Codes. It is understood by the Owner(s) and the Fire Department, hereafter known as "Parties" to this agreement, that the following terms and conditions are applicable for the use of a fire protection water supply source in lieu of providing an approved municipal water supply for the premise:

1. Neither party is permitted to terminate this agreement without the expressed written consent of both parties.

2. Neither this agreement nor any right or duty in whole or in part by the owner(s) under the agreement will be assigned, delegated, or subcontracted without the written consent of the owner(s).

3. Owners agree to install, inspect, and maintain the fire protection water supply system on the property in lieu of a municipal water supply as specified by current Fire Department regulations and standard on this subject as attached herein.

4. The water use agreement shall remain in effect in perpetuity, shall be binding upon successors and shall serve as a deed restriction upon the Property, unless and until parties agree to terminate this Agreement and cause it to be removed from the public record in a writing duly executed by each party.

5. Any and all debris that is created by and during the establishment of the fire protection water supply site will be disposed of by the owner(s)/contractor(s) to the satisfaction of the Fire Department.

6. The owner(s) will maintain the area covered by this agreement in a safe condition at all times, to the satisfaction of the Fire Department. This maintenance will include the groundskeeping around the site. This includes a minimum of 30' foot clearance of vegetation and combustible debris at all times from the fire protection water tank and related appurtenances.

7. The owner(s) agree(s) to save, keep harmless, defend, and indemnify the fire department and all its officers, employees, and agents, against any and all liability, claims, losses, and costs of whatever kind and nature, for injury and death of any person or persons, and for loss or damage to any property occurring in connection with or in any way incidental to or arising out of the occupancy, use, service, operation, or performance of work in connection with this agreement.

8. It shall be understood and agreed upon that the owner of the fire protection water system shall perform necessary ongoing inspections, testing, maintenance, and repairs to the system to assure the proper performance of the system as it was designed and installed. Upon completion and approval of a system or certified 5-year inspection, a permit shall be issued by the Fire Department/District for the water supply and draft hydrant system and shall be good for 5 years. At 5-year intervals, the property owner shall renew the permit by retaining a qualified approved vendor to perform a water supply system inspection to ensure operability of the firefighting water supply system during emergency incidents. The inspection report shall be provided to the fire department for review and approval.

9. This fire protection water use agreement shall be recorded with the El Dorado County Recorder's Office against the parcel where the water supply system in installed, and a copy provided to the AHJ prior to the final approval of the installation of the water supply system.

10. Impairments or discrepancies from the original design and installation of the fire protection water supply system shall be reported immediately to the fire department by the owner(s) or their designee.

11. The owner(s) grant the rights to the _____ and _____ Fire Department/District to enter the property for the express purpose as stated by this agreement.

| | |
|---|---|
| _____ | _____ |
| (Owner) | (_____Fire Dept. /Dist.) |
| _____ | _____ |
| (Owner) | |
| _____ | _____ |
| (Date) | (Date) |

## Exhibit 1: Required Fire Protection System plans and Specifications

## Exhibit 2: Initial Fire Protection Maintenance, Repair, and Inspection Standards

# El Dorado County Regional Fire Protection Standard

## WATER SUPPLIES FOR URBAN AND RURAL FIREFIGHTING

- FIGURE 1 -
Above Ground Tank

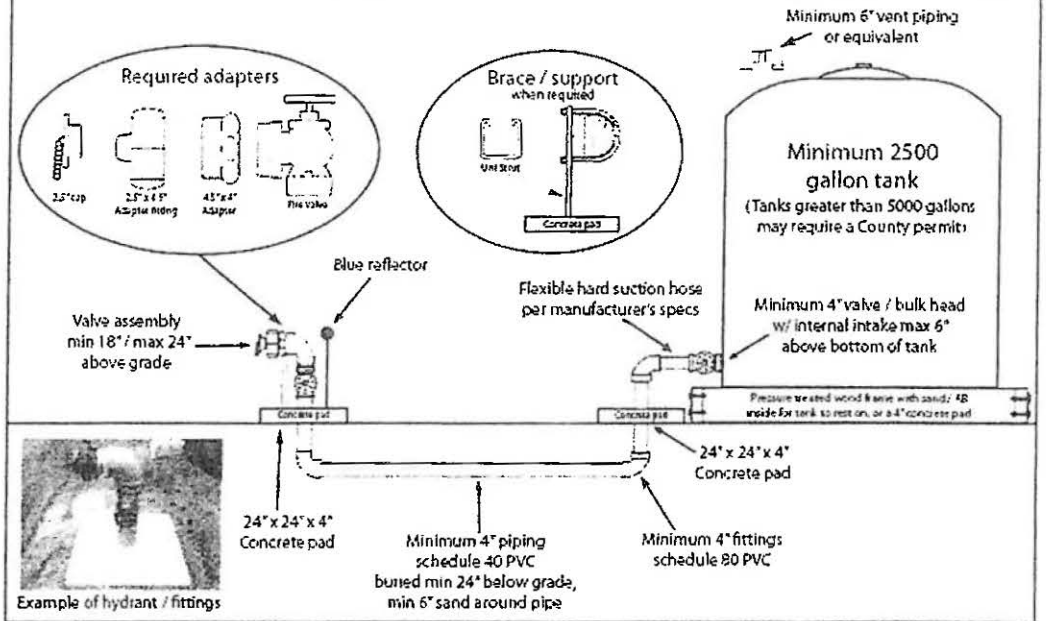
NOTE: All adapters shall be of brass, aluminum, or stainless steel national male hose thread.

PIPING MAY BE PVC OR CORROSION RESISTANT STEEL (MINIMUM 4") AND MUST BE SUPPORTED.

TANK MAY BE CONSTRUCTED OF CONCRETE, STEEL, PLASTIC, OR OTHER MATERIALS AS APPROVED AS COMPARABLE.

VALVE MUST BE LOCATED NO CLOSER THAN 50 FEET, NOR FARTHER THAN 250 FEET, FROM THE STRUCTURE IT SERVES AND MUST BE MARKED WITH A BLUE REFLECTOR.

EXAMPLE OF RISER SUPPORT, OTHER METHODS MAY BE USED WITH APPROVAL FROM THE AHJ.




| Revised Date: 3/18/2021 | Revised By: EDC FPO | EDC STD #D-003 |
|---|---|---|

# El Dorado County Regional Fire Protection Standard

## WATER SUPPLIES FOR URBAN AND RURAL FIREFIGHTING

- FIGURE 2 -
Underground Tank

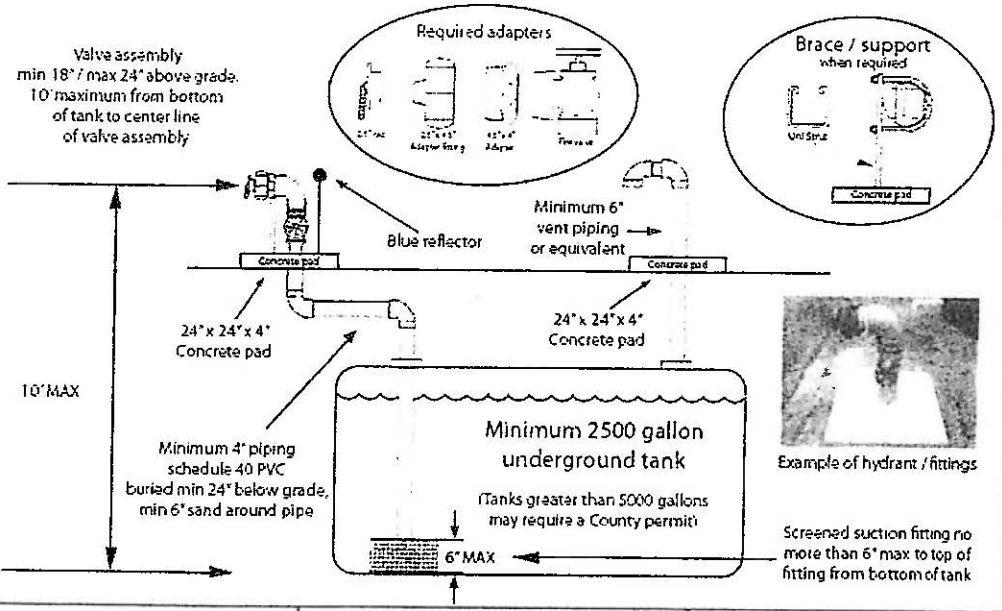
NOTE: All adapters shall be of brass, aluminum, or stainless steel national male hose thread.

PIPING MAY BE PVC OR CORROSION RESISTANT STEEL (MINIMUM 4") AND MUST BE SUPPORTED.

TANK MAY BE CONSTRUCTED OF CONCRETE, STEEL, PLASTIC, OR OTHER MATERIALS AS APPROVED AS COMPARABLE.

VALVE MUST BE LOCATED NO CLOSER THAN 50 FEET, NOR FARTHER THAN 250 FEET, FROM THE STRUCTURE IT SERVES AND MUST BE MARKED WITH A BLUE REFLECTOR.

EXAMPLE OF RISER SUPPORT, OTHER METHODS MAY BE USED WITH APPROVAL FROM THE AHJ.




| Revised Date: 3/18/2021 | Revised By: EDC FPO | EDC STD #D-003 |
|---|---|---|

# El Dorado County Regional Fire Protection Standard

## WATER SUPPLIES FOR URBAN AND RURAL FIREFIGHTING

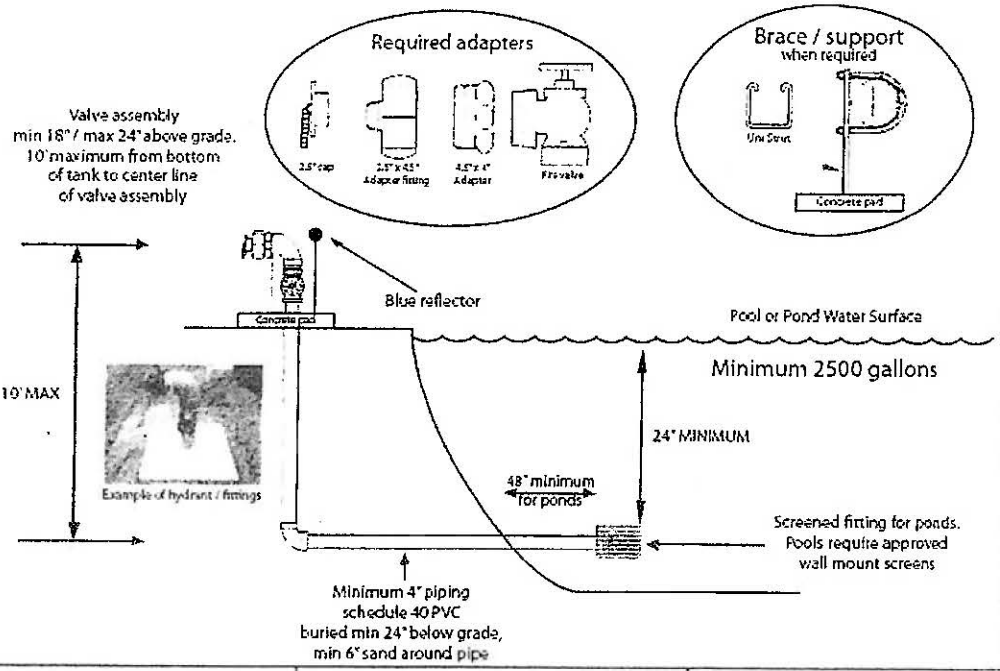
- FIGURE 3 -
Pond or Pool

NOTE: All adapters shall be of brass, aluminum, or stainless steel national male hose thread.

PIPING MAY BE PVC OR CORROSION RESISTANT STEEL (MINIMUM 4") AND MUST BE SUPPORTED.

VALVE MUST BE LOCATED NO CLOSER THAN 50 FEET, NOR FARTHER THAN 250 FEET, FROM THE STRUCTURE IT SERVES AND MUST BE MARKED WITH A BLUE REFLECTOR.

EXAMPLE OF RISER SUPPORT, OTHER METHODS MAY BE USED WITH APPROVAL FROM THE AHJ.




| Revised Date: 3/18/2021 | Revised By: EDC FPO | EDC STD #D-003 |
|---|---|---|

**FIGURE 4**

*[EXAMPLE ONLY]*


# EL DORADO COUNTY REGIONAL FIRE PROTECTION STANDARD

**AUTOMATIC & MANUAL GATES ON FIRE ACCESS ROADWAYS & DRIVEWAYS**

STANDARD #B-002 EFFECTIVE 03-30-2009
REVISION 02-21-2019

## PURPOSE

It is the intent of this standard to provide for quick, reliable and easy access of emergency response fire apparatus into gated communities.

## SCOPE

This standard shall apply to all automatic gates in El Dorado County installing access control devices or systems.

## AUTHORITY

Chapter 5, Section 503 of the California Fire Code, 2016 Edition, requires that the installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. 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.

The Fire Chief is authorized to modify any of the provisions of this standard upon application in writing by the owner, a lessee, or a duly authorized representative where there are practical difficulties in the way of carrying out the provisions of this standard, provided that the spirit of the standard shall be complied with and public safety is secured. The particulars of such modification and the decision of the Fire Chief shall be entered upon the records of the Department and a signed copy shall be furnished to the applicant.

## DEFINITIONS

**Roadway** - any surface designed, improved, or ordinarily used for vehicle travel

**Driveway** - a vehicular access that serves no more than two buildings, with no more than three dwelling units on a single parcel, and any number of accessory

**AHJ** – agency having jurisdiction

**REQUIRMENTS**

GATES/ACCESS CONTROL DEVICES

A. Installation Requirement

1. Entrance roads (at the gate) shall have a minimum unobstructed width of fifteen (15) feet each lane if divided, or twenty (20) feet total width if not divided. An unobstructed vertical clearance shall not be less than fifteen (15) feet.

2. Gates over a driveway shall have a minimum unobstructed width of fourteen (14) feet. The gate shall be a minimum of two (2) feet wider than the road/driveway surface. An unobstructed vertical clearance shall not be less than fifteen (15) feet.

3. Gates shall be inset off the roadway as to avoid stacking and to provide an area of refuge while the gate is operated and opened. This inset shall be a minimum of thirty (30) feet from the adjacent roadway or driveway edge. The key pad shall be placed within ten (10) feet of the gate. If the key pad is placed more than ten (10) feet from the gate, then the gate inset shall be increased respectively to accommodate the additional footage.

4. All automatic gates shall be equipped with a "Knox" emergency access override system that consists of a low security key activated switch located in accordance with Fire Department requirements.

5. All automatic gates shall also be equipped with both 3M Opticom Control device. The device shall be placed in a location allowing operation from 75 feet away. Exception: Single family R-3

6. Linear receiver device (approved by the Fire Department) to allow remote activation by emergency vehicles. Shall be programmed to operate with the Fire Departments current transmitters. Contact local AHJ for transmitter frequencies. Exception: Single family R-3

7. Automatic gates shall be equipped with a mechanical release.

8. Automatic gate loop systems located on the inside portion of the access roadway shall permit vehicular traffic to open the gate from the inside by driving over the loop. This process shall not take any special knowledge, actions or codes to open the gate to exit the area. The loop system shall also keep the gate open as long as vehicular traffic is passing through it.

9. All automatic gates shall be designed to automatically open and remain in a fully opened position during power failures.

10. All gates creating a dead-end road in excess of one hundred fifty (150) feet in length shall be provided with approved provisions for the turning around of fire apparatus.

11. The gradient for the fire apparatus access road shall not exceed the maximum approved by the Fire Department. The intent is to provide a level landing area on either side of the gate to allow emergency apparatus to be parked in a safe manner when it is necessary to exit the vehicle for manual gate activation.

12. All automatic gates must reach the fully open position within a total time not to exceed one second for each foot total width.

13. The receiving devices shall be installed so the signal from the transmitter will open the gate approximately 75 feet from the gate location. Exception: Single family R-3

14. Prohibited Devices: All required vehicle access openings shall provide both ingress and egress. Direction limiting devices, such as fixed tire spikes, are prohibited. No device may be used which will delay the ingress or egress of emergency responders. The total number of vehicle access control gates or systems, through which emergency equipment must pass to reach any address, shall not exceed one.

B. Manual Gates

1. Manual gates shall have a KNOX padlock installed for emergency access.

C. Plans

1. Plans for the installation of automatic gates on fire apparatus access roadways shall be submitted to the AHJ for approval **prior** to installation.

2. The number and type of plans *(paper or digital)* shall be submitted per the direction of the AHJ.

D. Testing and Acceptance

1. Gates and access control equipment shall be inspected and tested by the AHJ **prior** to being placed into service.

**CDS Fire Prevention Planning**

**Invoice**

November 2, 2021

Dennis Crapo & David Gasca
2300 Iron Point Road, Apt. 212
Folsom, CA 95630

Dennis Crapo:

The Wildland Fire Safe Plan for your parcel split of APN: 042-680-32 up in Pollock Pines has been completed and approved by the fire agencies. My fee of $500.00 is now due and payable to **Bill Draper**. Please use the enclosed envelop to send your payment. I have left the area for an extended period. Upon receipt of your payment your plan will be mailed to you.

Thank you for your business. If you have any questions please contact me.

Wm. A Draper

Bill Draper, RPF 898
4645 Meadowlark Way
Placerville, CA 95667
(530) 644-5535
(530) 919-8521

Mailed 11-6-2021

# COMMUNITY DEVELOPMENT AGENCY
## DEVELOPMENT SERVICES DIVISION
http://www.edcgov.us/DevServices/

**PLACERVILLE OFFICE:**
2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315 / (530) 622-1708 Fax
bldgdept@edcgov.us
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

**LAKE TAHOE OFFICE:**
3368 Lake Tahoe Blvd., Suite 302
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax
tahoebuild@edcgov.us



TO: Planning Commission

FROM: Aaron D. Mount

DATE: December 10, 2014

RE: A07-0016, Z07-0049, P06-0006, Noland Parcel Map, CDFW Review Response

Comments were received from the California Department of Fish and Wildlife (CDFW) for the Noland Parcel Map on December 3, 2014. The CDFW expressed concerns with potential wetland/riparian habitats and species of concern on the project site.

The project parcel contains one potential ephemeral stream that touches a corner of the property in an area that proposes no development and a seasonal stream that is located on an adjacent parcel. Neither feature would be directly impacted by the project nor does the project propose any development beyond minor improvements to existing roads. The main species of concern is the Federally listed California red-legged frog (CRLF). The project does not have a Federal nexus, the project parcel is outside of the CRLF designated critical habitat, no direct impacts to water resources are proposed, and all potential building sites are a minimum of 400 feet from any water features.

As detailed in the CEQA Initial Study, impacts to biological resources are less than significant as no direct impacts to sensitive species or resources are proposed. Neither new mitigations nor changes to CEQA significance conclusions are required based on the information provided by the CDFW.



**P22-0008**