
Wildland Urban Interface Fire Safe Plan



February 6, 2026

Prepared for: East Ridge Village Tentative Subdivision Map
El Dorado County Permit # TM14-1521
Contact: East Ridge Holdings Development, LLC



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PLAN APPROVAL SHEET

The **East Ridge Village Wildland Urban Interface (WUI) Fire Safe Plan** (East Ridge Village WUI Fire Safe Plan or WFSP) has been designed to evaluate the level of potential fire hazard affecting or resulting from the approved project, and the methods and measures proposed to minimize that hazard. 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-001 (Wildland Urban Interface Fire Protection Plans).

This East Ridge Village WUI Fire Safe Plan replaces the following previously approved plans for the Project:

- Valley View Specific Plan - Wildfire Safety Plan, prepared by Douglas R. Leisz, RPF & Eugene E. Murphy, RPF, dated August 1998.
- Valley View Specific Plan – East Ridge Village (Amendment A) Wildland Fire Safe Plan, prepared by William F. Draper, RPF, dated August 24, 2014.
- Valley View Specific Plan – East Ridge Village (Amendment B) Wildland Fire Safe Plan, prepared by William F. Draper, RPF, dated May 7, 2015.

The WFSP shall be updated no less than once every 5 years, or as changes to state and local regulations occur, to ensure that the plan can be effectively utilized by all stakeholders.

The East Ridge Village WUI Fire Safe Plan has been reviewed and approved by the following fire agencies located in El Dorado County:

DATE PUBLISHED: February 6, 2026

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REVISIONS TO THE PLAN

[illegible]

DISCLAIMER

Wildfires are unpredictable and can be impossible to stop under certain conditions, regardless of any implemented mitigation measures. The recommendations provided in this Fire Protection Plan are for general purposes only. Phillips Consulting Services provides no guarantee as to the effectiveness of these recommendations in preventing loss of life or property in the event of a wildfire or any other natural or human-caused disaster. Phillips Consulting Services does not accept any liability for actions taken or not taken based on this Plan, or for its use for any purpose other than intended.

FORWARD

East Ridge Village is within the Valley View Specific Plan (VVSP) area that was originally approved by the County of El Dorado on December 8, 1998 (Ordinance 4517). The specific plan also includes the White Rock and Blackstone Villages (AKA West Valley Village). The East Ridge Village Tentative Map (TM14-1521) was approved by the County of El Dorado on June 11, 2015. On December 6, 2022, the County of El Dorado and East Ridge Holdings LLC entered into a Community Benefit and Development Agreement (DA22-001) that established the terms under which East Ridge Village was to be built.

As stated in Section 2.3 (Vested Rights of Landowners) of DA22-0001 the following terms apply to the development of the Project: *Landowners shall have the vested right to develop the Property in accordance with the Project Approvals described in Section 2.1 and in conformity with the County rules, regulations, policies, standards, specifications, and ordinances, including the zoning ordinance, in effect as of the initial approval of the Small Lot Tentative Map provided that Landowners are not in default under this Agreement. To the fullest extent allowed by law, any change in, or addition to, the County rules, regulations, policies, standards, specifications, and ordinances, including, without limitation, any change in the Applicable General Plan, County Code, or other rules and policies adopted or becoming effective after the initial approval of the Small Lot Tentative Map, including, without limitation, any such change by ordinance, County Charter amendment, initiative, referendum (other than a referendum that specifically overturns the County's approval of the Project Approvals), resolution, policy, or moratorium, initiated or instituted for any reason whatsoever and adopted by the Board of Supervisors, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project and which would conflict with or be more restrictive than, or impose obligations on the Project greater or more stringent than the Project Approvals, shall not be applied to the Project. The vested right to proceed with the Project shall be subject to any subsequent discretionary approvals required in order to complete the Project provided that any conditions, terms, restrictions, and requirements for such subsequent discretionary approvals shall not prevent development of the land for the uses and to the density or intensity of development or rate or timing of development set forth in this Agreement and the Project Approvals.*

The Small Lot Tentative Map and any other tentative subdivision maps approved within the Project shall have a term coincident with the Term of this Agreement.

The **East Ridge Village WUI Fire Safe Plan** has been prepared for the East Ridge Village project which is located on El Dorado County Assessor Parcel #'s 119-390-001 through 119-290-075 in El Dorado Hills, California. The WFSP for the Project meets the requirements described in the California Wildland Urban Interface Code (CWUIC) and various other State and County statutes and regulations. The WFSP addresses the following topics:

- Project Description (Chapter 1)
- Regulatory Setting (Chapter 2)
- Wildfire Risk Analysis (Chapter 3)
- Fire Protection Planning (Chapter 4)
- Emergency Preparedness and Evacuation Planning (Chapter 5)
- Vegetation Management (Chapter 6)
- Key Findings, Applicable Codes and Design Features (Chapter 7)
- Plan Appendixes (Chapter 8)

The goals of this WFSP are as follows:

- » Reduce the size and intensity of wildfires that may start either within or adjacent to the development.
- » Reduce the high hazard vegetation (fuels) while protecting the visual, riparian, wildlife, and soil values.
- » Design fuel treatments so that native oaks are protected from wildfire damage.
- » 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 and parcel hardening at points of transition.
- » Enhance the level of preparedness by both residents and visitors for a safe evacuation during a wildfire or similar hazardous situation.

The WFSP specifically applies to the Project. The WFSP 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 WFSP is intended to be utilized during the development, construction, and occupancy phases 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 statute or regulation. The use of the term “should” refer to recommendations cited in the document by the authors.

END OF FORWARD

TABLE OF CONTENTS

Cover Sheet.....	1
Plan Approval Sheet.....	2
Revision Sheet.....	3
Disclaimer.....	4
Forward	5
Table of Contents	8
List of Tables	10
List of Figures	11
Definitions Associated with this Plan	12
Chapter 1: Project Description	17
Chapter 2: Regulatory Setting	22
Chapter 3: Wildfire Risk Analysis	29
Chapter 4: Fire Protection Planning	47
Chapter 5: Emergency Preparedness and Evacuation Planning	71
Chapter 6: Vegetation Management	76
Chapter 7: Key Findings, Applicable Codes, and Design Features	90
Chapter 8: Plan Appendices	94
Appendix A: Critical Assets / Populations at Risk Checklist	94
Appendix B: CA Public Resource Code 4290 and 4291 Checklist	95
Appendix C: Emergency Evacuation Planning Checklist	96
Appendix D: CA Code of Regulations Title 14	97
Appendix E: El Dorado County Code Section 110.16 (Building Code)	111
Appendix F: El Dorado County Fire Chiefs Association Standards	112
Appendix G: EDHCWD Fire Code (Ordinance 2025-00)	113

Appendix H: Characteristics of Fire Smart Vegetation	144
Appendix I: Characteristics of Fire Smart Vegetation	158
Appendix J: Ready-Set-Go Wildfire Evacuation Program	160
Appendix K: El Dorado County Emergency Alert Notification System	161
Appendix L : FIREWISE USA Program	163
Appendix M: East Ridge Village – Phase 1 Secondary Access Road Criteria.....	164
Appendix N: East Ridge Village Transitional Open Space Exhibit.....	168
Appendix O: East Ridge Village HOA Maintained Facilities.....	174
Appendix P: About the Author	176

LIST OF TABLES

Table 1: Hazard and Risk Assessment Factors 29

Table 2: Wildfire Risk Evaluation for the Project 31

Table 3: Maintenance Frequency for Open Space / Roads / Trails..... 89

LIST OF FIGURES

Figure 1: General Vicinity Map	17
Figure 2: Project Site Plan	19
Figure 3: Existing Conditions Site Photos.....	20
Figure 4: Fire Hazard Severity Zone Map for the Project	33
Figure 5: East Ridge Village Topographic Map	35
Figure 6: Fire History for the Project Site	36
Figure 7: Vegetation Types found in Area	42
Figure 8: East Ridge Village Street Name Exhibit.....	48
Figure 9: East Ridge Village Roadway Exhibit	53
Figure 10: Parts of a Home with Labels Defined in this Section.....	60
Figure 11: CAL FIRE Defensible Space Zones	79
Figure 12: Transitional Open Space Zone	83
Figure 13: Fuel Treatment Exhibit	85

DEFINITIONS ASSOCIATED WITH THIS PLAN

Accessory Building: A building or structure used to shelter or support any material, equipment, chattel, or occupancy other than a habitable building. Examples include detached decks, free standing pergolas, gazebos, detached private garages, sheds, and barns.

Building: Any structure, including those defined in El Dorado County Code Chapter 8.09, used or intended for supporting or sheltering any use or occupancy, as determined by the California Building Standard Codes.

California Building Code (CBC): Refers to the building construction standards described in California Code of Regulations Title 24, Part 2.

California Wildland-Urban Interface Code (CWUIC): Refers to the provisions addressing fire spread, accessibility, defensible space, water supply, and more for buildings constructed near wildland areas as described in California Code of Regulations Title 24, Part 7.

California Fire Code (CFC): Refers to the fire and life safety standards described in California Code of Regulations Title 24, Part 9.

Critical Fire Weather: A set of weather conditions (usually a combination of low relative humidity and wind) whose effects on fire behavior make control difficult and threaten life safety.

Critical Infrastructure: Public and private facilities deemed by a community to be essential for the delivery of vital services, protection of special populations, and the provision of other services of importance for that community. Examples include hospitals, fire stations, police and emergency services facilities, utility facilities, and communications facilities. See El Dorado County Code Section 8.09.030 for additional information regarding the use of this term.

Defensible Space: 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:

- A. Elimination of combustible vegetation and other materials within 5' of the building.
- B. Fuel removal or reduction within 100' of buildings in all directions
- C. Thinning, pruning and removal of continuous and dense uninterrupted layers of vegetation
- D. Removal of ladder fuels within 6' from the ground to prevent fire spread through tree canopies.

Driveway: A vehicular pathway route, meeting the requirements of both CWUIC Section 403 (Access) and CFC Section 503 (Fire Apparatus Access), that serves not more than four (4) residential units and any number of noncommercial or nonindustrial Utility and Miscellaneous Group U buildings on each parcel.

Embers: Are hot flying particles that can travel ½ mile or more ahead of the fire front. Where embers land is mostly determined by the local wind patterns. Also known as Firebrands.

Emergency Vehicle Access (EVA): A road or other connection designed to connect directly to a through road and used to comply with CWUIC Section 403 (Access) and CFC Section 503 (Fire Apparatus Access) requirements. The road shall serve as a secondary means of emergency access and civilian evacuation for the Project.

Evacuation: The organized, phased, and supervised withdrawal, dispersal, or removal of civilians from dangerous or potentially dangerous areas, and their reception and care to safe areas.

Evacuation Order: An immediate threat to life. This is a lawful order to leave now. The area is lawfully closed to public access.

Evacuation Warning: Means a potential threat to life and/or property. The threat to life is not yet imminent.

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

- A. 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

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

Fire-Smart Vegetation: Plants, shrubs, trees, and other vegetation that exhibit properties, such as high moisture content, little accumulation of dead vegetation and low sap or resin content, that make them less likely to ignite or contribute heat or spread flame in a fire than native vegetation typically found in the region.

Fuel: Refers to any combustible material, including petroleum-based products, cultivated landscape plants grasses, weeds and wildland vegetation.

Fuel Modification: A method of modifying fuel load by reducing the amount of non-fire-smart vegetation or altering the type of vegetation to reduce the fuel load.

Ignition Resistant: As applied to building construction materials means a material that, in the form in which it is used, resists ignition or sustained flaming combustion sufficiently to reduce losses from a wildland-urban interface conflagration under worst-case weather and fuel conditions. Any material conforming to American Society for Testing (ASTM) Standard No. E2768, or as otherwise approved by the fire agency, shall be considered ignition resistant for the purpose of this Plan.

Ladder Fuels: Means fuels that can carry a fire vertically between or within combustible material or hazardous vegetation.

Miscellaneous Structure: Are attached support structures located on the same lot that cannot be used for living or sleeping. Examples include decks, trellises, arbors, patio covers and fences.

Noncombustible: As applied to building construction material means a material that, in the form in which it is used, is one of the following:

- A. Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM Standard No. E136 shall be considered noncombustible for the purpose of this Plan. or

- B. Material having a structural base of noncombustible material as defined in Item A above, with a surface material not over 1/8 inch thick, which has a flame spread index rating of 50 or less. Flame spread index as used in this Plan refers to a flame spread index obtained according to tests conducted as specified by ASTM E84 or Underwriters Laboratory (UL) Standard No. 723.

Open Space: Natural or cultural resource areas that contain natural vegetation, fish, wildlife, or have historic, scenic, recreation and education value. Examples of Open Space within East Ridge Village include Passive Open Space Preserves, Wetland Mitigation Preserves, Elderberry Avoidance Areas and Transition Open Space. See the *Valley View Operations & Management Plan for Valley View*, April 16, 1999, for additional details.

Outbuilding: A building or accessory building that is less than one hundred-twenty (120) square feet in size and not used for human habitation

Road: A public or private vehicular pathway to more than four (4) residential units, or to any industrial or commercial occupancy.

Secondary Egress: An adequate secondary egress route that is a road, navigable by a passenger vehicle weighing 6,000 pounds or less, of equal construction standard to the primary road. The secondary road does not have to be rated to carry the same quantity of traffic (e.g., a two-lane paved road and a one-lane paved road is acceptable).

Shaded Fuel Break: Refers to a strategically located area where the volume and arrangement of vegetation have been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production. A shaded fuel break will not alone stop a wildfire. A shaded fuel break does not remove all vegetation in the treatment area and instead favors the growth of large native species by removing the understory ladder fuels, and invasive species.

Vulnerability: The conditions determined by physical, social, economic, and environmental factors or processes which increase the susceptibility of an individual, a community, assets, or systems to the impacts of hazards.

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.

Wildfire Hazard Assessment: A qualitative or quantitative assessment that identifies wildfire prone areas based on natural factors such as fuel/vegetation, slope, and weather patterns that increase the likelihood of wildfire occurring.

Wildfire Risk Assessment: Risk assessment identifies where wildfire is most likely to threaten something of community value, such as human life, property, natural/historic resources, or other resources of high value. Risk assessment can also include components of physical or social vulnerability such as pre-WUI code development, limited access/egress, high density housing, vulnerable populations, as well as aspects of coping capacities (e.g., fire department response time coverage, limited firefighting water supplies, limited emergency communications). As risk is the combination of hazard, exposure, and vulnerability, a high hazard location may not be high risk if there are no assets at risk. For example, a high hazard rating in an area with a low likelihood of consequences (e.g., a wildfire in an undeveloped area) could be considered low risk, whereas a medium hazard area with the potential for high consequences could be scored as high risk

Wildland: An area in which development is essentially nonexistent, except for roads, railroads, power lines, and similar facilities.

Wildland Urban Interface (WUI): A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

- A. **Zone 0:** Also known as the “Ember Resistant Zone” or the “Immediate Zone”. Refers to the area extending 5-feet from an exterior wall surface or patio, deck, or attachment to a building or structure as measured on a horizontal plane.
- B. **Zone 1:** Also known as the “Lean, Clean and Green Zone”. Refers to the area between five and thirty feet from the building, patio, deck, or attachment to a building or structure.
- C. **Zone 2:** Also known as the “Reduced Fuel Zone”. Refers to the area between thirty and one hundred feet from the building, patio, deck, or attachment to a building or structure.

CHAPTER 1: PROJECT DESCRIPTION

1.1 Project Summary

East Ridge Village¹ (Project) is a planned community within the Valley View Specific Plan area within the El Dorado Hills Community Region. The Project site is located on El Dorado County Assessor Parcel Numbers (APN) 119-390-001 through 119-390-075. The Map Coordinate for the Project is latitude 38.6352N, by longitude 121.0406W. The Project applicant is East Ridge Holdings Development LLC. See Figure 1 for an Area Map of the Project and Surrounding communities.



Figure 1: General Vicinity Map (Courtesy of CTA Engineering & Surveying)

¹ See El Dorado County Planning & Building Staff Report, Development Agreement DA22-0001/East Ridge Village; (May 11, 2023), [A - Staff Report.pdf](#).

East Ridge Village is a master planned community of custom, semi-custom and production single-family residential detached homesites. The Project has an approved Tentative Subdivision Map (TM14-1521) that allows construction of up to 701 new single-family residential lots. The Project also creates 18 open space lots, 29 landscape lots, 11 utility corridors, 2 recreational park lots, a sewer lift station, and a water tank lot.

The Project area is approximately 734 acres in size. The new resident population² for the Project is approximately 1,991 persons at build-out, assuming single-family residential dwelling units. The Project is approved to construct 584 residential production lots and 117 residential custom lots over seventeen (17) phases.

The open space lands are privately owned and managed by the East Ridge Village Master Association (HOA). In addition to the open space areas, several of the individual private lots within the Project have areas designed as Transitional Open Space which intends to preserve a portion of the total area of the lot as conservation areas. The usage of these Transitional Open Space is restricted to certain activities that are in alignment with the conservation goal. See Appendix N for map exhibits that show the private lots with Transitional Open Space areas.

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

See Figure 2 for the Project site plan.

² Based on 2.84 residents per household in the single-family dwellings. U.S> Census Data for El Dorado County Quick Facts: [U.S. Census Bureau QuickFacts: El Dorado County, California](#).

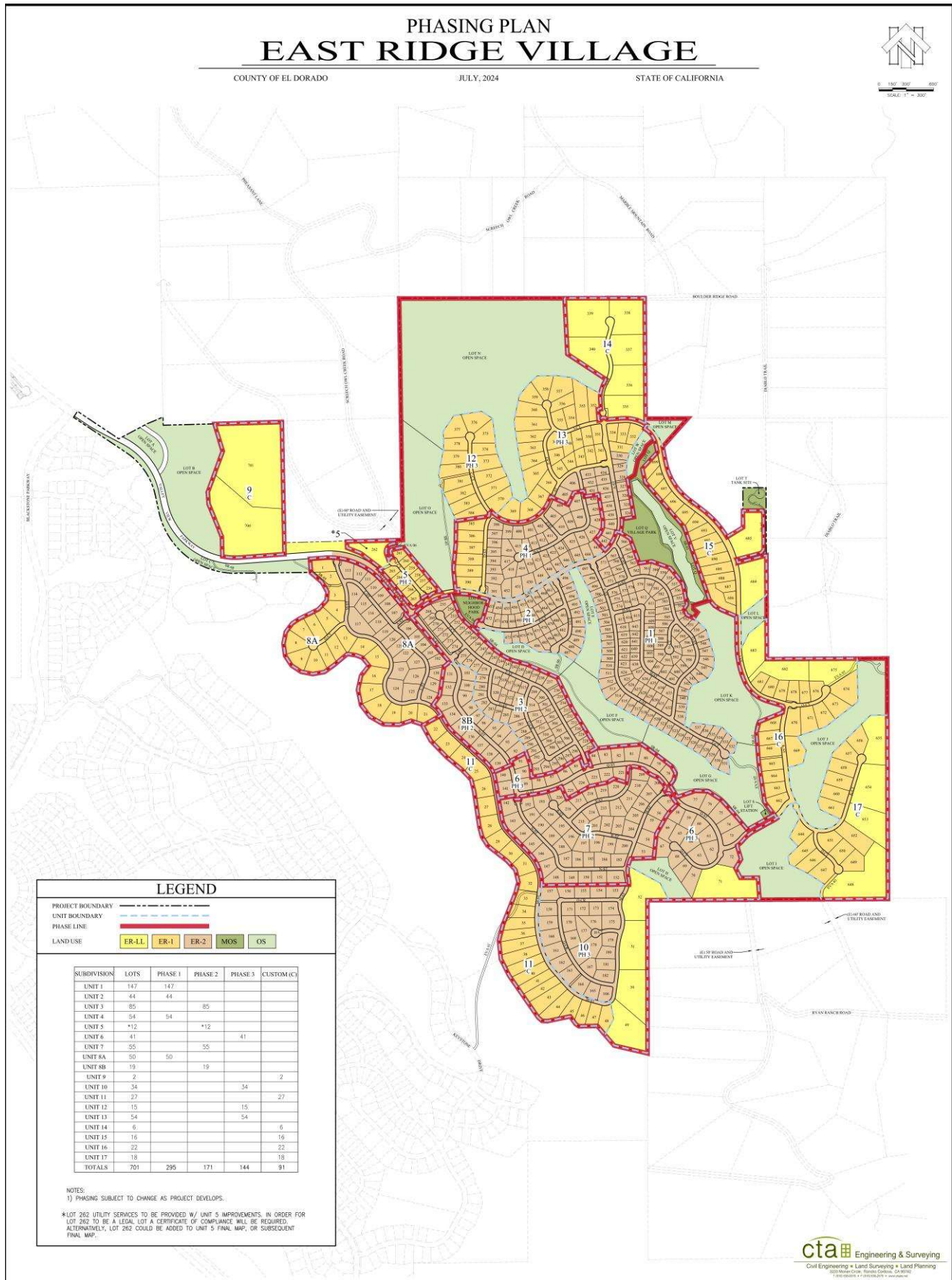


Figure 2: Project Site Plan (Courtesy of CTA Engineering & Surveying)

1.2 Existing Condition and Surrounding Uses

The Project is in El Dorado Hills, CA, an unincorporated area of the County of El Dorado. El Dorado Hills is approximately 48.460 square miles in size with a residential population of approximately 50,547 persons³. The Project site is currently under construction. See Figure 3 for photographs that show the current conditions found at the Project.



3.1 Project Site Looking South



3.2 Project Site looking West



3.3 Project Site Looking South



3.4 Project Site Looking North from Ryan Ranch

Figure 3: Existing Condition Site Photos

The Project is currently vacant land and in a natural landscape condition. Existing vegetation within the Project includes, but is not limited to, annual grasses, Blue Oak (*Quercus douglasii*), and Interior Live Oak (*Quercus wislizenii*). The oak trees are generally clustered into lands designated as Oak Woodlands.

³ See 2020 U.S. Census Bureau information for El Dorado Hills.

Surrounding Uses

The following structures, slopes, vegetation, fuel breaks, water supply systems, and access roads are located within 300 feet of the Project:

- **North Side** – The White Rock Village community is located north of the Project. The land is a mixture of single-family residential, multi-family residential, community park, and open space lands. The community is located within a High Fire Hazard Severity Zone. Valley View Parkway serves this area and is being extended into the Project.
- **South Side** – The Ryan Ranch / Beaver Pond community is located south of the Project. This community consists of rural residential parcels of between 2.5-20 acres in size. The community is located within a Very-High Fire Hazard Severity Zone. EVA 03 connects Ryan Ranch Road in the community to Wildgrass Court in East Ridge Village.
- **Northeast and East Side** – The Marble Mountain community is located east of the Project. This community consists of rural residential parcels of between 2.5-20 acres in size. The community is located within a High Fire Hazard Severity Zone. EVA 05 is a proposed road connection that is being made available to the Marble Ridge community at Screech Owl Creek Road if they desire to connect to East Ridge Village at Applewood Court to improve provide additional evacuation routes from that community.
- **West Side** – The Blackstone El Dorado Hills community is located west of the Project. Blackstone is a 990-acre master-planned community that is part of the Valley View Specific Plan. Blackstone has approximately 350 acres of open space areas, of which parts are located adjacent Units 8A and 11 of the Project. The community is located within a Moderate Fire Hazard Severity Zone. EVA 01 connects Keystone Drive in Blackstone to Ember Hill Road in East Ridge Village.

END OF CHAPTER

Chapter 2: REGULATORY SETTING

2.1 Chapter Overview

As stated in the approved DA **Land Use Entitlements**: *The permitted land uses, density, and intensity of use of the Property, timing or phasing of development, zoning, provisions for reservation or dedication of land for public purposes, and the location and size of major transportation, sewer, drainage and water facilities and improvements shall be those set forth in the Development Plan at the time of the effective date of this Agreement. It is the intent of this Agreement that upon the adoption of the implementing ordinance for this Agreement that the development regulations for the property shall be those set forth in the Specific Plan and that all further development of the Property shall be done in accordance with the Specific Plan. In the event of any conflict between the provisions of this Agreement and any other resolution, rule, regulation, or policy of the County now in existence, the provisions of this Agreement and the Specific Plan shall control.*

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 WFSP are summarized below, and, in some cases, reproduced in the appendices.

The County of El Dorado, through its General Plan⁴, 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 information⁵ provided in the General Plan shows the Project as being at greatest risk to the threat of a wildfire. The focus of the WFSP will be to address efforts to reduce the wildfire threat within the Project and surrounding areas.

2.2 El Dorado County General Plan

The El Dorado County General Plan⁶ 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 2024.

⁴ See *El Dorado County General Plan Public - Health, Safety and Noise Element*, (2019)

⁵ *ibid*

⁶ See El Dorado County General Plan (2004); [Adopted General Plan \(edcgov.us\)](https://edcgov.us); accessed August 31, 2023.

The following Health and Safety Element policies of the General Plan are applicable to the East Ridge Village development:

Policy 6.2.1.3 Require all existing and new development in State Responsibility Areas (SRAs) and/or Very High Fire Hazard Severity Zones (VHFHSZs) to enforce fire-resistant landscaping and defensible space requirements that meet or exceed Title 14, California Code of Regulations (CCR), Division 1.5, Chapter 7, Subchapter 2, Article 1-5 (Commencing with Section 1270) (State Minimum Fire Safe Regulations) and Subchapter 3, Article 3 (commencing with Section 1299.01) (Fire Hazard Reduction around Buildings and Structures Regulations). Adequate compliance with these requirements shall be determined by the local Fire Protection Districts (FPDs) or other local fire agencies, as appropriate.

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.

Policy 6.2.3.6. All new development within an SRA, or LRA VHFHSZ, shall prepare a WUI Fire Safe Plan that complies with established fire safety standards. Ingress and egress to the new development will be constructed utilizing the most current State Fire Safe Regulations, Fire Code, and/or County Code that meets these minimum requirements. Key components of a Fire Protection Plan include:

- A. Risk analysis; and
- B. Fire response capabilities; and
- C. Fire safety requirements – defensible space, infrastructure, and building ignition resistance; and
- D. Mitigation measures and design considerations for non-conforming fuel modification; and
- E. Wildfire education, maintenance, and limitations, and
- F. Evacuation planning

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.

2.3 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.
- 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)). See Appendix D for additional information regarding the minimum fire safe regulations applicable to the Project.

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, 2026.

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; and
- 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 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.

The key statewide codes relevant to the WFSP include but are not limited to the following: Part 2 – California Building Code – Volumes 1 & 2 (CBC), Part 7 – California Wildland-Urban Interface Code (CWUIC), and Part 9 – California Fire Code (CFC).

2.4 Defensible Space Regulations

California PRC Section 4291 / Government Code (GC) Section 51182.

These State statute 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 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; and
- Removal of dead/dying vegetation; and
- 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, 2026.

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 pertain 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 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.

2.5 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, 2019⁷. 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 in Section 3.2.15. Wildfires are identified within the LHMP⁸ 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.

⁷ See El Dorado County Local Hazard Mitigation Plan; [EIDoradoCounty_LHMP.pdf \(edcgov.us\)](#); accessed August 31, 2023.

⁸ *ibid*

El Dorado Hills County Water District Ordinance 2025-01 (Fire Code)

The El Dorado Hills County Water District (EDHCWD), otherwise known as the El Dorado Hills Fire Department (EDHFD), has adopted the 2025 California Fire Code (CFC) with several local amendments which are more restrictive than those described in the CFC. EDHFD 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; and
- Dead end roads and driveways as described in Section 503.2.5; and
- Fire lane marking requirements described in Section 503.3.1; and
- Security gate design criteria as described in Section 503.6; and
- Address identification criteria as described in Section 505.1; and
- Solar Photovoltaic Power Systems described in Section 1205; and
- LP-Gas storage tank limits as described in Section 6104.2; and
- Residential fire sprinkler system installation requirements found in Chapter 80; and
- Fire-Flow requirements for buildings as described in Appendix B; and
- Fire Apparatus access road design criteria described in Appendix D.

See Appendix G for additional information regarding the minimum fire code requirements that will be applicable to the Project that are proposed within this ordinance.

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; and
- Hazardous vegetation maintenance on unimproved parcels over one-acre (1.01) in size or larger; and

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

See Appendix H for additional information regarding the minimum unimproved parcel maintenance requirements applicable to the Project.

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 WFSP for a list of these local standards.

END OF CHAPTER

CHAPTER 3: WILDFIRE RISK ANALYSIS

3.1 Fire Hazard Versus Fire Risk

The threat of wildfire exposure to people, critical infrastructure, structures, and communities is based upon a comprehensive vulnerability assessment of an area. Wildfire risk is based on several factors: likelihood, intensity, exposure, and susceptibility. Understanding which factors affect the community can help to prioritize risk reduction strategies.

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 “risk⁹” describes the probability of adverse wildfire exposure to people, to structures, critical assets/infrastructure and other values at risk located in the WUI Zone.

A comprehensive fire risk analysis is an important component of this WFSP for the Project. The risk assessment described in the following sections of this Chapter evaluate those factors described in Table 1 when assessing the wildfire exposure potential for the Project:

Table 1: Hazard and Risk Assessment Factors

Hazard Assessment Factors	Risk Assessment Factors
• Vegetation (fuel) types present • Topography of the area • Weather conditions present during both seasonal and critical fire weather periods • Other criteria as determined by either CAL FIRE or the local fire agency	• Local Fire Protection Capabilities • Water Supply Sources for Fire Protection • Hazardous Fuels and Structure Ignitability • Emergency Vehicle Access • Population in Area / Evacuation Routes • Critical Assets / Infrastructure at Risk

⁹ National Fire Protection Association Standard No 1144 (2018); Chapter 3, Section 3.3.19

3.2 Wildland Urban Interface Fire Risk Evaluation for the Project

The overall risk rating can be described as Low, Moderate, High, and Very-High. 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.

The following fire risk evaluation is the opinion of the WFSP author and is based upon field observations and research related to the Project and surrounding community. This risk evaluation is founded on information described in Table C101 (*Community WUI Fire Hazard Evaluation Framework*) of California Code of Regulations Title 24, Part 7 (2025 California Wildland-Urban Interface Code).

It is important to remember that the risk factor ratings described do not infer that a community is at greater or less risk due to its overall rating. Fires can, and do, cause significant damage to property 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.

Table 2 provides the analysis of the wildfire risk evaluation factors that are specific for the Project site. Each of the ten risk categories has an associated set of individual risk factor data layers, and each layer was ranked from low to very-high risk. See Sections 3.3 to 3.12 for the specific analysis for each category described within the above rating sheet.

Table 2: Wildfire Risk Evaluation for the Project

No.	Risk Factor	Low	Moderate	High	Very High	Rating
3.3	Fire Hazard Severity Zone			X		High
3.4	Fire History		X			Mod
3.5	Local Fire Protection Capabilities		X			Mod
3.6	Water Supply for Fire Suppression		X			Mod
3.7	Emergency Vehicle Access		X			Mod
3.8	Hazardous Fuels		X			Mod
3.9	Structure Ignition Potential			X		High
3.10	Evacuation Routes		X			Mod
3.11	Public Emergency Notification		X			Mod
3.12	Critical Assets / Infrastructure at Risk		X			Mod
	Total	0	8	2	0	

Overall Wildfire Risk Rating: Moderate Risk

NOTE: No Very High-Risk factors are currently found in the Project area.

3.3 Fire Hazard Severity Zone

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 fire's 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 El Dorado County region is the threat of a disastrous wildfire endangering both people and property. The Project is also located within a designated¹⁰ Wildland Urban Interface community identified by the Federal Government as being at risk from a large wildfire due to fire behavior potential and values at risk.

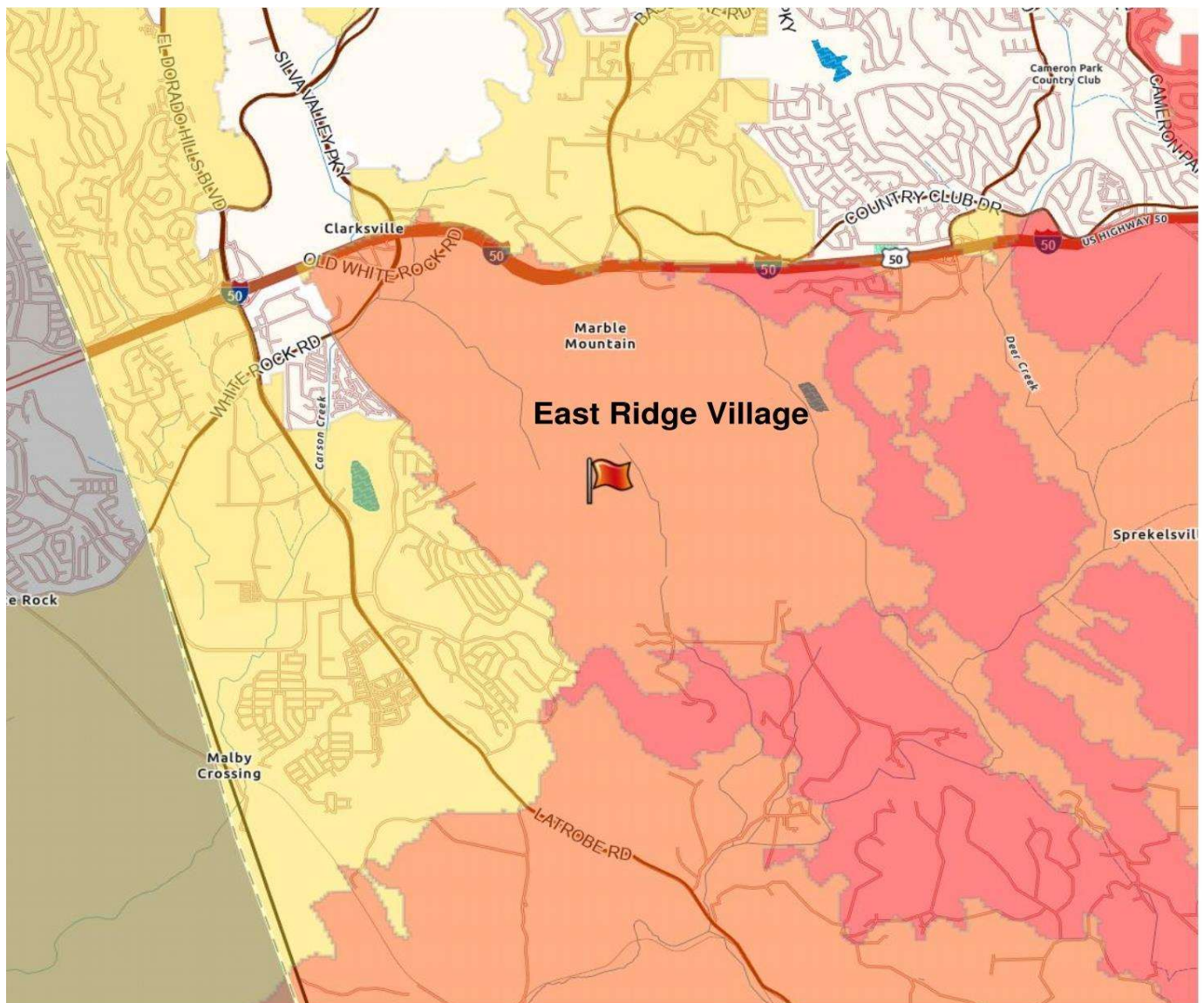
The area is vulnerable to the threat of wildfire throughout the year subject to a variety of conditions including, but not limited to:

- 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 wildfire management. Wildfire suppression and prevention efforts are provided by CAL FIRE. The current CAL FIRE Hazard

¹⁰ 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](#)

The fire hazard classification for the Project area is illustrated in Figure 4.



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

¹¹ CAL FIRE; Fire Hazard Severity Zone Map for El Dorado County (April, 2024); [Fire Hazard Severity Zones in State Responsibility Area - El Dorado County \(azureedge.net\)](#).

Local Fire Weather Conditions

El Dorado Hills climate is classified as “Mediterranean” meaning it has distinct wet and dry seasons. Predominant local weather patterns in the El Dorado Hills area¹² are characterized by hot, arid, and mostly clear summers and short, 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 (F), winds from the southwest at 0-10 miles per hour, and relative humidity levels in the 15-25 percent range. Summer lightning 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. Winters are generally mild, with average daytime temperatures in the 50s° F. Rainfall is concentrated during the winter and spring months.

Fire weather conditions in the El Dorado Hills area are typically dominated by three general weather phenomena: the Delta push influence¹³, north wind events¹⁴, and east foehn winds¹⁵ caused by high pressure development in the Great Basin¹⁶. All three weather conditions cause potential increases in fire intensity and size. The Delta push influence is the most common and occurs frequently throughout the summer.

Typically, 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 marine influence on the Sacramento Valley region. This is generally considered a good thing for fire behavior; slightly cooler afternoon temperatures and increased relative humidity. The downside is the strong winds that typically accompany these patterns can override any benefit that may come from marine air.

¹² Ben Bolt Remote Automated Weather Station Site; National Weather Service. [Ben Bolt California \(dri.edu\)](https://www.benbolt.ca.gov/).

¹³ The Delta push influence refers to a meteorological effect related to the Sacramento-San Joaquin Delta in California. When high-pressure systems develop over the Great Basin (east of the Sierra Nevada), they push air westward towards the coast. As this air encounters the coastal mountain ranges, including the Sierra Nevada, it gets funneled through gaps and canyons. This process leads to increased winds and can influence local weather patterns, especially in the foothill areas of El Dorado County.

¹⁴ North wind events, also called Diablo winds, are hot, dry downslope winds that originate from the northeast and typically affect parts of California’s coastal ranges and the western slopes of the Sierra Nevada’s.

¹⁵ East foehn winds are dry, relatively warm downslope winds that occur in the lee (downward side) of a mountain range. The descending air becomes warmer and can raise temperatures significantly in a matter of hours (Elvidge et. al. 2016).

¹⁶ See Strategic Fire Plan for Amador El Dorado Unit; 2025; [2025 AEU Unit Fire Plan](#) p.6.

The El Dorado Hills area is periodically impacted by north and east wind patterns with the strongest events typically occurring during the spring and fall seasons. 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.

Local Topographic Conditions

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. Elevations within the Project area generally range from 530 feet to 1,167 feet. The Project is located west of the Marble Creek drainage. Plunkett Creek runs through the site in a small drainage. Slopes within the Project area are generally moderate (0-40%). EDHFD has confirmed that no strategic ridgelines are proposed currently within the Project boundaries. The Project has generally west faced aspects. See Figure 5 for the existing topographic condition of the Project area.

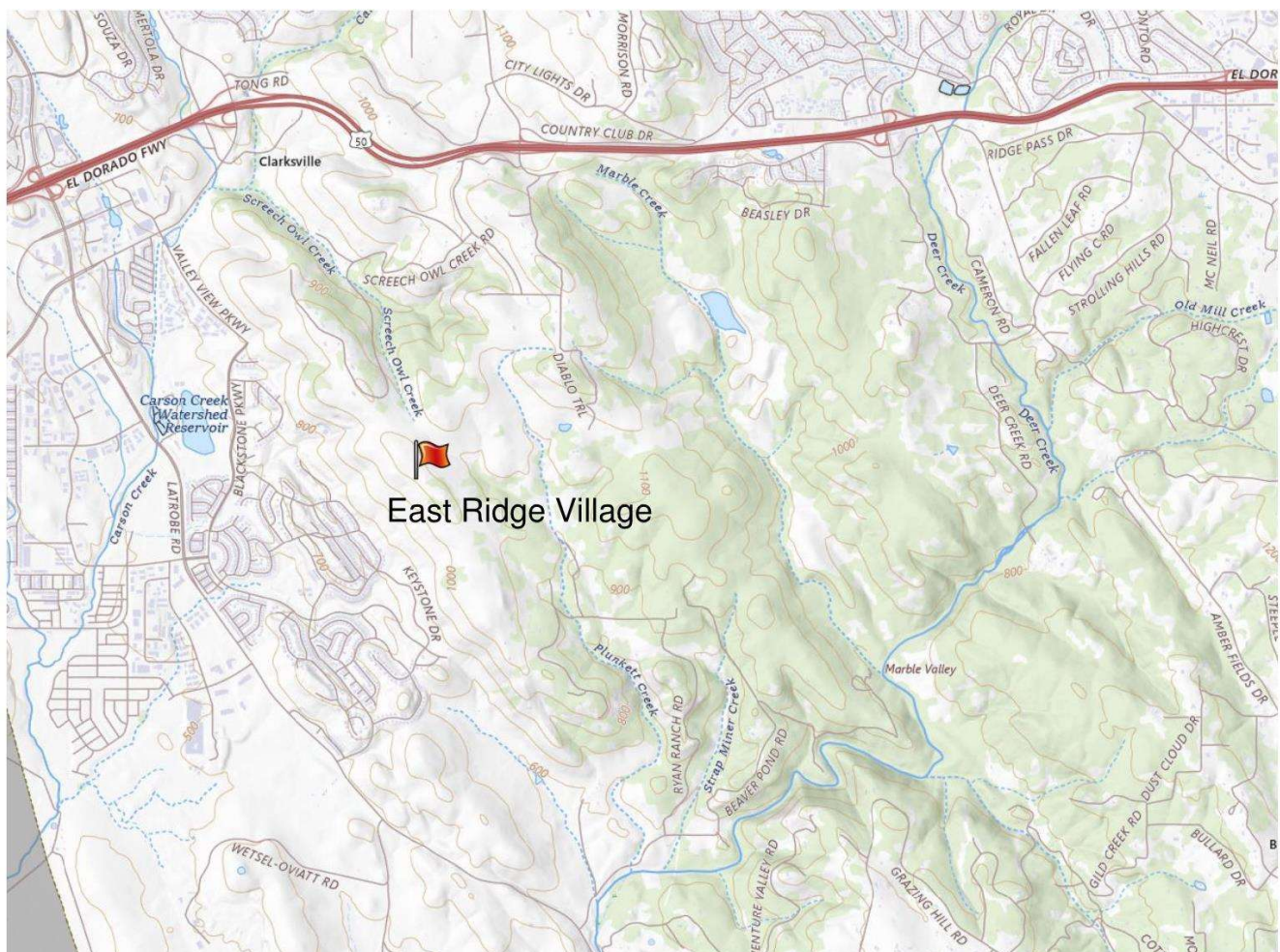


Figure 5: East Ridge Village Topographic Map

The risk assessment factor assigned to the *Fire Hazard* vulnerability of the Project is rated as **High**. This rating is due to the natural vegetation (fuel) types found in the general area, local topography, and critical fire weather conditions frequently observed. It also includes the potential for a nearby wildfire to easily distribute embers and fire brands in the Project area.

3.4 Fire History

Fire history data provides important spatial data regarding fire spread, fire frequency, ignition sources, and vegetation types across a given landscape. Fire history reviewed for this analysis uses the annual historical fire perimeter data from across public and private lands in the Fire and Resource Assessment Program (FRAP) database from CAL FIRE. Fire history data has been recorded by the State of California since 1900. Wildfire history for the general area surrounding the Project is illustrated in Figure 6.

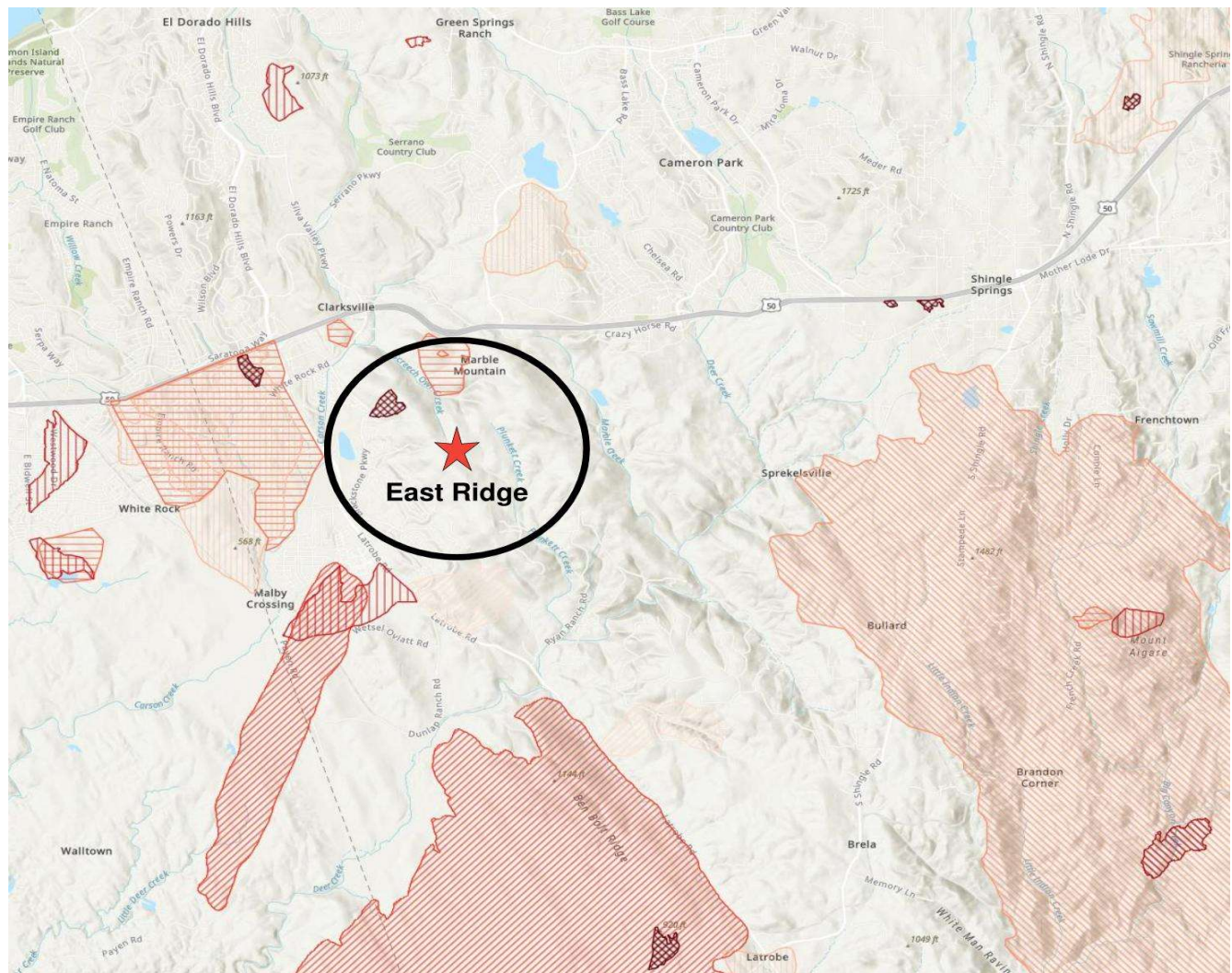


Figure 6: Fire History for the Project Site

According to available data from the CAL FIRE FRAP database¹⁷, two (2) large¹⁸ wildfires have burned within a 1-mile radius of East Ridge Village since 2000. In 2021 the “Blackstone” fire damaged 35 acres of land at the intersection of Blackstone Parkway and Valley View Way. In 2001 the “Payen” fire damaged 302 acres of land west of Latrobe Road in what is now the Carson Creek Village Specific Plan Area. Three other older fires, the 1981 “Joerger” fire damaged 1,761 acres north of the Project, the 1964 “Silva Valley” fire damaged 1,514 acres north of the Project, and the 1959 “Dunlap” fire damaged 299 acres south of the Project.

While reviewing fire cause data reported by CAL FIRE for El Dorado County over the period between 2012-2022, the following ten leading causes of local wildland fires were identified:

- | | |
|--------------------------------|---------------------------------------|
| 1) Debris Burning (26%) | 6) Power Equipment (9%) |
| 2) Undetermined (16%) | 7) Arson (7%) |
| 3) Equipment (14%) | 8) Natural - Lightning (2%) |
| 4) Other (10%) | 9) Recreation / Campfires (2%) |
| 5) Vehicle (10%) | 10) Smoking (2%) |

It is important to note that the frequency of fire causes does not necessarily correlate with [a] the numbers of acres destroyed, [b] the number of persons injured or killed by a wildfire, or [c] the number of structures damaged or destroyed by a wildfire. As an example, the Caldor wildfire, the largest fire during this reporting period for acreage lost, structures damaged and/or destroyed, and injuries and / or deaths, was determined to be caused by target shooting activity which falls into the "other"¹⁹ category. Factors such as severe weather conditions present when the wildfire ignites, structure density in proximity to the wildfire, response and availability of firefighting resources, and the level of preparedness by the property owner prior to the fire igniting are also critical factors in the outcome of the wildfire. Nine of the ten fire ignition cause categories are human related²⁰.

¹⁷ See CAL FIRE FRAP Program Website: [Fire Perimeters | CAL FIRE](#)

¹⁸ Defined by CAL FIRE as a wildfire that burnt 10 acres of timber, 30 acres of brush, or 300 acres of grassland.

¹⁹ "Other" common causes that fall into this category include wildfire that are caused by a structure fire, spontaneous combustion, fireplace ashes deposited in the wildland, barbecuing, cooking fires, and fireworks.

²⁰ Excludes Natural-Lightning caused fires.

The risk assessment factor assigned for the *Fire History* vulnerability of the Project is rated as **Moderate**. The local fire history for the area around the Project shows an increased probability of a wildfire impacting the Project area. Fire frequency in the general area of the Project shows that large wildfires occur in the El Dorado Hills area on average of once every 20 years. This makes it highly probable that a wildfire will impact the Project area in the lifespan of the buildings located within it. As most wildfires are human caused it is likely that the frequency of fires in the area will increase.

3.5 Local Fire Protection Capabilities

Local government fire protection and rescue services for the Project are provided by the El Dorado Hills Fire Department (EDHFD). Wildland fire protection responsibility remains under the authority of the California Department of Forestry and Fire Protection, Amador-El Dorado-Alpine-Sacramento Ranger Unit (CAL FIRE). Emergency medical services, including ground ambulance transport, are provided to the Project by El Dorado County Community Service Area No. 7.

There are two (2) nearby EDHFD fire stations in the vicinity of the Project:

- EDHFD Station No. 87 located at 4680 Golden Foothill Parkway. Station 87 is approximately 2.62 miles west of the Project site. This station houses Engine 87, an advanced life support Type I fire engine staffed each day with three (3) firefighters, Rescue 87 a specialized heavy rescue unit, and a Type 3 wildland engine cross-staffed by the on-duty crew.
- EDHFD Station No. 85 located at 1050 Wilson Boulevard. Station 85 is approximately 3.68 miles north of the Project site. This station houses Truck 85, an advanced life support Ladder Truck staffed each day with four (4) firefighters, Engine 85, a cross-staffed Type I engine, Medic 85, an advanced life support medic ambulance staffed with two firefighter-paramedics, and Battalion 85, staffed with one (1) command officer.

The next three (3) closest fire stations are EDHFD Fire Station 84 located at 2180 Francisco Drive, EDHFD Station 86 located at 3670 Bass Lake Road in El Dorado Hills, and Cameron Park CSD Fire Department Station 89 located at 3200 Country Club Drive in Cameron Park. All three fire stations are approximately 20 minutes or less from the Project when traveling in typical road conditions for

responding fire apparatus. The closest aerial ladder truck serving the Project is EDHFD Truck 85 located at Station 85.

During a wildfire a coordinated response²¹ between EDHFD and CAL FIRE will take place. The nearest CAL FIRE stations to the Project are Station 43, located at 5660 Mother Lode Drive in El Dorado, Station 70 located at 4731 Pedro Hill Road in Pilot Hill, and Station 20 located at 2840 Mt. Danaher Road in Camino. All three fire stations are approximately 20 minutes or greater from the Project when traveling in typical road conditions for responding fire apparatus.

The Project is located within an Insurance Service Office (ISO) Public Protection Class 3 rating area. Emergency response travel times for the first arriving unit to the Project are, on average, less than 8 minutes²². These response times are consistent with El Dorado County General Plan Policy 5.1.2.2 which calls for an average response time to emergency calls eight minutes or less in community region areas.

The risk assessment factor assigned to the *Local Fire Protection Capability* serving the Project is described as **Moderate**. The Project is served by a local fire department that meets the emergency response travel time requirements of the County. An effective initial alarm response force²³ can be achieved with the deployment of fire engines from EDHFD, CAL FIRE, and the surrounding fire agencies to contain a Low-Hazard²⁴ structure fire to the building of origin.

3.6 Water Supply Source for Fire Protection

The design, installation, and maintenance of the water supply system for fire protection shall be in accordance with CCR Title 14 §§ 1275-1275.04 (Emergency Water Standards) and CCR Title 24 – Part 9 (California Fire Code), Section 507 (Fire Protection Water Supplies). The Project is located within the municipal water service area of the El Dorado Irrigation District (EID). A new EID operated

²¹ CAL FIRE has legal responsibility for the suppression and prevention of wildfires within the Project area currently.

²² 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 on the closest station (Station 87) only, and not the average response times of all resources responding to an incident.

²³ Defined as the minimum number of firefighters and equipment that must reach a specific emergency incident within a maximum prescribed travel [driving] time.

²⁴ Defined as one-two-or three-family dwellings and scattered small business and industrial occupancies.

820,000-gallon water storage tank system is located on Lot T. See Figure 2 for the exact location.

The risk assessment factor assigned to the *Water Supply Source for Fire Protection* serving the Project is described as **Moderate**. The Project is required to meet a minimum fire flow requirement of up to 1,500 gallons per minute (GPM) with 20-pounds per square inch (PSI) residual pressure remaining in the system per the requirements of EDHFD. The average spacing between fire hydrants within the Project shall be no greater than 500-feet apart along fire apparatus access roads.

3.7 Emergency Vehicle Access

The Project is located within the El Dorado Hills Community Region. Primary access to the Project is provided by Valley View Parkway that allows for both emergency vehicle access and civilian evacuation from the area to occur concurrently. Blackstone Parkway, White Rock Road, and Latrobe Road are located north and west of the Project and provide Emergency Vehicle / Evacuation Access routes²⁵ into and out of the Project area. Secondary access routes out of the East Ridge Village area are provided through roads designated as EVA-03 for Phase 1, and EVA-01 for all other phases of the Project. See Appendix M (Secondary Access Road Requirements) for additional details.

The Project is served by a private road system network, except for Valley View Parkway which is a County of El Dorado public road, that is designed in accordance with both state and local fire safe regulations and the conditions of approval for TM14-1521 for emergency vehicle access. No gates will be installed across any of the access roads other than those gates needed at the identified EVA roads in the Project except as authorized by EDHFD.

The risk assessment factor assigned to the local *Emergency Vehicle Access* serving the Project is described as **Moderate**. The Project is located within the El Dorado Hills Community Region which may lead to road congestion delaying emergency equipment access during peak traffic times. In addition, all roads in the area are two-lane roads that can potentially be impacted by concurrent events leading to the evacuation routes becoming compromised during a wildfire.

²⁵ The term *Emergency Vehicle Access* is defined as a road or connection designed to connect directly to a through road and used to comply with 14CCR§1273.08. The road shall serve as a secondary means of emergency vehicle access and civilian evacuation for the Project.

3.8 Hazardous Fuels

The term Hazardous Fuels²⁶ is used to describe the following types of flammable vegetation found in the community:

- Excess woody materials on the ground or in the forest understory or canopy that can increase the severity of a wildfire; and
- Any kind of living or dead vegetation that is flammable; and
- “Weeds” and dead or dying trees that endanger public safety by creating a fire hazard.

Hazardous Fuels serve as one of the primary pathways for wildfires to spread into the Wildland Urban Interface (WUI) community. This is accomplished by one or more of the following means:

- Direct flame contact, when buildings ignite through direct contact with flames from an approaching wildfire; and
- Radiation, the intense heat emitted by flames that increases the temperature of combustible materials on or within a building; and
- Firebrand ignition, when flammable vegetation or structural materials break off and travel ahead of an advancing wildfire, as seen with embers.

The Project site is located within areas classified as “Grassland” or “Oak Woodland” habitat. The predominant natural vegetation types found within 1-mile of the Project include Tall Grasses (GR2), Chapparal (SH4) and Oak Woodland with understory fuels (TU4). Live and dead fuel loading in the area is generally Moderate.

The Project is located west and south of the Marble Creek drainage and adjacent hillside areas. This drainage is covered with continuous unmanaged vegetation that has sufficient fuel to sustain the spread of a surface fire to the area of the Project. The Project is in an area that has a moderate slope (0-40%) in a mixture of vegetation types that will also permit firebrand ignition to easily reach the Project during a wildfire from both the south and east.

Hazardous Fuels for the general area surrounding the Project are illustrated in Figure²⁷.

²⁶ *Treating Hazardous Fuels at a Scale that Makes a Difference*; U.S. Forest Service Fact Sheet FS-1189e, April 2022

²⁷ Pyrocast GIS Fuel Map (Accessed July 22, 2025); [Wildfire Forecasts \(pyrocast.org\)](https://www.pyrocast.org/)

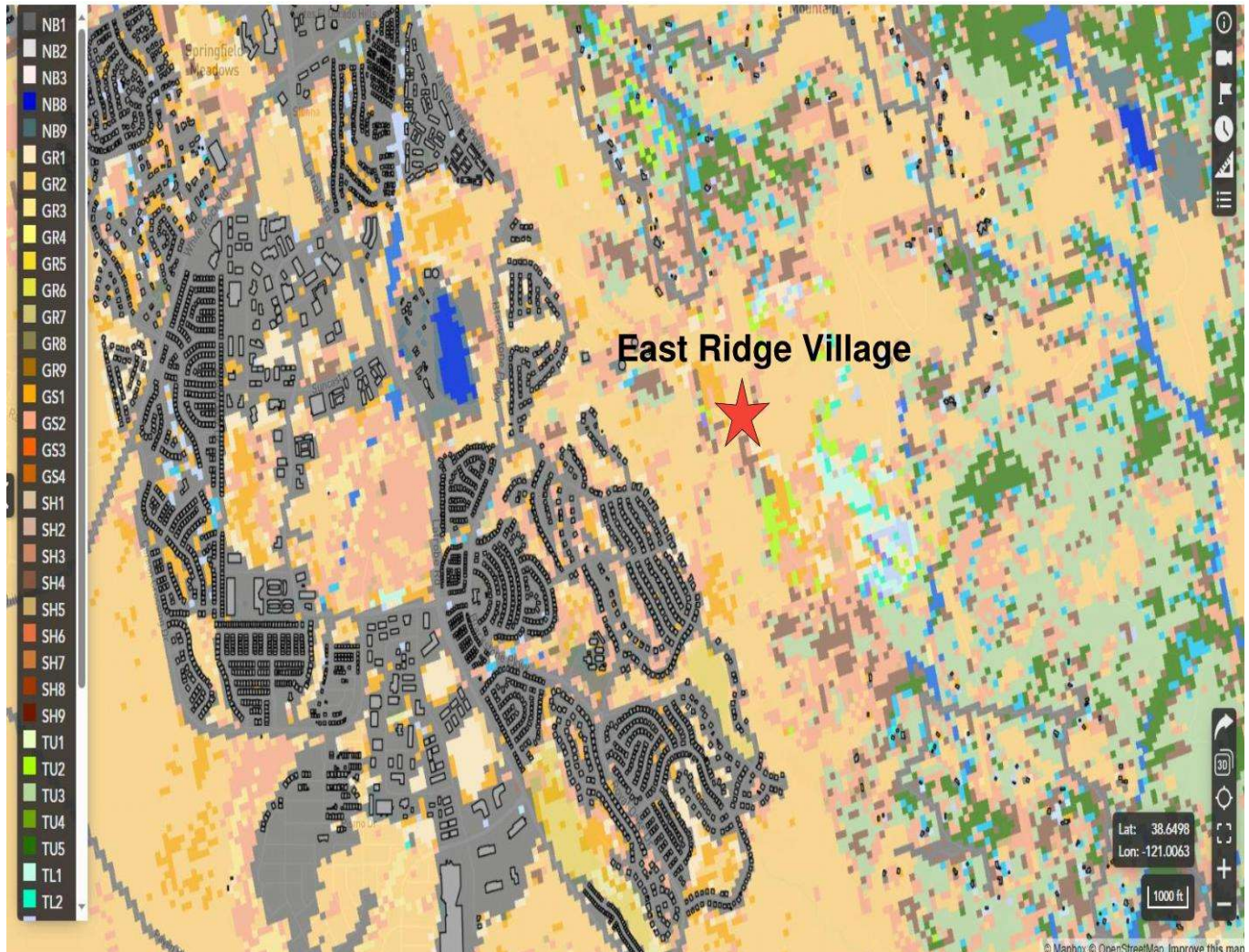


Figure 7: Vegetation Types Found in Area (Data source: PyreCast Wildfire Forecasting Platform (pyrecast.com))

The areas shown in black are adjacent residential and commercial development areas with minor amounts of vegetation fuel loading.

Transitional open space areas²⁸ are located on several private lots within the Project. Activities which are permitted may include planting and pruning of compatible landscape plantings, limited irrigation outside the driplines of existing oaks, paths and minor temporary improvements such as bird blinds, benches, and tables. These conservation areas are not permitted to include the construction of gazebos and other structures, swimming pools, and hardscape improvements. Light irrigation, to permit natural fire breaks, may also be permitted in this area.

See Appendix N for those private lots that have Transitional Open Space areas.

²⁸ See Valley View Specific Plan (November 19, 1998), p.83-84.

The risk assessment factor assigned to the *Hazardous Fuels* located on the Project is described as **Moderate**. The Project is located north and west of the Marble Creek drainage. This area is currently classified as a wildland area. This creek drainage generally runs in a north-south direction which will allow wildfires to spread into the Project area due to local topographic and weather conditions present at the time of the fire. No natural physical barriers, such as large waterways, greenbelts, and rock outcroppings, exist in the area to slow down or prevent fire progression. The use and maintenance of the “Fire Smart Vegetation” concepts described in Chapter 6, especially within 30-feet of buildings and structures, will be critical in reducing the risk of vegetation ignition that can lead to building-to-building fire spread.

3.9 Structure Ignition Potential

Building features, such as the materials used to protect roof assemblies and exterior walls, can determine a building’s susceptibility to ignition. Fire intensity within 100-feet of a building and embers landing on or within 5-feet of a building, represent the greatest exposure from a wildfire. Together their capacity to ignite buildings is a major factor in building-to-building ignition and urban conflagration potential. Once an ignition occurs the survival of a building is dependent on the fire protection resources (e.g. built-in fire protection systems, firefighting personnel, water supply capability, etc.) that can be committed to extinguish the fire before it spreads to adjacent buildings.

The risk assessment factor assigned to the *Structural Ignition Potential* for the Project is described as **High**. The potential for building-to-building fire spread is greatest within those areas of the Project where buildings, and accessory buildings, are located within 30-feet of each other. Continuous combustible materials, including wood fencing and ornamental landscaping, can easily serve as a means for fire spread to occur that will threaten both the inhabitants and buildings.

3.10 Evacuation Routes

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 rest 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; and
- Evacuation Orders Issued by Public Safety Officials; and
- Temporary Refuge Area / Shelter in Place decisions made by residents/visitors.

The principal goal of a wildfire evacuation is to protect the public from the threat of a wildfire without injury or death.²⁹ 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; and
- Receiving emergency alerts and communications from public safety officials and responding to their directions in an appropriate fashion; and
- Recognizing the need to depart from the area in a judicious and prepared departure; and
- Safely and competently evacuating to an area outside a hazardous area.

During an unplanned evacuation of the area during a wildfire event, it is not unusual for people leaving to encounter obstacles (e.g. fallen trees, down utility lines and poles across roadways, and vehicle accidents) that can result in evacuation routes being partially or fully blocked. Early traffic control by law enforcement at the Valley View Parkway / Blackstone Parkway intersection will be critical in ensuring an orderly evacuation process.

The risk assessment rating assigned to the *Evacuation Routes* category for the Project is described as **Moderate**. All evacuation routes, except for Valley View Parkway, serving the Project are two-lanes. The potential exists for these routes to be compromised or obstructed during a wildfire. The secondary evacuation routes (EVA-01, EVA-03) are likely to be infrequently used by residents and

²⁹ See *Literature Review of the State-of-the-Science in Wildfire Evacuation* (2022); Marin Wildfire Prevention Authority.

visitors to the community and shall be properly identified to provide wayfinding opportunities during an evacuation. A coordinated on-going set of evacuation drills and exercises for the entire area should be considered as soon as practical with local law enforcement and fire officials.

Should an evacuee encounter obstacles such as described above, or a blocked evacuation route due to congestion, panic like that noted in the 2025 wildfires in Los Angeles is a possibility. An important decision-making process by the residents of the Project once a wildfire in the local area is discovered is to leave as early as possible. See Chapter 5 for additional steps that residents and visitors can take to prepare for an evacuation.

3.11 Public Emergency Notification

Providing current and reliable information to large numbers of people during a wildfire is an important part of reducing negative outcomes and ensuring public safety. Community notification is an important aspect of evacuation planning. Evacuations are often initiated by emergency officials who issue notifications and instructions to the affected populations using various tools such as opt-in mass alert systems, Reverse-911, the Integrated Public Alert & Warning System (IPAWS), social media, and the internet. Sirens and door-to-door notifications may also be utilized. If time allows, evacuations may be conducted in phases, starting by notifying and evacuating areas of the community that may be affected first.

In El Dorado County all public safety agencies have partnered to implement the *RAVE* alert notification system.³⁰ 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. 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.

³⁰ El Dorado County RAVE, Citizen Notification System; [El Dorado County Emergency Alerts \(edso.org\)](https://www.edso.org/)

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.

The risk assessment factor assigned to the *Public Emergency Notification* category for the Project is described as **Moderate**. The County of El Dorado has access to both Opt-in / Opt-out emergency alert systems for use in notifying people about a wildfire impacting their community. However, it should be noted that communication infrastructure outages and failures can accompany destructive wildfires thereby disrupting these systems. The County is also authorized to utilize the IPAWS system for local alerts. Finally, it is the practice of County OES to send law enforcement officers door-to-door to provide in person evacuation noticing to residents and visitors when an evacuation order is implemented thereby further reducing the risk of individuals not receiving word of a wildfire or similar emergency.

3.12 Critical Assets / Infrastructure at Risk

The identification and analysis of Critical Assets and Infrastructure at Risk is an important part of a comprehensive fire risk analysis. This analysis also looks at potential risks associated with public service sites designated in California as being "Essential" that must conform to current seismic design criteria. Refer to *Appendix B: Critical Assets / Infrastructure at Risk Table* for additional information on the various categories of uses that have been identified within the Project area.

The risk assessment factor assigned to the *Critical Assets / Infrastructure at Risk* category for the Project is described as **Moderate**. Two *Essential Service* facilities (Water Storage Tank, Sewer Lift Station) are proposed within the Project. No At- Risk Population or Hazardous Materials/Solid Waste facilities are proposed within the Project.

END OF CHAPTER

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 Project. This Chapter is consistent with nationally recognized and accepted practices for the preservation of 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 Chapter 3 and includes analysis on the following subjects:

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

4.2 Road, Building, and Site Identification Signage Requirements

The address installation, location and visibility on the building shall meet the requirements found in CCR Title 14, Division 1.5, Chapter 7, Sections 1274.00-1274.04, CCR Title 24, Part 9, Section 505, El Dorado County Code Section 110.04, and EDHFD Fire Protection Standard No. B-001 (Addressing of Buildings). The following subsections provide additional information regarding these requirements related to this Project.

4.2.1 Road Name Requirements

El Dorado County Code Chapter 110.04 provides uniform numbering system requirements for all new and existing developments and buildings to enhance the ability of emergency responders to respond rapidly to fire, medical and law enforcement incidents. Section 110.04.090 of the County Code describes the road naming standards of the County that apply to new and existing developments. See Figure 8 for the approved street names for the Project.

STREET NAME EXHIBIT EAST RIDGE VILLAGE

COUNTY OF EL DORADO

APRIL, 2025

STATE OF CALIFORNIA

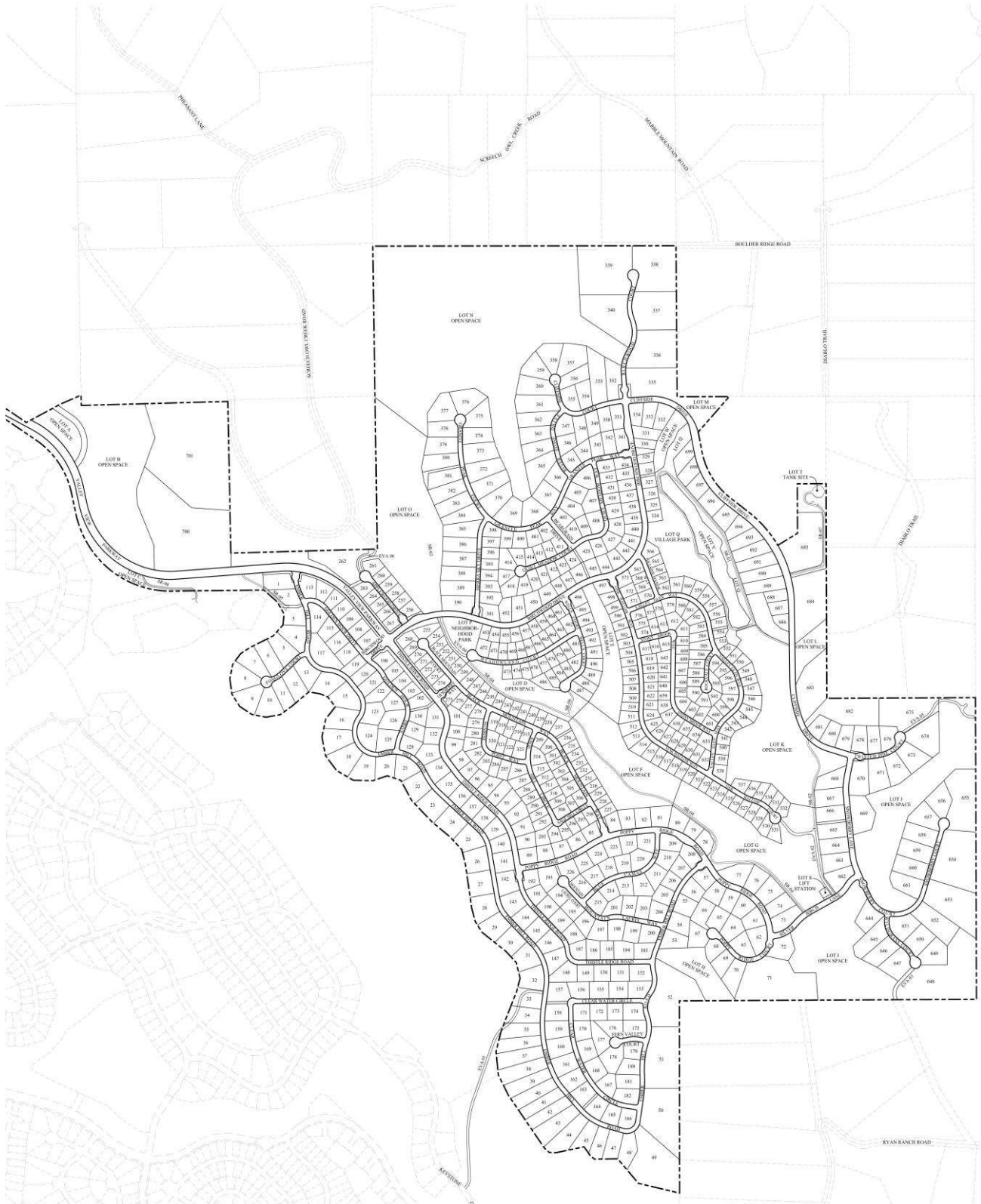


Figure 8: East Ridge Village Street Name Exhibit (Courtesy of CTA Engineering & Surveying)

4.2.2 Road Sign Requirements

Newly constructed or approved roads shall be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming as approved by the County of El Dorado. Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet. Road signs shall meet the following criteria:

- A. The location and type of private road sign installed shall conform with El Dorado County Department of Transportation Design Standard 105B (3/90).
- B. 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.
- C. A “Dead-End” road sign shall be installed at the following locations in accordance with CCR Title 14, Section 1274.02 (d):
 - 1. Birchwood Court
 - 2. Granite Park Court
 - 3. Poppy Ridge Court
 - 4. Snowberry Court
- D. The following Emergency Vehicle Access (EVA) roads shall be marked to identify them as a community evacuation route as required by EDHFD and shall always remain accessible for civilian evacuation.
 - 1. EVA 01
 - 2. EVA 03

All road signs shall be posted at the beginning of construction and shall be maintained thereafter.

4.2.3 Building Address 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 meet the requirements found in CCR Title 24, Part 9 (Fire Code), Section 505, and EDHFD Fire Protection Standard No. B-001 (Addressing of Buildings).

The following provisions shall be met for the placement of address numbers on a building:

- A. All homes shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.
- B. Address numbers shall be either internally or externally illuminated.
- C. Address numbers shall be 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.
- D. Address numbers shall not be spelled out.
- E. Address numbers shall be posted between 4-feet and 7-feet above grade.
- F. A separate address sign shall be posted on accessory dwelling units (ADU) or granny flat structure.

When the building is located more than 100-feet from the provided road serving the Project a address sign shall be placed at the driveway entrance onto the parcel. The address sign shall meet the following additional criteria:

- A. Signs shall be mounted between 4-feet and 7-feet above grade.
- B. 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.
- C. Oriented perpendicular to the direction of travel on the roadway and legible from both directions of travel on the driveway.
- D. 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.

In all cases, the address shall be posted by the builder at the beginning of construction and shall

be maintained thereafter by the property owner.

4.3 Emergency Vehicle Access Road Requirements

Emergency vehicle access is an important element of the WFSP for the Project area. Fire apparatus access is necessary to provide fire protection services to their jurisdiction as well as respond to a variety of other emergencies such as medical emergencies, motor vehicle accidents, hazardous material spills, electrical hazards, floods, and construction accidents. Fire apparatus 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. Public and private roads constructed within the Project shall conform with the requirements found in this section of the WFSP. See Subsection 4.3.3 for specific requirements for driveways greater than 150 feet in length.

4.3.1 Road Requirements

An approved fire apparatus access road shall be provided for all buildings located within the Project. The fire apparatus access road shall meet the requirements found in CFC Section 503, EDHFD Fire Protection Standard No. B-003 (Emergency Apparatus Access Ways), and TM14-1521, and shall extend to within 150 feet of all portion of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The following road construction provisions shall be met on all fire apparatus access roads:

- A. All fire apparatus access roads serving the Project shall be constructed to a minimum unobstructed width of 20-feet and meet the current design requirements of CFC Section 503.
- B. Buildings or portions of buildings hereafter constructed within the Project shall be accessible to fire apparatus by way of an approved fire apparatus access road with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. Road structures shall be designed and maintained to support at least 40,000 pounds.

- C. At no point shall the grade for all roads exceed 16% unless approved by EDHFD. Approach and departure angles in fire apparatus access roads shall not exceed 5% over 5-feet as required by CFC Section 503.2.8.
- D. The road width serving Phase 2 shall be increased to no less than 26-feet in width, exclusive of shoulders, as required by EDHFD Fire Code Appendix D – Section D 105 (Aerial Fire Apparatus Access Roads) where the vertical distance between the grade plane and the highest roof surface exceeds 30-feet. For purposes of this provision the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. The road shall be located not less than 15-feet and not greater than 30-feet from the building.
- E. The inside turning radius for any fire apparatus access road shall be 30 feet or greater. The outside turning radius for an access road shall be 50 feet or greater.

The following parking restrictions are required along all fire apparatus access roads within the Project:

- A. On-street parking along fire apparatus access road shall be prohibited except in designated parking stalls. Based on the road width both sides of the road shall be identified as a required FIRE LANE. The designation shall be indicated by one of the following means: (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, or (2) by outlining or painting in red and, in contrasting color, marking the place with the words “NO PARKING - 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 “NO PARKING - FIRE LANE”.
- B. Where a fire hydrant is located on a road, approved signs or markings that include the words “NO PARKING – FIRE LANE,” shall be provided. Approved red-curb markings stating showing that it is illegal to park in front of or within 15-feet to each side of a fire hydrant shall be posted and maintained. See the current edition of EDHFD Fire Protection Standard No. B-004 (No Parking – Fire Lane) for additional details.

- C. No speed bumps, speed humps, speed control dips, etc. shall be permitted on emergency vehicle access roadways. All other traffic calming devices shall be prohibited unless approved by EDHFD as required by CFC 503.4.1.

Figure 9 provides additional details regarding the road system within the Project.

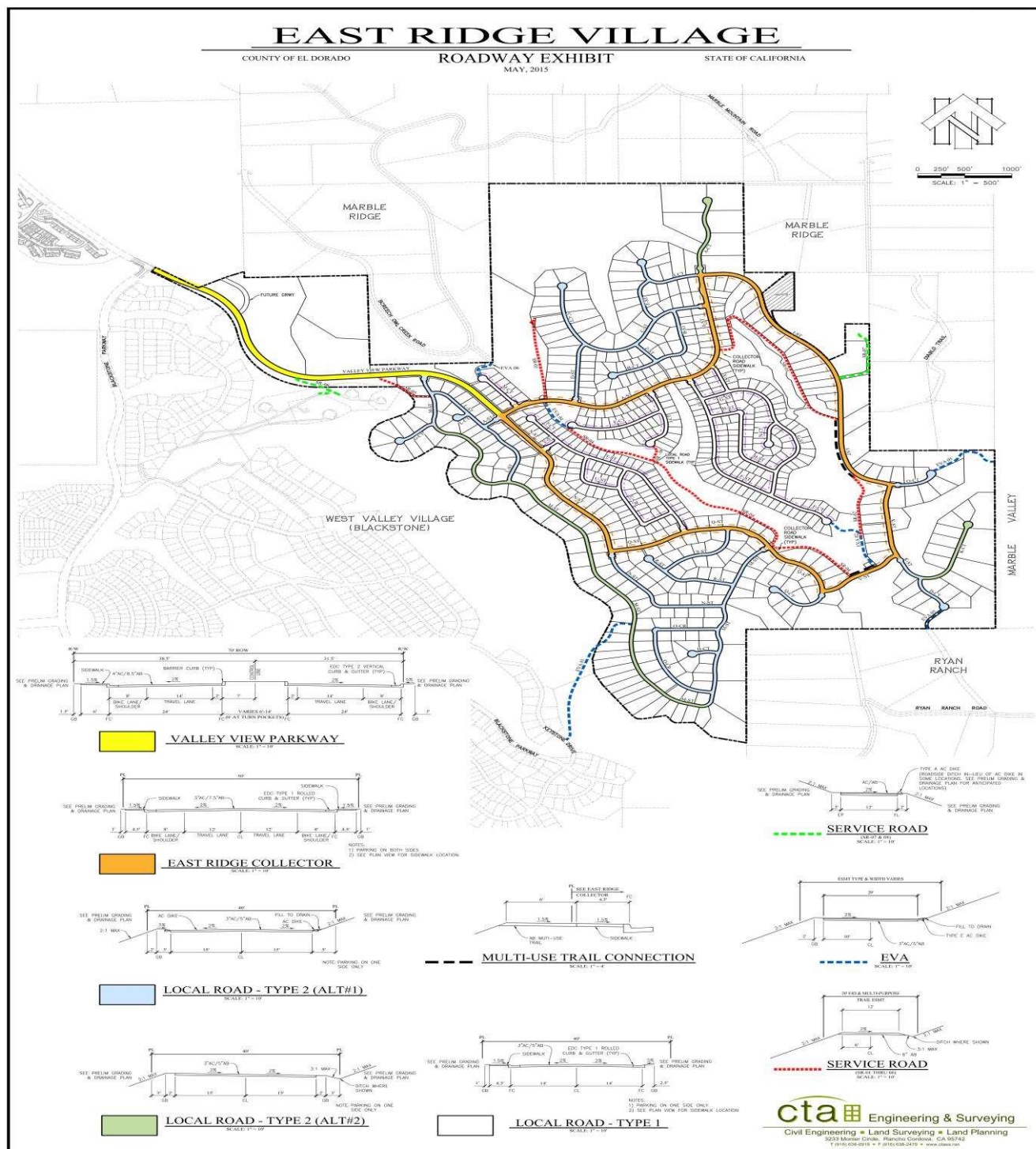


Figure 9: East Ridge Village Roadway Exhibit (Courtesy of CTA Engineering & Surveying)

4.3.2 Secondary Access Road Requirements

The Project shall have at least two (2) points of unobstructed vehicular access for Fire Department and other emergency vehicles as well as for routes of egress for evacuations. The entire length of EVA-03 shall be constructed and accepted by EDHFD prior to the issuance of the first occupancy permit for that phase. EVA-01 shall be constructed and accepted by EDHFD prior to the issuance of the first occupancy permit for all other phases of the Project. The Project shall ensure that security gates installed across emergency vehicle access roads conform with the security gate provisions described in the current edition of EDHFD Fire Protection Standard B-002 (Automatic and Manual Gates Across Fire Apparatus Access Roads) and shall be openable for civilian evacuation by loop detection, sensor, or similar methods. All security gate installations shall be approved by EDHFD prior to their installation.

4.3.3 Driveway Requirements

Driveways to individual lots shall be constructed to the requirements below as described in California Fire Code Section 503.1.1 (with local amendments by EDHFD), California Code of Regulations Title 14, Sections 1273.00 – 1273.09 (CCR Title 14, Section 1273), and the East Ridge Village (TM14-1521) conditions of approval:

Private Driveway Design Requirements

- A. Approved fire apparatus access shall be provided for every building or portion of a building hereafter constructed or moved into or within the East Ridge Village project. The fire apparatus access road or driveway shall comply with the requirements of this section and shall extend to within 150-feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150-feet where any of the following conditions occur:
 - i. In one-and two-family dwellings that are equipped with an automatic fire sprinkler system the distance can be increased from 150-feet to 300-feet. All requirements

found in CCR Title 14, Sections 1273 (e.g. minimum width, maximum grade, road surfaces, vertical clearances, etc.), remain applicable.

ii. Fire apparatus access roads and driveways cannot be installed because of location on the property, topography, waterways, non-negotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

iii. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads and driveways shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

- B. Approach and departure angles along fire apparatus access roads shall not exceed 5% over 5-feet as required by EDHFD Fire Code Section 503.2.8.
- C. Driveways shall provide not less than 12-feet of unobstructed width, not including shoulders, throughout the entire length of the road. An unobstructed horizontal clearance of not less than 14-feet, and a vertical clearance of 13'6", shall be provided along the length of the driveway.
- D. 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.
- E. Turnouts shall be a minimum 10-feet in width and 30-feet in length with minimum 25-foot tapered ends.
- F. Driveways shall be designed and maintained to support the imposed live load of not less than 75,000 pounds gross vehicle weight for emergency vehicle access.

Exception: Where the highest roof surface of the building is less than 30-feet from the grade plane of the driveway the imposed live load may be reduced to 40,000 pounds gross vehicle weight.

- G. Driveways accessed by grades that exceed 12% shall be provided with either an asphalt or concrete surface covering.

H. At no point shall driveway grades exceed 16% unless the following additional driveway construction methods are provided:

1. Driveways shall have a surface covering of either Type 2 asphalt slurry, or a concrete broom finish to improve vehicle traction.
2. The maximum grade authorized shall not exceed 20% at any point along the driveway.
3. Where required a turnaround shall be constructed and maintained on driveways over 300-feet in length. The turnaround shall be located within 50-feet of the building.

Address Sign Requirements for Private Driveways

- I. All buildings located more than 100-feet from the road shall have an approved address sign posted at the entrance onto the driveway. Where multiple addresses are required at a single driveway, they shall be mounted on a single post. The address installation, location, and visibility shall conform with the requirements of EDHFD.

Automatic Security Gate Requirements for Private Driveways

- J. Gated entrances located across driveways shall comply with the following criteria:
1. Gated entrances shall be approved by EDHFD prior to its installation.
 2. All gates providing access from a road to a driveway shall be located at least 30-feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
 3. The gate entrance shall be at least 2-feet wider than the width of the driveway.
 4. Gates shall be of a horizontal swing, horizontal slide, vertical lift, or vertical pivot type.
 5. Construction of gates shall be of materials that allow manual operation by one person.
 6. Gate components shall be always maintained in an operative condition and replaced or repaired when defective.

7. 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 EDHFD.
8. Methods of locking shall be submitted for approval by EDHFD.
9. Electric gate operators, where provided, shall be listed in accordance with UL 325.
10. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

4.3.4 Road Maintenance Requirements

The East Ridge Village Homeowners Association (HOA) shall be responsible for maintaining the private emergency vehicle access roads described in Chapter 4. Specifically, and without limiting the foregoing, the HOA shall be responsible for the operation and maintenance of, and for potential liability arising from, the following measures:

- A. Provisions for the necessary repair and maintenance of the roadway surface (as determined by the HOA and EDHFD; and
- B. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") or width of twenty feet (20'); and
- C. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping.

Fire Access Roads shall be constructed and approved prior to combustibles being brought onto the site. Temporary "NO PARKING FIRE LANE" signs shall be posted during construction as needed. All construction shall comply with EDHFD Fire Protection Standard F-004 (Fire Apparatus Access during Construction).

4.4 Emergency Water Supply Requirements

The Project is required to comply with the emergency water standards for fire protection described in both CCR Title 14 §§ 1275.00 – 1275.04 and California Fire Code Section (CFC) 507. Emergency water for fire protection shall be available, accessible, and maintained in quantities and locations specified in both regulations to attack a fire or defend a property from a fire.

The Project will install a municipal water supply system throughout all phases of the Project 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 2-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.

4.5 Building and Parcel Siting and Setback Requirements

CCR Title 14 § 1276.01 requires all parcels to provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of the road, except as provided by the provisions described in this code section, and as approved by EDHFD³¹. When a 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 easements, EDHFD requires³² that the structure be constructed and maintained in accordance with the current provisions described in EDHFD Fire Protection Standard # 7 ([Residential Setback for Structure Defensible Space](#)).

See Section 4.6 of the WFSP for the specific provisions that EDHFD requires a building to meet when it is located within 30-foot fire-safe setback.

Projects seeking to construct a building within the required 30-foot fire-safe setback shall submit the following:

- A. **Setback Exemption Request Letter.** Applies to structures encroaching the SRA required setback only. This request letter states the conditions (i.e., site topography) driving the request for exemption.

³¹ All 610 production homes within the Project shall meet the requirements found in Sections 4.5 and 4.6. It is anticipated that many of the 91 custom homes within the Project shall also comply with these provisions due to the proximity of the home to one or more parcel lines.

³² See the current edition of EDHFD Fire Protection Standard No. 7 ([Residential Setback for Structure Defensible Space](#)) for additional details.

- B. Setback Compliance Plan.** Applies to structures encroaching the SRA required fire safe setback only. This plan shall illustrate the location of all structures located on the parcel, location of property lines, and location of required setbacks. This plan shall also illustrate the fire protection features to be installed (i.e., decks, soffits, windows, doors, skylights, vents, etc.), inclusive of the manufacturer's specifications, and the specific setback conditions required based upon structure location.
- C. Restrictive Covenant notarized and recorded with the El Dorado County Recorder-Clerk's Office.** All requirements identified in Item B of the General section above shall be included within the Restrictive Covenant document. Once recorded you are then required to submit a copy of the recorded Restrictive Covenant (including the document number that the County provides on the document) to EDHFD.

Permit approval to construct a building located in the fire-safe setback will not be granted without a Restrictive Covenant being recorded with the County of El Dorado and this information being provided to EDHFD.

4.6 Applicable Building Codes and Standards for Wildfire Safety

California Code of Regulations (CCR) Title 24, also known as the California Building Standards Code, is a collection of three types of building standards:

- Those standards adopted by state agencies without modification from those found in the national model codes; and
- Standards that have been modified from the national model codes that address those unique issues facing California; and
- California statutory based standards that create amendments that are not addressed by the national model codes.

All buildings and occupancies in the State are subject to the standards found in the California Building Standards Codes. The codes are updated every three years. The last update to the Building Standards Codes occurred on January 1, 2026. The relevant wildfire exposure standards that the Project is subject to can be found in Part 7 (California Wildland Urban Interface Code), and Part 9 (California Fire Code).

See Figure 10 for an exhibit that will assist builders and future landowners with terms associated with this section.

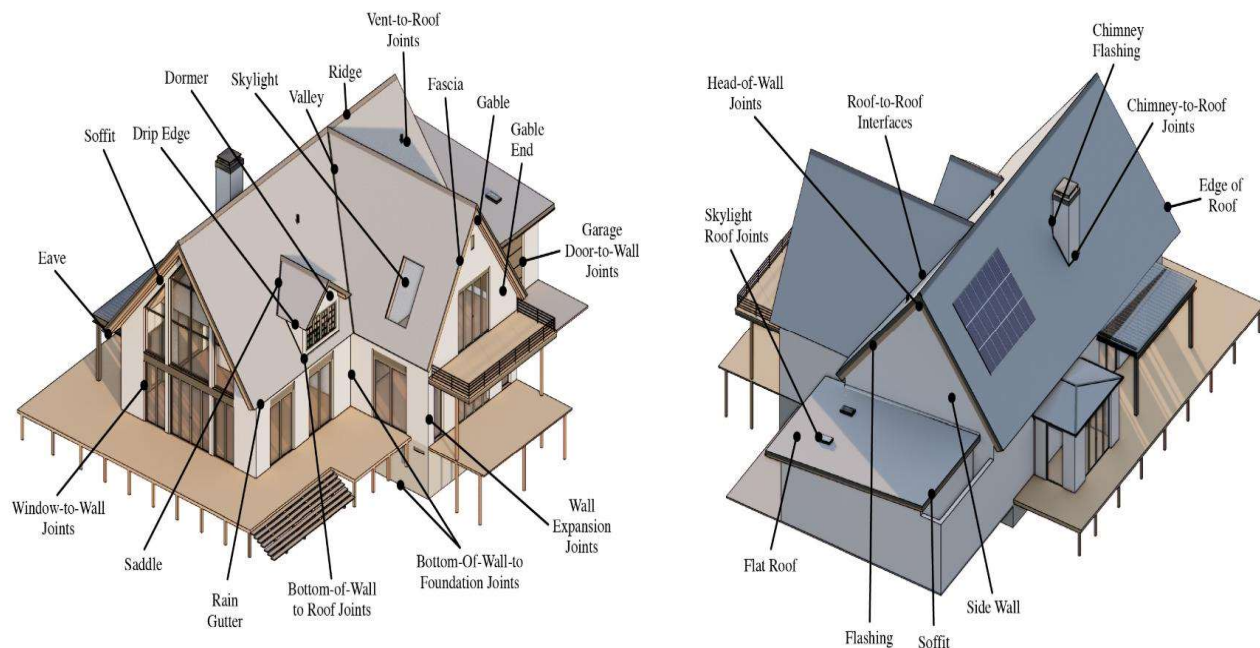


Figure 10: Parts of a Home with Labels for Features Defined and Discussed in This Section³³

4.6.1 Roof Assembly Requirements

The primary concern with roof coverings on buildings is the large surface area for potentially catching embers and burning debris, or the roof slope which can expose the roof to radiant heat exposure and direct flame impingement. To reduce this risk the following measures shall be implemented:

- A. CWUIC Section 504.2 requires roof assemblies on new buildings within a Fire Hazard Severity Zone to meet or exceed a Class A fire-resistant rating as described in ASTM E108, or UL 790, or other approved non-combustible roof covering.

³³ Image adapted from Marshall Fire Mitigation Assessment Team: Wildfire-Resilient Detailing, Joint Systems, and Interfaces of Residential Building Components, FEMA, 2023. <https://www.fema.gov/>

- B. Where provided, valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of 72-pound mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.
- C. For roof assemblies where the profile allows a space between the roof covering and roof deck the materials installed shall comply with CWUIC Section 504.2.1. The space at the eave ends shall be fire stopped to preclude entry of flames or embers or have one layer of cap sheet complying with ASTM D3909 installed over the combustible roof deck. Hip and ridge caps shall be mudded in to prevent instruction of fire or embers.
- D. All portions of a roof covering applied during an addition, alteration, or repair to an existing structure shall comply with the provisions described in this subsection as required by CWUIC Section 507.1.

4.6.2 Chimney and Roof Vents

The intrusion of embers through roof vents and chimneys is a major source of vulnerability that can lead to structure ignition during wildfires. Both inlet and outlet vents are sources of weakness that can lead to ignition of interior building contents and other building components. To reduce this risk the following measures shall be implemented in accordance with CWUIC Section 504.10:

- A. Where required by Section 4.5 of the WFSP, WUI ember and flame-resistant vents, conforming with the requirements described in 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. Dryer vents shall be metal and equipped with a louver or flap.
- B. When not required by Section 4.5 of the WFSP, ember resistant vents shall be protected with metal wire mesh with openings no larger than 1/8 inch. Do Not use fiberglass or plastic mesh because they can melt and burn.
- C. Use corrosion-resistant, metal vent and flashing materials.
- D. Roof ridge and off-ridge (field) vents installed on sloped roofs, such as dormer vents, shall comply with CWUIC Section 504.10.2.

- E. Chimneys serving fireplaces, barbecues, incinerators, or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrestor. Spark arrestors shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) having openings not exceeding ½ inch. Provide spark arrestor caps on all chimneys.
- F. Place all dormer vent openings at least 10-feet from other buildings or property lines to avoid ignition from embers and hot gases from an adjacent building that has ignited.
- G. Limit the maximum net free area of vent openings to 144 square inches.
- H. Fire-resistant sealants should be provided in lieu of non-fire rated caulking.
- I. Metal flashing should be installed at vent, chimney, and skylight roof joints to limit ember penetration or direct flame penetration into the roof substrate.
- J. Noncombustible materials (e.g., mineral wool) should be provided to fill expansion joints.

4.6.3 Skylights

Skylights can comply with several different provision to resist the effects of fire. Plastic skylights shall not be utilized. Options include:

- A. Constructed of multi-pane glazing with a tempered pane.
- B. Constructed of glass block units.
- C. Comprised of fire rated glazing per ASTM Standard No. E119.
- D. Have a fire-resistance rating of not less than 20 minutes when tested in accordance with National Fire Protection Association Standard No. 257.
- E. Operable skylights shall be protected by a non-combustible mesh screen where the dimensions of the opening shall not exceed 1/8-inch.

4.6.4 Protection of Gutters

Combustible debris such as leaves and pine needles can accumulate in gutters, especially from nearby or overhanging trees. If ignited the combustible debris burning in the gutter will expose the edge of the roof covering, typically the fascia and/or roof sheathing, to fire spread. To reduce this risk the following measures shall be implemented:

- A. Gutters and downspouts shall be constructed of noncombustible materials.
- B. Gutters shall be covered with a noncombustible material to prevent the accumulation of debris within the gutter.

4.6.5 Solar Panels

Solar panels have associated risks that contribute to building ignition. Combustible portions of a solar panel can provide fuel that can support a fire. To reduce this risk the following measures shall be implemented:

- A. Class A rated panels shall be used on new and existing buildings.
- B. Inverter and energy storage components should be installed within buildings to minimize ignition hazards. These elements should not be installed within 5-feet of exterior walls.

4.6.6 Protection of Eaves

Eaves are located at the down-slope edge of a sloped roof and serve as a transition between the roof and wall. To reduce this risk the following measures shall be implemented:

- A. Eaves and soffits shall be enclosed on the underside with non-combustible material, ignition-resistant material, or minimum two (2) inch lumber.
- B. The exterior covering of such assembly shall be constructed with noncombustible materials.
- C. Fascia is required and shall be constructed with materials approved for not less than 1-hour fire-resistance-rated construction. Such fascia shall be protected on the backside by noncombustible materials.

4.6.7 Exterior Walls

Exterior wall surfaces can provide a means for fire intrusion due to the combustibility of the exterior cladding. Exterior walls often have a sublayer that is of combustible materials. An often-overlooked area of ember intrusion is the foundation overlap where a gap between the foundation and the siding can provide nesting or retention of embers against a combustible surface, including stucco or masonry cladding. A 6-inch vertical non-combustible zone at this location has the highest importance because even if non-combustible siding is used, combustible sheathing is

still commonly used behind the cladding. To reduce this risk exterior walls shall conform with CWUIC Section 504.5.2 and the following:

- A. When required by Section 4.5 of the WFSP, 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.
- B. When required by Section 4.5 of the WFSP, projections shall be non-combustible, ignition-resistant, or one (1) hour fire rated in accordance with IWUIC, Section 503.2 and/or NFPA 1144, Section 5.2.
- C. When required by Section 4.5 of the WFSP, exterior walls shall be constructed with non-combustible building materials such as stucco, fiber cement, stone, or brick.
- D. All buildings shall have at minimum, 6-inches of vertical noncombustible material at the base of where a vertical surface meets a horizontal surface (i.e., base of wall at the ground and the intersection of a wall and deck).
- E. Gable end, crawl space and other vents that mount on a vertical wall or in the under-eave area shall be tested in accordance with ASTM E-2886 and approved to prevent flame or ember penetration into the structure.

4.6.8 Exterior Windows

Windows are a vulnerable area of walls due to the potential for glass breakage from direct flame contact or radiant heat, particularly if the glass in the windows is annealed glass. Recent studies show that tempered glass is more than four times more resistant to radiant heat exposure than annealed glass. Windows with tempered glass will have an etched label on the glass. To reduce this risk the following measures shall be implemented:

- A. When required by Section 4.5 of the WFSP, exterior windows, skylights, glazed doors, and glazed openings within exterior doors shall be multi-paned with at least two (2) tempered panes, minimum twenty (20) minute fire rated, or fire-resistant glass block units. Shutters installed over windows shall be non-combustible.
- B. When not required by Section 4.5 of the WFSP, exterior windows and window walls shall meet one of the following:
 - 1. Be constructed with multipaned glass with at least one tempered pane or constructed of glass block units. or
 - 2. Have a fire-resistive rating of not less than 20-minutes when tested in accordance with NFPA 257 or have a fire-resistance rated glazing tested in accordance with CSFM Standard 12-7A-2.
- C. Utilize ignition resistant or noncombustible framing materials.
- D. When required by Section 4.5 of the WFSP, areas under first floor bay windows shall be enclosed with non-combustible walls.

4.6.9 Exterior Doors

Exterior doors can be compromised during a wildfire due to an extended radiant heat exposure from surrounding combustibles.

Weather stripping and glass panels can fail over time allowing flames and embers to penetrate around the door into the structure. To reduce this risk the following measures shall be implemented:

- A. When required by Section 4.5 of the WFSP, exterior doors of buildings shall be non-combustible, or have a non-combustible exterior storm door.
- B. Exterior doors shall be constructed of materials allowed in CWUIC Section 504.9. Consider using tempered glass for sliding glass doors or glass panel inserts, which is stronger than annealed glass and will provide additional protection during a wildfire.
- C. Provide where possible ignition resistant or noncombustible framing materials.

4.6.10 Vehicle Access Doors

Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the bottom, sides, and tops of doors, from exceeding 1/8 inch. To reduce this risk the following measures shall be implemented in accordance with CWUIC Section 504.9:

- A. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and non-exposed samples does not exceed 10%; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).
- B. Door overlaps into jambs and headers.
- C. Vehicle access door jambs and headers covered with metal flashing.
- D. Residential vehicle access door automatic openers shall have a battery backup function as required by CWUIC Section 504.9.1, so that the vehicle access door automatic opener is operational without interruption during an electrical outage.

4.6.11 Balconies and Decks

Balconies and decks can pose a significant hazard during a wildfire. One of the main concerns associated with balconies and decks is the large surface area that allows for embers to easily ignite combustible materials. For decks and other similar features (e.g., stairs) that are at or near grade, these building components are also susceptible to direct flame impingement and radiant heat from surface fuels and other nearby vegetation. To reduce this risk the following measures shall be implemented:

- A. When required by Section 4.5 of the WFSP, decks shall be constructed and maintained in accordance with one of the following methods:
 - 1. Decks, including posts, joists, railing, stairs, and walking surfaces, shall be constructed of non-combustible materials. or

2. Decks, including posts, joists, railing, stairs, and walking surfaces located within 5-feet of the building shall be constructed of non-combustible materials, all structural supports regardless of distance from the building shall be constructed of non-combustible materials, and all deck materials outside of 5-feet of the building shall be constructed on ignition resistant materials meeting the requirements of CWUIC Section 503³⁴.
- B. For exposed undersides of balconies and decks of combustible construction, consider enclosing to grade with solid fire-resistant materials of 1/16-inch screening.
 - C. Create a Zone 0 area around and under the deck and make sure that all combustible items are removed from underneath and around the deck. Lay weed barrier or gravel under and around the deck to prevent vegetation from growing under or near the deck.
 - D. Install a minimum 6-inch metal flashing, applied vertically on the exterior of the wall, at all deck to wall intersections.
 - E. Seal any gaps and joints with appropriate firestopping and fire caulking materials where possible to prevent ember or flame intrusion.

4.6.12 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 design³⁵ of these fire sprinkler systems shall conform with CFC 903.3.1.3 (NFPA 13D Sprinkler Systems) and the current edition of the EDHCWD Fire Code Ordinance. The installation of these systems within buildings shall also conform with the design and installation standards of the County of El Dorado and EDHFD. 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.

³⁴ Using this provision may prevent the landowner from obtaining *Insurance Institute for Business and Home Safety Wildfire Prepared Home Plus designation*.

³⁵ See Chapter 8 - Appendix G – NFPA 13D on p.126-127 for specific EDHCWD Fire Code requirements.

4.6.12 Fences

Fences can be very hazardous during a wildfire by allowing fire spread to occur through pathways that lead to the building. In addition, the bottom of fences collect debris that, when combined with combustible fencing, can become a fuel source to carry fire directly to the building. To reduce this risk the following measures shall be implemented:

- A. Keep combustible mulch materials, trash cans, and other combustibles away from fences.
- B. When required by Section 4.5 of the WFSP, fencing materials located within 5-feet of a building shall be constructed of non-combustible materials. Areas located between 0-feet and 5-feet from all buildings shall remain non-combustible. Back-to-back, combustible fencing shall be separated by a minimum of five (5) feet.
- C. Side yard and rear yard fencing, located 5-feet to 10-feet from buildings, should be constructed of ignition-resistant materials.
- D. The following requirements shall be met for lots that contain Transitional Open Space lands on them:
 - 1. Where fencing materials are provided, they shall be of non-combustible materials when located within 5-feet of the building envelopes to prevent fire pathways from spreading to the structure.
 - 2. Fencing materials located more than 5-feet from the building envelope should be constructed of ignition resistant materials consistent with CWUIC Section 503.

4.6.13 Accessory Buildings and Miscellaneous Structures

Accessory buildings and miscellaneous structures can pose a significant risk of fire spread to other buildings on the property during a wildfire. These buildings and structures can serve as pathways for wildfires to spread throughout the lot threaten the home. Where required by the WFSP the building shall meet the restrictive covenant requirements described in Sections 4.5, 4.6 and the following measures:

- A. Accessory buildings that are within 5-30 feet of a building, and that have a footprint greater than or equal to 15 square feet, shall comply with both items listed below.
 - 1. No more than 3 total of these buildings are allowed within 30-feet of the building.

2. Each building must have its own 5-feet of defensible space that does not overlap the 5-foot, Zone 0, required for the building, decks, or other structures within 5-feet to 30-feet of the building.
- B. Accessory buildings and miscellaneous structures located 5 feet or more, but less than 50-feet, from the building shall be constructed with either non-combustible or ignition resistant materials in accordance with CWUIC Section 504.11.3.
- C. Do not place accessory buildings within 5-feet of the building.
- D. Do not place accessory buildings aligned with the corner line of the structure within 5-feet of the building.

4.7 Open Burning, Recreational Fires and Portable Outdoor Fires

To mitigate the risk of wildfires originating within the Project the HOA shall enforce the following fire safety measures:

- A. Prohibit smoking and other burning materials within open spaces; and
- B. Prohibit wood burning campfires, bonfires, and recreational fires in all areas; and
- C. Prohibit debris burning, regardless of state and local regulations permitting such activities, in all areas.

4.8 Fire Safety During Construction Activities

Construction activities shall comply with California Fire Code (CCR T24 - Part 9), Chapter 33 (Fire Safety During Construction and Demolition) as required by EDHFD and CAL FIRE. The relevant provisions found in this Chapter of the fire code include:

- A. Section 3303 - Development of a Site Safety Plan
- B. Section 3304 - Temporary Heating Equipment
- C. Section 3305 - Precautions Against Fire
- D. Section 3306 - Flammable and Combustible Liquids
- E. Section 3307 - Flammable Gases
- F. Section 3310 - Fire Reporting
- G. Section 3311 - Required Access for Emergency Vehicles
- H. Section 3313 - Water Supply for Fire Protection

- I. Section 3316 - Portable Fire Extinguishers
- J. Section 3317 - Motorized Construction Equipment

END OF CHAPTER

CHAPTER 5: EMERGENCY PREPAREDNESS AND EVACUATION PLANNING

5.1 Chapter Overview

The purpose of this chapter is to describe the community evacuation planning analysis 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. This proactive evacuation planning is designed to equip both the local community and new developments within them with essential knowledge and strategies for wildfire evacuation preparedness. See Chapter 8 - Appendix C for additional details.

This Chapter is based on a Project-specific hazard and risk assessment as described in Chapter 3, and includes analysis on the following subjects:

- Community Evacuation Types and Decision Making
- East Ridge Village Pre-Evacuation Planning
- 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
- Shelter in Place decisions made by residents/visitors

The principal goal of a wildfire evacuation is to protect the public from the threat of a wildfire without injury or death.³⁶ 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; and
- Receiving emergency alerts and communications from public safety officials and responding to their directions in an appropriate fashion; and
- Recognizing the need to depart from the area in a judicious and prepared departure; and
- Safely and competently evacuating to an area outside a hazardous area.

Emergency evacuations during a wildfire can be generally described as being either immediate or planned need events. Immediate need evacuations are ordered when a developing wildfire incident poses an increased threat to human life occurs in proximity, generally 60 minutes or less, in nearby communities and homes. Planned need evacuations are often coordinated hours or days before the evacuation is ordered allowing law enforcement officers, firefighters, and others to work together to ensure an organized movement of civilians out of harm's way.

If possible, people will be able to evacuate before being affected by the fire. However, this reality depends on the location of the fire, the speed that it is spreading, and the time it takes to evacuate. This required time depends on many variables, including when and how an emergency notification can be sent and received, the decisions of individual evacuees, and the modes of transportation and traffic conditions. Evacuations during a wildfire can lead to panic and poor decision making by civilians, especially when evacuees are confronted with smoke, embers, and spot fire conditions from an approaching wildfire. Evacuees, including visitors temporarily staying in the community, can lack knowledge of the available evacuation routes, and can encounter obstacles (e.g. down power lines, trees, vehicle accidents, and disabled vehicles), which can result in blocked roads and evacuation routes. This chaotic situation is exacerbated when public safety agencies are concurrently attempting to access the community using the same routes.

³⁶ See *Literature Review of the State-of-the-Science in Wildfire Evacuation* (2022); Marin Wildfire Prevention Authority.

Some populations and communities are more susceptible to the impacts of wildfire threats due to access and functional needs of the residents and visitors (e.g., elderly, disabled, low income, low English proficiency). Early awareness and actions are necessary to safely evacuate an area. It is imperative that pre-evacuation planning efforts occur frequently between the community and local public safety agencies.

5.3 East Ridge Village Pre-Evacuation Planning

The County of El Dorado does not have an adopted emergency response plan or emergency evacuation plan, with which the proposed project could interfere. Nevertheless, this section will more broadly consider emergency response and evacuation and the project's potential effects thereupon. 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 wildfire.

The Project is provided with three routes of egress (Valley View Parkway, EVA-01, and EVA-03) during a wildfire evacuation. Two future³⁷ Emergency Vehicle Access (EVA) routes (EVA-05 and EVA-06) will be constructed to the Project boundary. Based on the multiple potential evacuation routes in different directions identified below, road capacity, limited project size, and mitigation measures proposed, the risk of a wildfire impacting existing evacuation routes serving the community will be reduced, and the project will not block, limit, adversely change, or negatively impact routes utilized for evacuation. Evacuation options from the project site include:

- **From Valley View Parkway:** Residents and visitors may evacuate to Blackstone Parkway or White Rock Road.
- **From EVA-01:** Residents and visitors may evacuate from East Ridge Village into the Blackstone community through this route.
- **From EVA-03:** Residents and visitors may evacuate from East Ridge Village into the Ryan Ranch community through this route. This EVA is also planned for the potential of residents and visitors from Ryan Ranch using this route to evacuate from their community.

³⁷ These EVAs are contingent on the Marble Ridge and Marble Valley communities electing to connect to these locations and are not required for secondary access within the Project area.

EVA-05 and EVA-06 are planned routes for future connection to communities located outside the Project should those communities elect to interconnect with these roads. Each future EVA will be constructed to the property line of the Project where the outside communities can connect to them. EVA-02 and EVA-04 are interior access routes that are required by CCR Title 14, Section 1273.08 due to the length of the dead-end roads they serve. These EVA connections will be constructed with the associated phases of the Project.

The location of the Project next to three known community transportation routes (White Rock Road, Latrobe Road, and Blackstone Parkway) will permit the Project population and the existing community population to proficiently evacuate the area while maintaining emergency vehicle access. In addition, the resident and visitor population (1,991 persons +/-) will not adversely impact the existing routes during a wildfire evacuation in the El Dorado community due to the fire hazard mitigation work within the Project boundaries, available road network, and emergency alert system capabilities accessible to the Project residents.

Future residents and visitors should always remain vigilant to the threat of a wildfire in the area. residents should utilize the resources described in Sections 5.4 and 5.5 and be prepared to evacuate their families and animals when ordered to evacuate by a law enforcement or fire official. To increase preparedness for a potential wildfire evacuation the owner(s) should consider limiting parking to residents only 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.

5.4 Emergency Evacuation Education Measures

CAL FIRE has an effective community education program to assist residents and visitors prepare for a wildfire³⁸. 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 in East Ridge Village through information packets and community websites whenever practical. See Chapter 8 – Appendix I for additional information about this program.

³⁸ CAL FIRE, *Ready Set Go*; <http://www.readyforwildfire.org/>.

5.5 Emergency Notification Alert Systems

Community notification is an important aspect of evacuation planning. Evacuations are often initiated by emergency officials who issue notifications and instructions to the affected populations using various tools such as opt-in mass alert systems, reverse-911, the Integrated Public Alert & Warning System (IPAWS), social media, and the internet. Sirens and door-to-door notifications may also be utilized. If time allows, evacuations may be conducted in phases, starting by notifying and evacuating areas of the community that may be affected first.

In El Dorado County all public safety agencies have partnered to implement the *RAVE* alert notification system.³⁹ 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. This system enables the El Dorado County Sheriff's Office of Emergency Services (County OES) to provide residents and visitors 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. See Chapter 8 - Appendix J for additional information on RAVE and how to sign-up to receive alerts from County OES.

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

³⁹ El Dorado County RAVE, Citizen Notification System; [El Dorado County Emergency Alerts \(edso.org\)](http://el Dorado County Emergency Alerts (edso.org))

CHAPTER 6: VEGETATION MANAGEMENT

6.1 Chapter Overview

The purpose of this chapter is to describe the recommended long-term comprehensive fuel management and prioritized hazardous fuel reduction treatments in WUI areas to reduce flame intensity as it gets closer to a building through three stages of fire spread:

- Converting tall continuous flames into sparse fires with shorter flames within 30–200 feet of the building.
- Converting short and sparse flames into low-intensity creeping fire within 5–30 feet of the building.
- Stopping the creeping fire from reaching the home by using noncombustible materials within 0–5 feet of the building.

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
- Fire-Smart landscape Requirements Near Structures
- Defensible Space Zone Criteria
- Fuel Reduction During Construction
- Reoccurring Fuel Reduction Maintenance Frequency

See Appendix O for additional details regarding HOA owned properties and facilities subject to the provisions of this chapter.

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. See Subsection 6.4 for

specific defensible space treatment requirements for the Transitional Open Space areas on private lots. The 3 defensible space zones around buildings are described as:

Zone 0 – Ember Resistant Zone

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

This zone includes the 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 building. The following provides guidance for this zone, which may change based on future regulations developed by the California Board of Forestry and Fire Protection. See Figure 8 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 is permitted.
2. No vegetation (trees, shrubs, bushes, plants, grass, weeds, etc.) shall exist within or overhang the building.
3. The roof, gutters and downspouts shall be kept clear of combustible debris such as leaves and pine needles.
4. Overhanging limbs or branches from nearby trees and bushes shall be trimmed back outside Zone 0.
5. Relocate firewood and lumber to a minimum of 30-feet from buildings.
6. Avoid placing combustible fencing, gates, trellis, and arbors attached to the home and use non-combustible alternatives.
7. Place garbage and recycling containers outside this zone.
8. Place 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.

9. Remove all dead plants, grass, and weeds (vegetation).
10. Remove dead or dry leaves and pine needles from yard, roof, and rain gutters.

11. Remove branches that hang over roof and keep dead branches 10-feet away from your chimney.
12. Trim trees regularly to keep branches a minimum of 10- feet from other trees.
13. Relocate wood piles to Zone 2.
14. Remove or prune flammable plants and shrubs near windows.
15. Remove vegetation and items that could catch fire from around and under decks, balconies, and stairs.
16. Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2 – Reduced Fuel Zone

Zone 2 extends from 30-feet to 200-feet out from buildings, accessory structures, decks, etc. or to the property line, whichever is closer.

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

All Zones

22. Mow before 10:00 am, but never when its windy or excessively dry.
23. Protect water quality, do not clear vegetation near waterways to bare soil. Vegetation removal can cause soil erosion – especially on steep slopes.
24. 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 landowner except in cases where the setback distance of the building extends onto another property and/or open space land. In those cases, a coordinated effort will be required between the individual property owners. Figure 11 provides additional information on defensible zone spaces around buildings.

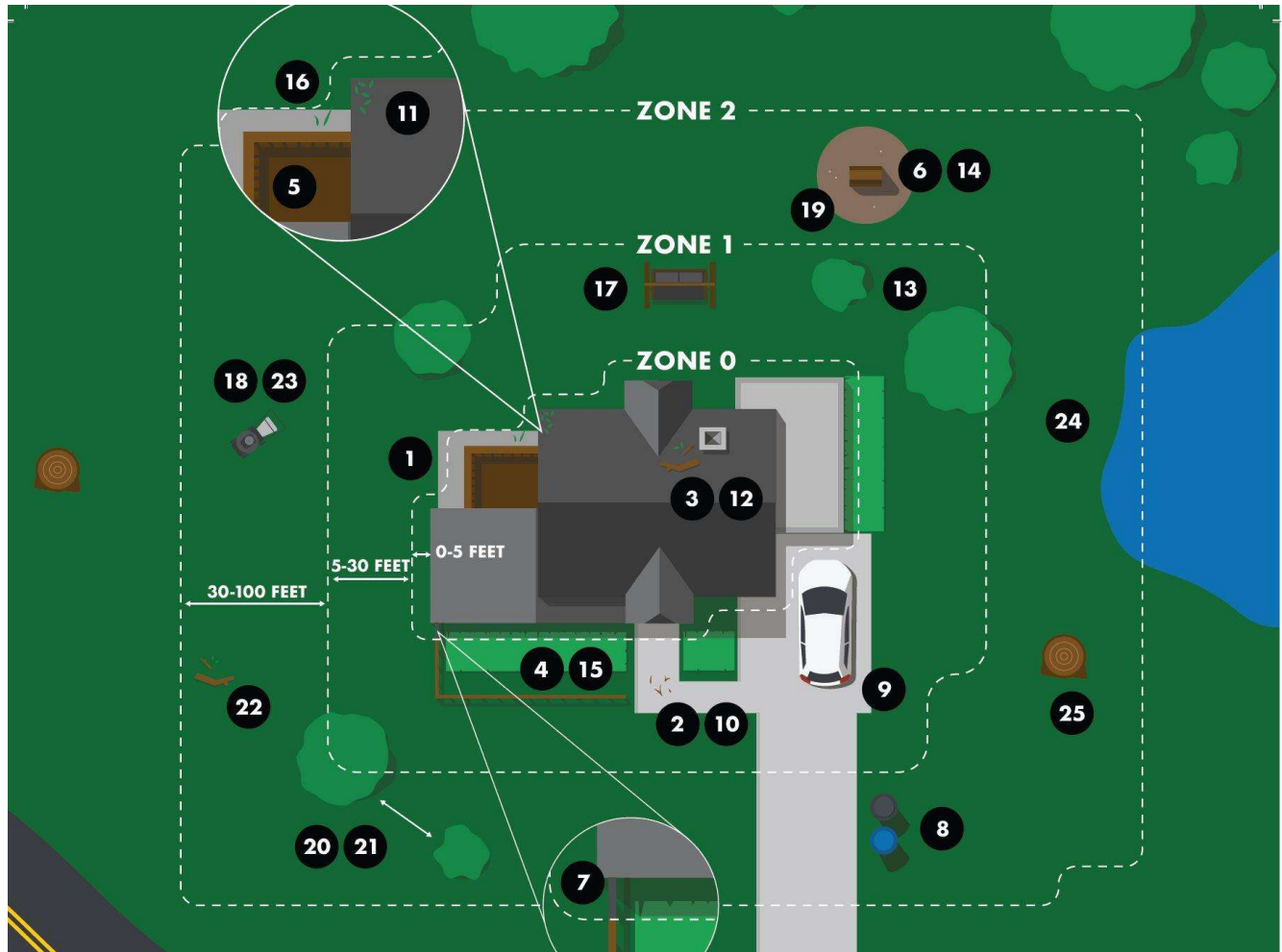


Figure 11: CAL FIRE Defensible Space Zones

6.3 Fire Smart Vegetation Requirements Near Buildings

The Project shall utilize “Fire-Smart Vegetation” within Defensible Space Zones 1 (5-30 feet) and 2 (30-100 feet) and avoid the use of certain highly flammable trees and vegetation within 30-feet of buildings and structures as identified in Chapter 8 - Appendix I of this WFSP.

Exception: New trees such as conifers, palms, pepper trees and Eucalyptus species, shall be permitted provided the tree is planted and maintained in accordance with one of the following:

- A. The tree is planted so that the tree's drip line at maturity is a minimum of 30-feet from a structure.
- B. The tree is planted so that the tree's drip line at maturity is a minimum of 10-feet from any combustible structure, and is well pruned and maintained so as not to form a means of rapidly transmitting fire from other nearby vegetation to the structure or from the structure to nearby vegetation, or to interrupt the advance of embers towards a structure.

For landscape materials to be considered fire-smart vegetation, it must meet at least one of the following:

- A. Be identified as fire-smart vegetation in an approved book, journal or listing from an approved organization.
- B. Be identified as fire-smart vegetation by a licensed landscape architect with supporting justification.
- C. Plants considered fire-smart vegetation and approved by EDHFD.

6.3.1 Shrubs Near Buildings

All new plantings of shrubs within Zone 1 of a building shall comply with the following:

- A. Shrubs shall not exceed 6-feet in height.
- B. Groupings of shrubs are limited to a maximum aggregate diameter of 10-feet.
- C. Shrub groupings shall be separated from other groupings a minimum of 15-feet
- D. Shrub groupings shall be separated from structures a minimum of 30-feet.
- E. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10-feet whichever is greater.

6.3.2 Trees Near Buildings

Trees shall be managed as follows within the 30-foot zone of a building:

- A. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10-feet from any combustible structure.
- B. The horizontal distance between crowns of new trees and crowns of adjacent trees shall

not be less than 10-feet.

- C. Existing trees shall be trimmed to provide a minimum separation of 10-feet away from chimney and stovepipe outlets per California Code of Regulations, Title 14, Section 1299.03.

No combustible landscaping or mulch materials, unless specially approved by EDHFD, shall be located within the Zone 0 (Ember-Resistant Zone) around buildings. Acceptable forms of ground cover within this zone includes concrete walkways, paving stones, gravel, and decomposed granite.

The installation and use of shredded rubber, pine needles, shredded cedar, and similar mulch materials shall be prohibited within Defensible Space Zone 0 (Ember Resistant Zone) and 1 (Lean, Clean and Green Zone) around buildings.

East Ridge Village has prepared a list of landscape materials that meet these requirements for use around buildings in the Project. Please see Chapter 3 (Landscape) of the *East Ridge El Dorado Hills Design Guidelines* for additional information on the Fire Smart landscape materials approved for use within the Project.

6.4 East Ridge Village Roadway and Trail Clearance Requirements

East Ridge Village has several service roads, emergency evacuation access roads, and trails that require fuel management treatments to maintain safe egress during an evacuation and reduce fire ignitions. The following vegetation management criteria shall be implemented annually near roads and trails:

- A. Public and private roads shall have roadside clearance of all hazardous vegetation within 20-feet of the road edge when unimproved lands are present.
- B. Emergency Vehicle Access roads shall have roadside clearance of hazardous vegetation within 20-feet of the road edge when unimproved lands are present.
- C. Service roads shall have roadside clearance of hazardous vegetation within 10-feet of the road edge when unimproved lands are present.

- D. Multiuse trails shall have clearances of hazardous vegetation within 10-feet of the trail edge when unimproved lands are present.
- E. Remove all vegetation from road ditches and shoulders and 4-feet up from cut banks.

See Section 6.5 of the WFSP for specific treatment criteria for use in meeting with the requirements of this section.

6.5 Transitional Open Space Zones on Private Lands

Transitional open space areas on private lots located in the Project shall conform with the defensible space requirements of both CAL FIRE and EDHFD as described in Section 6.2 of the WFSP. The following specific criteria shall be utilized within the Transitional Open Space zone on lots:

- A. No buildings or structures shall be located within this zone.
- B. Annual grasses shall be maintained below 2-inches in height within 30-feet of the property line, or within 100-feet of structures, and in all other areas just after the grasses cure in early spring.
- C. Tree limbs on mature live trees shall be limbed up to a height of 6-feet above the ground, except when more than 1/3 of the live crown is required to be removed.
- 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.
- E. The installation and use of shredded rubber, pine needles, shredded cedar, and similar mulch materials shall be prohibited within Zone 1 (Lean, Clean and Green Zone) in this area.
- F. Dead and diseased standing trees, all downed trees and tree branches less than 8-inches in diameter located on the ground, tree slash materials, and combustible debris within 30-feet of property lines on private lots shall be removed.

See Figure 12 for additional information regarding the Zone 0, 1 and 2 locations.

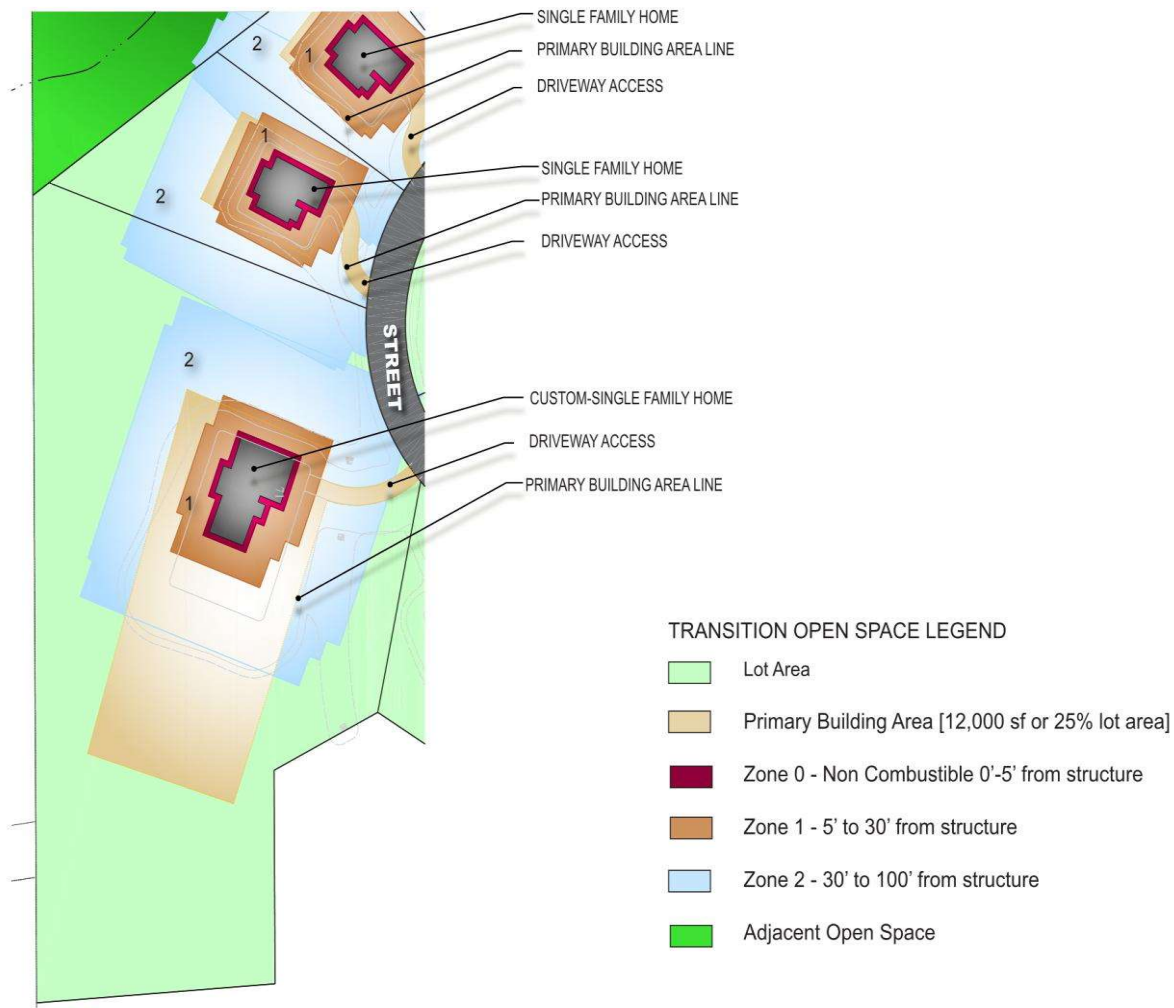


FIGURE 3.1 TRANSITION OPEN SPACE ZONES

Figure 12: Transitional Open Space Zones (Courtesy of CTA Engineering & Surveying)

6.6 East Ridge Village Shaded Fuel Breaks

Shaded Fuel Breaks (SFBs) shall be constructed and maintained within the Project in accordance with CCR Title 14 – Section 1276.03 for all non-irrigated open space areas found in Lots A-O, V, W, and OS1 when buildings are within 100-feet of the property line. SFBs shall extend from the property line of the adjacent residential lot out 100-feet, or to the boundary with a protected habitat or waterway, whichever is less, to ensure that adequate defensible space is provided for the building.

SFBs shall also be constructed and maintained 30-feet from the perimeter of the Project to reduce the risk of a wildfire spreading to areas outside East Ridge Village in the following open space lots:

- a. Open Space Lots A-C
- b. Open Space Lots H-O

Each Shaded Fuel Break shall be established and accepted by EDHFD prior to the issuance of the first building construction permit issued by the County of El Dorado within the unit that the open space is connected to (i.e. Lots E, F, G and K shall be completed in Unit 1 – Phase 1) within the Project. Maintenance of the Shaded Fuel Breaks shall be the responsibility of the landowner prior to the transfer of the obligation to the HOA. All work 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.

6.6.1 Emergency Vehicle Access Points into Open Space Areas

Shaded Fuel Breaks located within East Ridge Village shall have, at a minimum, one point of entry for firefighters and fire apparatus as required by CCR Title 14, Section 1276.03 (c). Each access point into an open space designated for Emergency Vehicle Access shall meet the following criteria:

- A. Immediately accessible by fire apparatus from adjacent roads; and
- B. The unobstructed opening width shall be not less than 12 feet in width; and
- C. The access point shall be secured by a manual swing gate, removal bollards, or other approved access control method as determined by EDHFD/CAL FIRE; and
- D. The access point and gate shall always remain unobstructed and identified in accordance with Section 4.3.1(F) of this WFSP.

Access points into the open space areas serving the Project shall be completed and maintained prior to the commencement of any permitted construction in that phase of the Project.

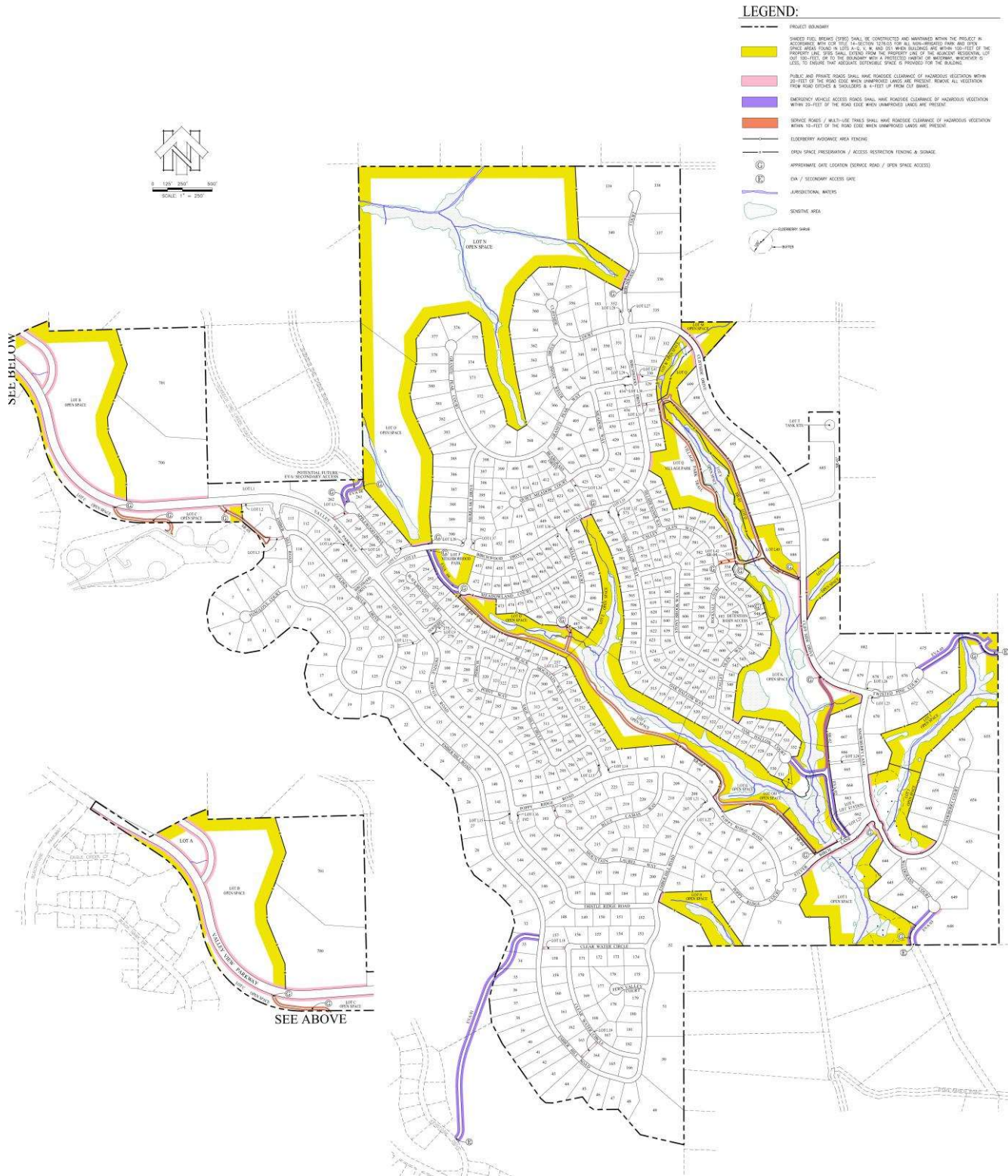
See Figure 13 for additional information regarding the SFB locations and emergency vehicle access gates into the open space areas.

EAST RIDGE VILLAGE

COUNTY OF EL DORADO

FUEL TREATMENT EXHIBIT
JANUARY, 2026

STATE OF CALIFORNIA



See the specific vegetation management mitigation measures for the Project described in Section 6.7 for additional details.

6.7 East Ridge Village Wildfire Prevention Measures

- A. Annual grasses shall be maintained below 2-inches in height within 30-feet of the property line, or within 100-feet of structures, and in all other areas just after the grasses cure in early spring. Additional fuel treatment work may be necessary throughout the year within 100-feet of all property lines, where practical, to maintain defensible space requirements.
- B. Dead and diseased standing trees, all downed trees and tree branches less than 8-inches in diameter located on the ground, tree slash materials, and combustible debris within 30-feet of property lines, and 100-feet of structures, shall be removed as required by EDHFD or CAL FIRE.
- C. Mature or multi stemmed oaks can present a serious wildfire problem if untreated. Treat the oaks within 30-feet of property lines, and 100-feet of structures, to the following specifications:
 - 1. Remove all dead limbs and stems; and
 - 2. Cut off green stems at 10-feet above the ground that arch over and are growing down towards the ground.
- D. Tree limbs on mature live trees shall be limbed up to a height of 6-feet above the ground, except when more than 1/3 of the live crown is required to be removed. 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.
- E. Live understory fuels over 1-foot in height within 30-feet of the property line, or within 100-feet of structures, are to be removed 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.

- F. 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.
- G. Threatened and/or endangered species may be present within the Fuel Break 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.
- H. It is desirable to remove as much brush and large vegetation as possible within the Shaded Fuel Break 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.
- I. The cutting of vegetation materials shall be done with a CAL FIRE approved spark arrester and maintained in effective working order as required by PRC 4442(a)(b)(c).
- J. The removal of annual grasses and other fine fuels shall be completed using plastic string weed trimmers or other EDHFD or CAL FIRE approved equipment.
- K. Chipping of material is permitted. Chipped material shall be removed from the site unless otherwise approved by the landowner representative and EDHFD. Animal grazing may be permitted in open space areas when approved by CAL FIRE, EDHFD, and the County of El Dorado.
- L. Prescribed burning and / or herbicide use is prohibited within the Shaded Fuel Break areas unless such use is approved via permit by CAL FIRE, EDHFD and the County of El Dorado.
- M. Approved fire suppression equipment is always required on-site during the fuel-reduction activities.
- N. 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.

- O. 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.

6.8 Hazardous Fuel Reduction on Unimproved Residential Lots

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 2024-01 (Hazardous Vegetation Management). This ordinance applies to all unimproved parcels located within the Project regardless of size.

The abatement of hazardous vegetation posing a fire hazard in the community shall be removed from the unimproved property by no later than May 1st each year. If the property owner fails to remove this fire hazard by the specified date EDHFD may abate the fire hazard at the owners' expense and/or issue an administrative citation.

See Chapter 8 – Appendix H for specific requirements based on parcel size.

6.9 Annual Fuel Reduction Maintenance Frequency

Effective mitigation of the wildfire risk will require on-going fuel thinning and vegetation removal. The coordination of fuel reduction work between the applicant, EDHFD and CAL FIRE staff, and the adjacent landowner(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 3 provides additional details regarding the recommended maintenance frequency for various activities described in the Plan.

Table 3: Maintenance Frequency for Open Space / Roadside Treatment Areas

Action Item	Party Responsible	Frequency
Complete annual inspection of the SFBs using the criteria found in Section 6.5.	Landowner/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.	Landowner	Annual
Remove debris piles, dead trees (snags) or dying trees, down trees, and limbs. ⁴⁰	Landowner	Annual
Removal of understory fuels that contribute to fire spread.	Landowner	Annual
Removal or treatment of invasive exotic plant species that may invade the area cleared in the SFBs areas.	Landowner	Annual
Remove biomass materials from the site and dispose of in accordance with best practices.	Landowner	Annual
Remove ladder fuels (tree limbs) to 6-foot DBH and increase tree canopy spacing.	Landowner	10 Year + As Needed

End of Chapter

⁴⁰ 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 Landowner has been completed and a scope of work agreed on by both parties.

CHAPTER 7: KEY FINDINGS, APPLICABLE CODES, AND DESIGN FEATURES

7.1 Key Findings for the Project

- A. The Project design is consistent with the 1996 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). The Project meets or exceeds the minimum levels of service for fire district response in Community Regions in accordance with Policy 5.1.2.2 of the El Dorado County General Plan.
- C. Wildfire protection for the adjacent undeveloped SRA lands near the Project are the responsibility of CAL FIRE.
- D. 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 EDHFD within the Project or adjoining areas.
- E. The East Ridge Village development is located within a CAL FIRE SRA designated High Fire Hazard Severity Zone. The Project is therefore subject to the regulations found in California Public Resource Code Section's 4290 and 4291.
- F. The Project has an overall Fire Risk Rating of "Moderate" based upon the ten rating criteria outlined in Chapter 3.
- G. The location of the Project next to two community transportation corridors (White Rock Road, Latrobe Road) that will permit the Project population and the existing community population to efficiently evacuate the area while maintaining emergency vehicle access.
- H. The Project has two proposed uses that are identified as either a Critical Asset or Populations at Risk that could be at risk during a wildfire. See Appendix A for additional information.

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 the approved tentative map requirements as previously approved by EDHFD and CAL FIRE. See Chapter 8 – Appendix D and G for additional details.
- C. All custom lot driveways more than 150-feet in length shall conform with the requirements described in Section 4.3.3 of this WFSP.
- D. Approved vehicle access for firefighting shall be provided to all construction sites as required by CFC Chapter 33. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
- E. All buildings, except for utility and accessory structures, shall be provided with approved address identification prior to occupancy.
- F. The Project shall meet the minimum fire-flow requirements as described in Chapter 8 - Appendix M, and as required both in California Fire Code (CFC) Section 507, and EDHCWD Ordinance 2025-00 (Fire Code).
- G. The Project shall provide an approved water supply for fire protection, either temporary or permanent, that shall be installed and maintained in continuous operation as soon as combustible building materials arrive on the site in accordance with CFC Sections 3313.2 through 3313.5.
- H. 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 always maintained by the individual landowners.
- I. The Project shall meet the fire protection requirements described in Chapter 4 of the WFSP.
- J. 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 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 Sections 4.5 and 4.6 of this WFSP.

- K. All buildings shall be constructed and maintained in accordance with the current design standards found in *California Wildland Urban Interface Code (CWUIC)* Chapter 5 (Special Building Construction Regulations).
- L. No speed bumps, speed humps, speed control dips, etc. shall be permitted on fire access roadways. All other traffic calming devices shall be prohibited unless approved by EDHFD.
- M. Gated entrances to private roads and driveways shall meet the current design requirements to allow emergency vehicle access described in Chapter 8 – Appendix G.
- N. The Project shall meet the Vegetation Management Plan requirements described in Chapter 6 of the WFSP.
- O. Emergency vehicle access into the open space areas to serve the shaded fuel breaks shall be provided and maintained as described in Section 6.6.1. of the WFSP.
- P. Unimproved properties, open space areas, recreational trails and along evacuation routes shall comply with the applicable provisions of EDHCWD Ordinance 2024-01 (*Hazardous Vegetation Management on Unimproved Parcels*). See Appendix H for additional information regarding specific provisions that must be met.

7.3 WUI Fire Protection Plan Implementation Strategies

- A. Shaded Fuel Breaks, roadside clearance, and trail clearance shall be completed within the Project phase prior to permitted building construction within that phase of the Project. Maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time. The maintenance mechanisms shall be binding upon the property for which the fuel break is established, shall ensure adequate maintenance levels, and may include written legal agreements, permanent fees, taxes, or assessments through the homeowner's association as required by CCR Title 14, Section 1276.03 (e), (g), and (h).
- B. The Project shall meet the Fuel Management Plan requirements described in Chapter 6 of this document.
- C. A copy of the *East Ridge Village WUI Fire Safe Plan* shall be provided to each new landowner of the Project.

D. To mitigate the risk of wildfires originating within the Project the East Ridge Village Master Association shall enforce the following wildfire safety measures:

1. Prohibit smoking and other burning materials within open space areas; and
2. Prohibit wood burning campfires, bonfires, and recreational fires in all areas; and
3. Prohibit debris burning, regardless of state and local regulations permitting such activities, in all areas.

7.4 Emergency Preparedness and Evacuation Preparedness Strategies

A. CAL FIRE *Ready-Set-Go* education materials and the methods that residents can take to sign-up to receive emergency alert notifications from the County of El Dorado 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-L for additional details.

END OF CHAPTER

Chapter 8: PLAN APPENDICES

Appendix A: Critical Assets / Populations at Risk Checklist

Facility Type	Essential Service	At Risk Populations	Hazmat / Solid Waste Sites	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			1
Water Conveyance System	X			0
Electrical Transmission Lines	X			0
Electrical Substation	X			0
Sewer Lift Station	X		X	1
Telecommunications Facilities	X			0
Corporation Yard	X			0
Other	X	X	X	0
* Includes General Population, Access/Functional Needs Shelters, and Animal Shelters				
** Includes Disadvantaged, Disabled and Low-Income Census Areas				

Appendix B: PRC 4290 and 4291 Checklist

Project Name:				
	CCR Title 14	Conforms	Does Not Conform	N/A
<i>Safe Access and Egress</i>				
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		
<i>Signing and Building Numbering</i>				
Road Name Signs	§1274.01	X		
Road Sign Installation	§1274.02	X		
Addresses for Buildings	§1274.03	X		
Address Installation, Location	§1274.04	X		
<i>Fire Water Standards</i>				
Application	§1275.01	X		
Approved Fire Water Supply	§1275.02	X		
Hydrants	§1275.03	X		
Signing of Water Sources	§1275.04	X		
<i>Building Siting and Fuel Mod.</i>				
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		

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 Valley View Parkway, Blackstone Parkway, Latrobe Road, and White Rock Road.
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.

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

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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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Contents

Article 1 Administration	3
§ 1270.00. Title	3
§ 1270.01. Definitions	3
§ 1270.02. Purpose	5
§ 1270.03. Scope	5
§ 1270.04. Provisions for Application of these Regulations	6
§ 1270.05. Local Regulations	6
§ 1270.06. Inspections	6
§ 1270.07. Exceptions to Standards	7
§ 1270.08. Distance Measurements	7
Article 2 Ingress and Egress	8
§ 1273.00. Intent	8
§ 1273.01. Width.	8
§ 1273.02. Road Surface	8
§ 1273.03. Grades	8
§ 1273.04. Radius	8
§ 1273.05. Turnarounds	8
§ 1273.06. Turnouts	9
§ 1273.07. Road and Driveway Structures	9
§ 1273.08. Dead-end Roads	10
§ 1273.09. Gate Entrances	10
Article 3 Signing and Building Numbering	11
§ 1274.00. Intent	11
§ 1274.01. Road Signs	11
§ 1274.02. Road Sign Installation, Location, and Visibility	11
§ 1274.03. Addresses for Buildings	11
§ 1274.04. Address Installation, Location, and Visibility.	11
Article 4 Emergency Water Standards	12
§ 1275.00. Intent	12
§ 1275.01. Application	12
§ 1275.02. Water Supply	12
§ 1275.03. Hydrants and Fire Valves	12
Article 5 Building Siting, Setbacks, and Fuel Modification	13
§ 1276.00 Intent	13
§ 1276.01. Building and Parcel Siting and Setbacks	13
§ 1276.02. Ridgelines	14
§ 1276.03. Fuel Breaks	14
§ 1276.04 Greenbelts, Greenways, Open Spaces and Parks	15
§ 1276.05 Disposal of Flammable Vegetation and Fuels	15

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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).

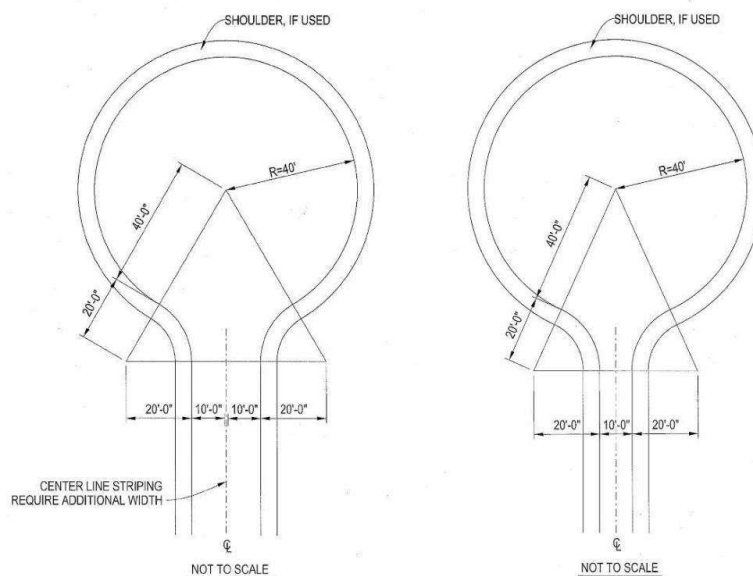


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 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;

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)

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 \(edchiefs.org\)](http://edchiefs.org).

The following fire protection standards should 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 B-004; No Parking - Fire Lanes

Standard C-001; Installation of Commercial Fire Sprinkler Systems

Standard D-001; Fire Department Connection (FDC)/Control Valve Signage

Standard D-002; Fire Department Connection (FDC) & Control Valve Installation

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

Appendix G: EDHFD Ordinance 2025-01 (Fire Code)

**EL DORADO HILLS COUNTY WATER DISTRICT
EL DORADO HILLS FIRE DEPARTMENT
ORDINANCE NO. 2025-01**

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 2025 Edition of the *California Fire Code*, incorporating the 2024 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. 2022-01 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**

Section 5: **SEVERABILITY**

Section 6: **EFFECTIVE DATE AND PUBLICATION**

SECTION 1: FINDINGS OF FACTS

The EDHCWD makes certain changes (listed below) to the *California Fire Code*, 2025 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 as adopted herewith and as more fully set forth in Attachment A hereto.

SECTION 2: ADOPTION OF CODE WITH EXCLUSIONS

The EDHCWD adopts the 2025 *California Fire Code*, Title 24, Part 9, in its entirety, including Appendices, incorporating those sections of the *International Fire Code*, 2024 edition not adopted by the state, with the exclusions listed below:

Exclusions: 103, 309, 311.5, 311.6, 318, 903.3.1.2, 904.1.1, 1103.1-1103.1.1, 1103.3-1103.3.2, 1103.4-1103.6.2, 1105.1-1105.11.2, 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 2025 *California Fire Code*.

SECTION 3: AMENDMENTS TO THE 2025 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:

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 105.5.60.

SECTION 105.5.60 "AUTOMOBILE WRECKING YARDS" IS ADDED AS FOLLOWS:

Section 105.5.60 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:

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 105.6.27.

SECTION 105.6.26 "AUTOMOBILE WRECKING YARDS" IS ADDED AS FOLLOWS:

Section 105.6.26 Automobile wrecking yards. *Construction permits are required for the installation of or modification to automobile wrecking yards.*

SECTION 105.6.27 "TRAFFIC CALMING DEVICES" IS ADDED AS FOLLOWS:

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

SECTION 108.5.1 "PERMIT, PLAN REVIEW AND INSPECTION FEES" SHALL BE ADDED AS FOLLOWS:

Section 108.5.1 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 108.5.2 "COST RECOVERY FEES" SHALL BE ADDED AS FOLLOWS:

Section 108.5.2 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 108.7 "ADMINISTRATIVE COSTS" SHALL BE ADDED AS FOLLOWS:

Section 108.7 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 112.5 "APPEAL PROCEDURES AND TIMELINES" SHALL BE ADDED AS FOLLOWS:

Section 112.5 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 112.1, 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 113.4 "VIOLATION PENALTIES" SHALL BE AMENDED AS FOLLOWS:

113.4 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, 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 of not more than **100.00** dollars 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 113.4.2 "CITATIONS" SHALL BE ADDED AS FOLLOWS:

Section 113.4.2 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 114.4 "FAILURE TO COMPLY" SHALL BE AMENDED AS FOLLOWS:

114.4 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 113.4 (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 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.*

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:

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 ANSI listed LPG or natural gas outdoor flame devices, such as gas BBQ's or gas fire pits that comply with the Fire Code.*
2. *Campfires on private lands. Where required by the fire code official, a permit shall be issued by the fire code official.*
3. *Ceremonial and/or religious burning when approved by the fire code official and 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:

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.
VALET TRASH COLLECTION.

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.

Exception: *Ceremonial and/or religious burning with a permit obtained from the fire code official.*

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 13 feet 6 inches (4115 mm). Driveways shall have an unobstructed width of not less than 12 feet (3657.6 mm) 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 where 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:

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:

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:

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 ½-inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where 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 505.1.1 "ILLUMINATION" SHALL BE ADDED AS FOLLOWS:

Section 505.1.1 Illumination. *Address identification shall be internally or externally illuminated on all new commercial and industrial buildings so as to be visible from the closest fire apparatus access road.*

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

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 (45.72 m) 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 shall be provided where required by the fire code official.

Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.3, the distance requirement shall be not more than 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.*

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.*

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 903.2.22.

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-1. 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 (334 m²).
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 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 (334 m²);
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 (334 m²), 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 (334 m²).
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 (334 m²), 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 (334 m²).
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 903.2.2 "GROUP B" SHALL BE AMENDED AS FOLLOWS:

903.2.2 Group B. An automatic sprinkler system shall be provided for Group B occupancies *where the fire area exceeds 3,600 square feet or as required in Sections 903.2.2.1 and 903.2.2.2.*

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 (334 m²) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

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 (334 m²) 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 and F-2. 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 or F-2 fire area exceeds 3,600 square feet (334 m²).
2. A Group F-1 or F-2 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 or F-2 fire areas on all floors, including any mezzanines, exceeds 3,600 square feet (334 m²)square feet.
4. A Group F-1 or F-2 occupancy is used to manufacture lithium-ion or lithium metal batteries.

5. A Group F-1 or F-2 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

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 (334 m²).
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 (334 m²).
4. The structure exceeds 3,600 square feet (334 m²), 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 (334 m²).

SECTION 903.2.8.4 "MANUFACTURED HOMES" SHALL BE ADDED AS FOLLOWS:

Section 903.2.8.4 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*

65852.2 and 66313; when the existing primary residence on the property is not required to comply with California Residential Code Section R309.2.

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 (334 m²).
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 (334m²).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 3,600 square feet (334m²).
5. A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m²).

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 (334m²).
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 (334m²).

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 (334m²).

SECTION 903.4.3 "ALARMS" SHALL BE AMENDED AS FOLLOWS:

903.4.3 Alarms. An approved audible and visual sprinkler waterflow alarm device, located on the *interior and exterior* of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a waterflow switch is required by Section 903.4.1 to be electrically supervised, such sprinkler waterflow alarm devices shall be powered by a fire alarm control unit or, where provided, a fire alarm system. Where a fire alarm system is provided, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Exception: Automatic sprinkler systems protecting one- and two-family dwellings.

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 (334 m²), an automatic fire sprinkler system shall be installed in accordance with Section 903.2.
2. *In existing buildings 3,600 square feet (334 m²) 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 (46.4 m²).

3. In existing buildings 3,600 square feet (334 m²), 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 (46.4 m²).

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 907.2.30 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:

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 automatic fire alarm system shall be installed in all group A buildings with a floor area less than 3,600 (334m²) square feet.*

SECTION 907.2.2.4 "GROUP B UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.2.4 Group B Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group B buildings with a floor area less than 3,600 square feet (334m²).*

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 automatic fire alarm system shall be installed in all unsprinklered group E buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.4.2 "GROUP F UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.4.2 Group F Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group F buildings with a floor area less than 3,600 square feet (334m²).*

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 automatic fire alarm system shall be installed in all unsprinklered group H buildings with a floor area less than 3,600 square feet (334m²).*

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 automatic fire alarm system shall be installed in all unsprinklered group I buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.7.3 "GROUP M UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.7.3 Group M Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group M buildings with a floor area less than 3,600 square feet (334m²).*

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 automatic fire alarm system shall be installed in all unsprinklered group R-1 buildings with a floor area less than 3,600 square feet (334m²).*

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 automatic fire alarm system shall be installed in all unsprinklered group R-2, R-2.1, R-2.2 buildings with a floor area less than 3,600 square feet (334m²).*

SECTION 907.2.10.3 "GROUP S UNDER 3,600 SQUARE FEET" SHALL BE ADDED AS FOLLOWS:

Section 907.2.10.3 Group S Under 3,600 Square Feet. *An approved automatic fire alarm system shall be installed in all unsprinklered group S buildings with a floor area less than 3,600 square feet (334m²).*

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.*

907.6.6 "MONITORING" SHALL BE AMENDED AS FOLLOWS:

907.6.6 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 supervising station in accordance with NFPA 72 and this section which gives audible and visual signals at a constantly attended location. All sprinklered buildings shall be monitored.*

Exception: Monitoring by a supervising station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Automatic sprinkler systems in one- and two-family dwellings *and other occupancies classified as Group "U"*.
4. *Agriculture buildings not under special use permit and/or not used for commercial purposes (e.g., retail sales, food service, and/or special events).*

SECTION 907.9 "WHERE REQUIRED 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 in existing buildings with a floor area less than 3,600 square feet (334 m²) 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 (46.4 m²).*

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 3305.11 "VEGETATION: SHALL BE ADDED AS FOLLOWS:

Section 3305.11 Vegetation. *Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with PRC 4291 and the California Wildland-Urban Interface Code (CWUIC).*

SECTION 3307.2 "WHEN REQUIRED" SHALL BE AMENDED AS FOLLOWS:

Section 3307.2 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, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction, in accordance with Sections 3307.2.1 through 3307.4.*

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.*

SECTION 3307.6 "PREMISE IDENTIFICATION" SHALL BE ADDED AS FOLLOWS:

Section 3307.6 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.*

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 or City Council within a city.*

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. *The storage of Class I and Class II flammable liquids in above-ground tanks outside of*

buildings is prohibited *unless expressly approved by the fire code official, who shall consider local conditions and safety requirements in granting such approval.*

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 *unless expressly approved by the fire code official, who shall consider local conditions and safety requirements in granting such approval.*

Chapter 58

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 *unless expressly approved by the fire code official, who shall consider local conditions and safety requirements in granting such approval.*

Chapter 61

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

SECTION 6104.2 Maximum Capacity within Established Limits. For the protection of heavily populated or congested areas, storage of liquefied petroleum gas shall not exceed an aggregate capacity in any one installation of 2,000 gallons (7570 L) within the limits established by law as set forth in the fire code adoption ordinance or other regulation adopted by the jurisdiction. *The storage of liquefied petroleum gas in excess of an aggregate of 2,000-gallon water capacity is allowed when approved by the fire code official, based upon a comprehensive fire risk analysis, and a special/conditional use permit is issued by the County of El Dorado.*

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 is allowed when approved by the fire code official, based upon a

comprehensive fire risk analysis, and a special/conditional use permit is issued by the County of El Dorado.

Chapter 80

SECTION 80, NFPA 1-24, CHAPTER 22 "AUTOMOTIVE WRECKING YARDS" IS ADOPTED, AMENDED SECTIONS AS FOLLOWS:

Amend Section 22.3 as follows:

22.3 Fire Apparatus Access Roads. Fire apparatus 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 Storage. *Stored vehicles, boats, recreational vehicles, parts, and equipment shall not be stored within 30 feet of adjacent property lines.*

SECTION 80, NFPA, 13D-25 "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:

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 Alarms. *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.

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 P2904 of the CA Residential Code	1000	1
3,601 and greater	Section 903.3.1.3 of the CA Fire Code or Section P2904 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 P2904 of the CA Residential Code	500	1

3,601 and greater	Section 903.3.1.3 of the CA Fire Code or Section P2904 of the CA Residential Code	1/2 value of Table B105.1(2) (min. 750 GPM)	1
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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	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate

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

Appendix C – Fire Hydrant Locations And Distribution

TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS SHALL BE AMENDED AS FOLLOWS:

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS^{a, b, c, f, g, i} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT^{d, f, g}
1,750 or less	1	300	150

1,751-2,250	2	300	150
2,251-2,750	3	300	150
2,751-3,250	3	300	150
3,251-4,000	4	300	150
4,001-5,000	5	300	150
5,001-5,500	6	300	150
5,501-6,000	6	250	150
6,001-7,000	7	250	150
7,001 or more	8 or more	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers that cannot be crossed by firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.
- f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *California Fire Code*.
- g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.3 of the *California Fire Code* or Section P2904 of the *California Residential Code*.
- h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.
- i. Average spacing between fire hydrants may be extended to 500 feet (152.4 m) on streets serving one and two-family dwellings.

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.

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 14 feet (4268 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:

SECTION D103.6.1 Roads 20 to 29 feet in width. Unless otherwise provided pursuant to the Subdivision Map Act, 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. Unless otherwise provided pursuant to the Subdivision Map Act, 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 D105.2 "WIDTH" SHALL BE AMENDED AS FOLLOWS:

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 28 feet (8534.4 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

SECTION 4: CONFLICT

That Ordinance No. 2022-01 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 18, 2025, 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 September 30, 2025 and approved by the following vote:

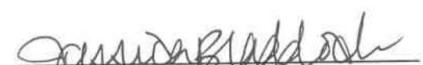
PASSED AND ADOPTED by the Board of Directors of the EDHCWD this, 30th day of September, 2025.

AYES: 4
NOES: 0
ABSENT: 1
ABSTAIN: 0



Greg Durante, Board President

ATTEST:



Jessica Braddock, Board Secretary

Appendix H: EDHCWD Ordinance 2024-01 (Unimproved Parcel Maintenance)

**EL DORADO HILLS COUNTY WATER DISTRICT
EL DORADO HILLS FIRE DEPARTMENT
ORDINANCE NO. 2024-01**

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: **DEFINITIONS**
- 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**

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 30000¹ 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.

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

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.

- 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.

- 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, 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.

- 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, or multiple contiguous parcels under the same ownership, 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:

- 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.

- 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.
- 6.6 **Prescribed Grazing.** Livestock, such as sheep and goats, may be used to remove and control hazardous vegetation. Any time growth of vegetation exceeds six (6) inches height, it shall be removed by additional prescribed grazing or another acceptable method of abatement as listed above.

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 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 a meeting noticed and held in the month of May. 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, California Public Resources Code (PRC) 4291, and El Dorado County Ordinance 5186 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 escrow, the buyer shall obtain documentation from the Fire Code Official stating the property is in compliance with this Ordinance within 180 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 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 11/20/24 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 { 12/19/24 } and approved by the following vote:

PASSED AND ADOPTED by the Board of Directors of the EDHCWD this, 19th day of December, 2024.

AYES: 4

NOES: 0

ABSENT: 0

ABSTAIN: 0



Tim White, Board President

ATTEST:



Jessica Braddock, Board Secretary

Appendix I: Characteristics of Fire Smart Vegetation

All plants will burn under the right conditions, regardless of how they are classified (e.g. “Fire Smart,” “fire resistive,” “fire safe,” or “Firewise,”). However, plants burn at different intensities and rates of consumption. Fire Smart plants burn at a relatively low intensity, slow rates of spread and with short flame lengths. The following are characteristics⁴¹ of Fire Smart 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.

⁴¹ See *Home Landscaping for Fire*, University of California Division of Agriculture and Natural Resources; [Fire Resistant Plants - UCANR Fire Network](#)

Highly Flammable Trees & Vegetation

It is advised that these trees and vegetation be removed from the defensible space area around structures.

Trees:

Grasses, Shrubs, Ground Cover

Acacia
Arborvitae California Bay
Arizona Cypress
Bald Cypress
Blue Gum
Cedar
Cryptomeria
Cypress
Eucalyptus
Pine
Hemlock
Italian Cypress
Juniper
Larch
Leyland Cypress
Manna Gum
Palm (when left untrimmed)
Palm Pine
Pepper Tree
Fir
Red Cedar
Spruce
Sugar Gum
Tamarisk
Wax Myrtle Cabbage Palm
Yew



Algerian Ivy
American Holly
Bamboo
Black Sage
Boxwood
Brooms
California buckwheat
California sagebrush
Chamise or greasewood
Deer Grasses
Dry annual Grasses
Fountain Grasses
Gallberry Holly
Hopseed Bush
Juniper
Laurel sumac
Coyote Brush
Manzanita
Melaleuca
Pampas Grass
Pine straw
Podocarpus
Red Shanks
Rosemary
Salal
Saw Palmetto
Scotch broom
Scrub oak
Spanish broom
Sugar bush
Toyon
Wax Myrtle
Yaupon Holly



*These plants are among those known for the amount of dead fuel that accumulates in them, and high oil, high resin, or low moisture content of their leaves and branches

**All plants are flammable if not pruned periodically and the risk attached to any one plant can be greatly diminished with maintenance.

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? \(wildlandfirersg.org\)](http://wildlandfirersg.org).

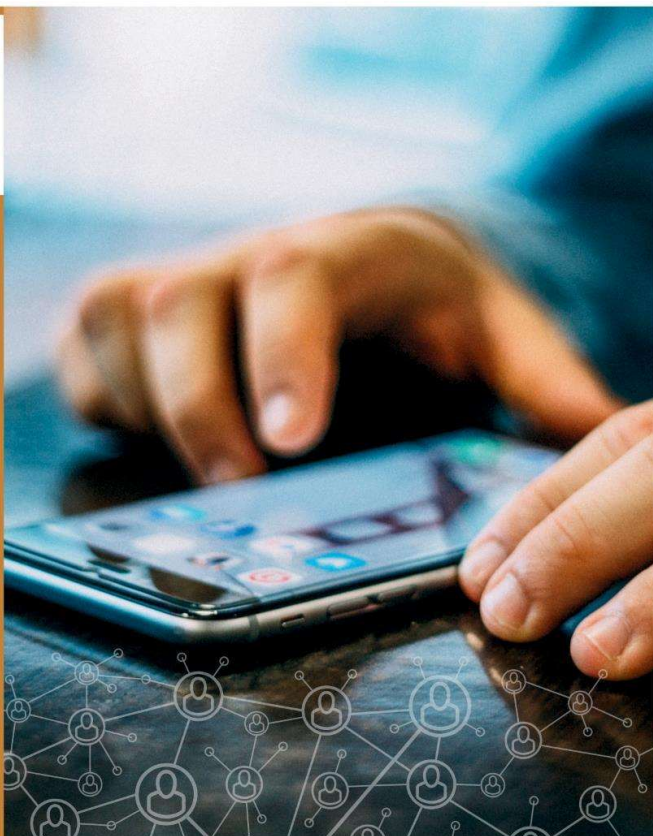
Appendix K: El Dorado County Emergency Alert Notifications



Powered By:
RAVE
MOBILE SAFETY
a Motorola Solutions Company

El Dorado County EMERGENCY ALERTS

The El Dorado County Sheriff's Office of Emergency Services has implemented an alert and warning system designed to engage with the community during critical events such as wildfires, hazardous material spills, or urgent law enforcement operations. This comprehensive system deploys diverse communication methods to reach out to both residents and businesses whenever there's a potential health or safety risk. Register and stay connected.





STAY INFORMED & SAFE!

How Can We Warn You if We Can't Reach You?
El Dorado County's Emergency Alerts service uses phone calls, cell alerts, texts, emails, and the Smart911 App to update you during emergencies.

No Need to Re-register if you were on CodeRED!
Your **CodeRED** info will move to the new El Dorado County Emergency Alerts system. But, new registrations help ensure everyone gets timely emergency notifications.

SIGN UP! EL DORADO COUNTY EMERGENCY ALERTS!

>>>
<https://ready.edso.org>

Our Emergency Alert System is here to keep you informed! Scan the QR code or go to the website and get connected!



REMAIN UPDATED DURING EMERGENCIES

Stay Safe with El Dorado Emergency Alerts. Your Free and Direct Mass Notification System for Critical Information and Instructions, serving residents and workers in El Dorado County.

ALERTS WHAT THEY COVER

- Fires
- Environmental Alerts
- Earthquakes
- Crime incidents
- Weather Alerts
- Guidance amid a disaster

Contact Us:
Placerville: 530.621.5895

Send Us an Email:
emergencyinfo@edso.org

Visit Us Online:
<https://ready.edso.org>



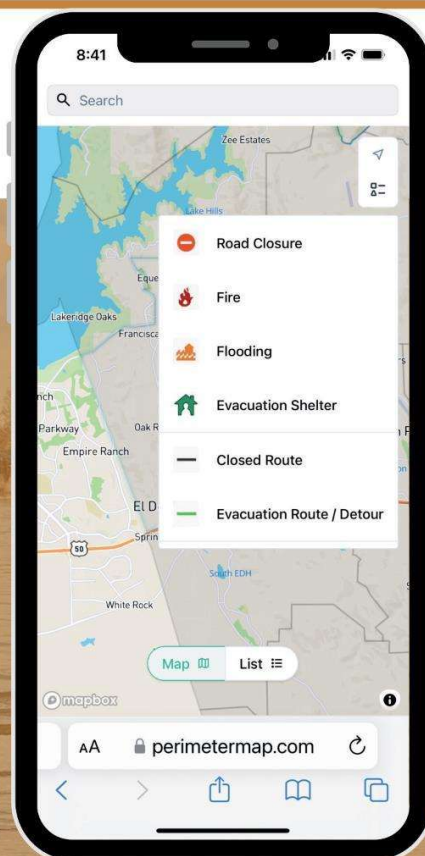
PERIMETER

El Dorado County

EVACUATION ZONES & ROUTES

YOUR KEY TO SAFETY & READINESS

Access instant public safety instructions without the need for signup or login. Stay well-informed at every stage of a disaster. Discover your evacuation zone through Perimeter, a public safety map showcasing emergency information provided by the El Dorado County Sheriff's Office of Emergency Services. Visit perimetermap.com to receive real-time updates on evacuation orders, road closures, resource locations, and other critical details.



PERIMETER IS NOT AN ALERT & WARNING SYSTEM

For Public safety notifications, sign up for RAVE at ready.edso.org.

REAL-TIME SAFETY VIEWS WITH INSTANT PUBLIC INSTRUCTIONS!



1

GO TO
perimetermap.com
OR SCAN THE QR CODE

2

ENABLE YOUR LOCATION
OR ENTER YOUR ADDRESS
INTO THE SEARCH BAR

3

CLICK ON THE ZONE
AT YOUR LOCATION FOR THE
EVACUATION STATUS



Contact Us:
Placerville: 530.621.5895



Send Us an Email:
emergencyinfo@edso.org



Visit Us Online:
<https://ready.edso.org>

Appendix L: FIREWISE USA®



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®](#).

Appendix M: East Ridge Village – Phase 1 Secondary Access Road Requirements



EL DORADO HILLS FIRE DEPARTMENT

"Serving the Communities of El Dorado Hills, Rescue and Latrobe"

September 27, 2024

Rob Aragon
Valley View Improvement Company
4370 Town Center Blvd., Suite 100
El Dorado Hills, CA 95762

**RE: EAST RIDGE VILLAGE – PHASE 1 - APN: 119-390-060
APPEAL TO 8/30/24 PLAN REVIEW CORRECTION - APPROVED SECONDARY
FIRE ACCESS APPARATUS ACCESS ROAD**

On August 30, 2024, a plan review notice was issued for the above-mentioned project. One of the comments received in the plan review notice was a requirement for the project to design and install off-site improvements to Ryan Ranch Road so that the project meets the intent of the access requirements found in the California Fire Code Section 503.1 (Fire Apparatus Access).

On September 5, 2024, Valley View Improvement Company submitted an application to appeal the requirement for the construction of off-site improvements to Ryan Ranch Road as part of the secondary access road being constructed in the East Ridge Village Phase 1 development, so that the entire access road length complied with the California Fire Code and Title 14 standards, which it supplemented through a letter by its counsel on September 12, 2024.

The El Dorado Hills Fire Department (EDH Fire) appreciates the constructive dialogue with the applicant and the applicant's continued commitment to collaboration and fire safety.

After a thorough review of the appeal request and supporting information provided by the Valley View Improvement Company regarding the East Ridge Village project and the associated Emergency Vehicle Access (EVA) requirements, the appeal to utilize the Ryan Ranch EVA (via EVA02 and EVA03) as a second exit for the construction of Phase 1 (consisting of Units 1, 2, 4, 8A, as shown on the attached East Ridge Village Phase 1 EVA map dated September 2024, and which is included with this letter as Exhibit A) is hereby approved under the following conditions:

1. **Fire Apparatus Access:** Gate installation at the Ryan Ranch Road Emergency Vehicle Access (EVA) (EVA03) shall meet one of the options below. This condition is crucial to ensure that the emergency responders have unhindered access to the East Ridge Village area. The

1

presence of a gate without the completed EVA could significantly delay emergency response times, which are vital during a fire or other emergencies. Maintaining accessible ingress and egress routes ensures that emergency access points are available for the rapid deployment of firefighting resources and safe evacuation for civilians.

The use of the automatic gate serving the Ryan Ranch Road EVA (EVA03) shall meet one of the following:

- a. An automatic gate at the Ryan Ranch Road EVA (EVA03) may be constructed and left in the open position until such time that the Blackstone Drive EVA (EVA01) is fully installed, operational, and accepted by EDH Fire, OR
 - b. An automatic gate at the Ryan Ranch Road EVA (EVA03) may be constructed and left in the normally closed position until such time that the Blackstone Drive EVA (EVA01) has been accepted by EDH Fire. Said gate serving the Ryan Ranch Road EVA (EVA03) shall remain in the open position during critical fire conditions (e.g. Red-Flag Fire Weather forecast, extreme heat/low humidity conditions, dry lightning forecast in the EDH area, multiple fires burning in the County that are creating a drawdown of local fire agency resources to minimum levels, etc.), or when other hazardous conditions are determined by EDH Fire for cause, and the gate may be ordered to remain in the open position until such time that the Blackstone Drive EVA (EVA01) is fully installed, operational, and accepted by EDH Fire.
2. **Vegetation Clearance:** A minimum of 100 feet of defensible space, in accordance with California Public Resources Code (PRC) Section 4291 and EDH Fire Ordinance 2023-01, must be provided around all structures, and all unimproved parcels and open space within the East Ridge Village development by May 1st of each year and maintained year-round within the project area. Additionally, a minimum vegetation clearance of 20 feet must be maintained along all roadways within the East Ridge Village development. This roadside clearance requirement does not apply to off-site roads serving the development. Vegetation clearance is essential for creating defensible space around structures and roadways, reducing the risk of structures igniting from nearby wildland fires, and providing a safe buffer for firefighting operations. Maintaining clearance along roadways also ensures that evacuation routes remain clear and passable during a fire, preventing fire from spreading to vehicles, or blocking evacuation paths.
 3. **Construction Standards:** All new home construction within the East Ridge Village project, located within the required 30-foot fire-safe setback, must comply with EDH Fire Standard #7: Residential Setback for Structural Defensible Space. Compliance with Standard #7 ensures that new buildings are constructed using materials and methods that provide enhanced fire resistance in the event of a fire. This reduces the likelihood of structural ignition, helps contain the spread of fire, and protects lives, property, and the environment.

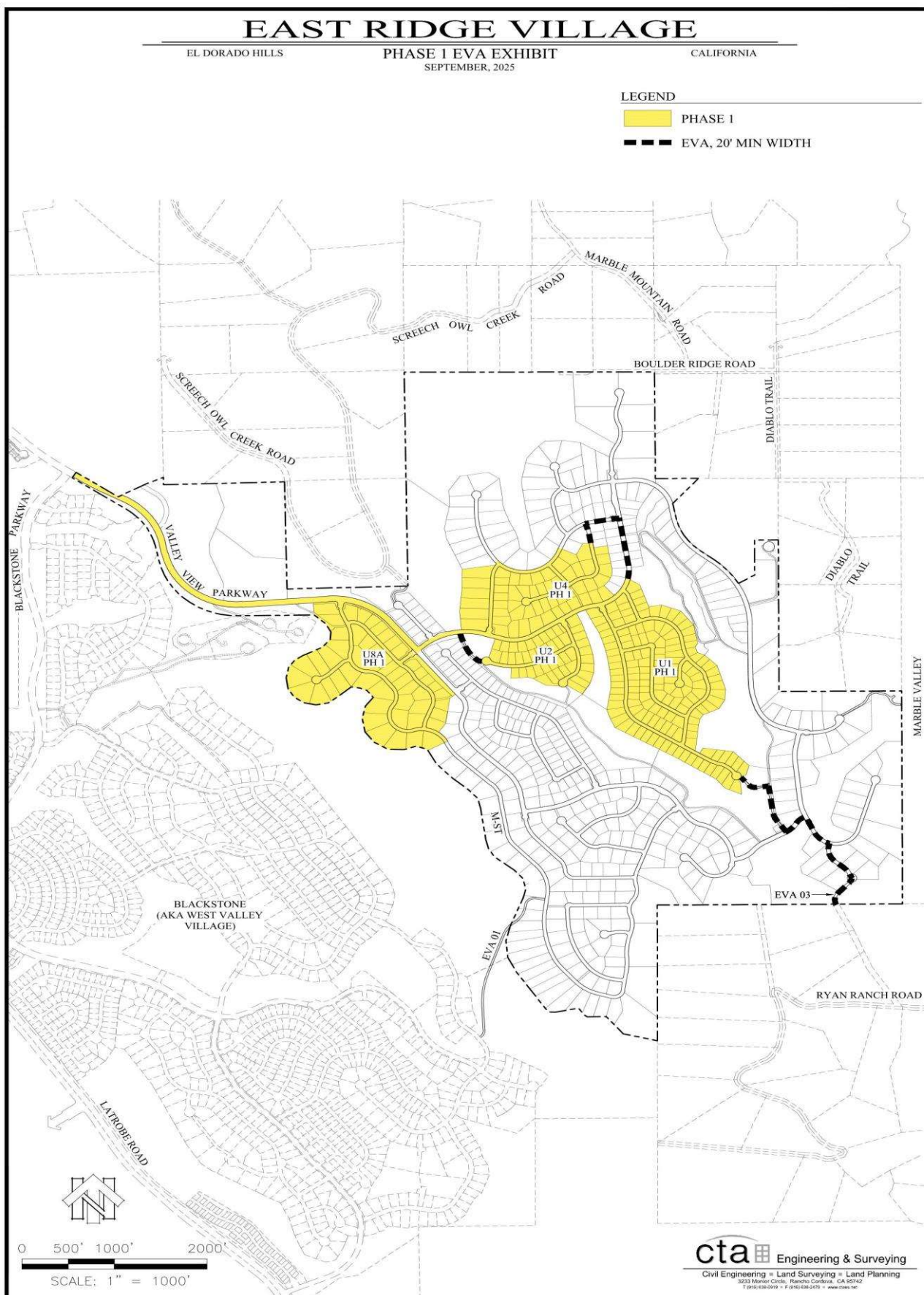
The conditions outlined above are essential to safeguard both residents and emergency personnel and to ensure compliance with fire safety regulations designed to mitigate the risk of fire spread in high-risk areas. Please update your plan submittal to include and reflect these conditions for plan approval.

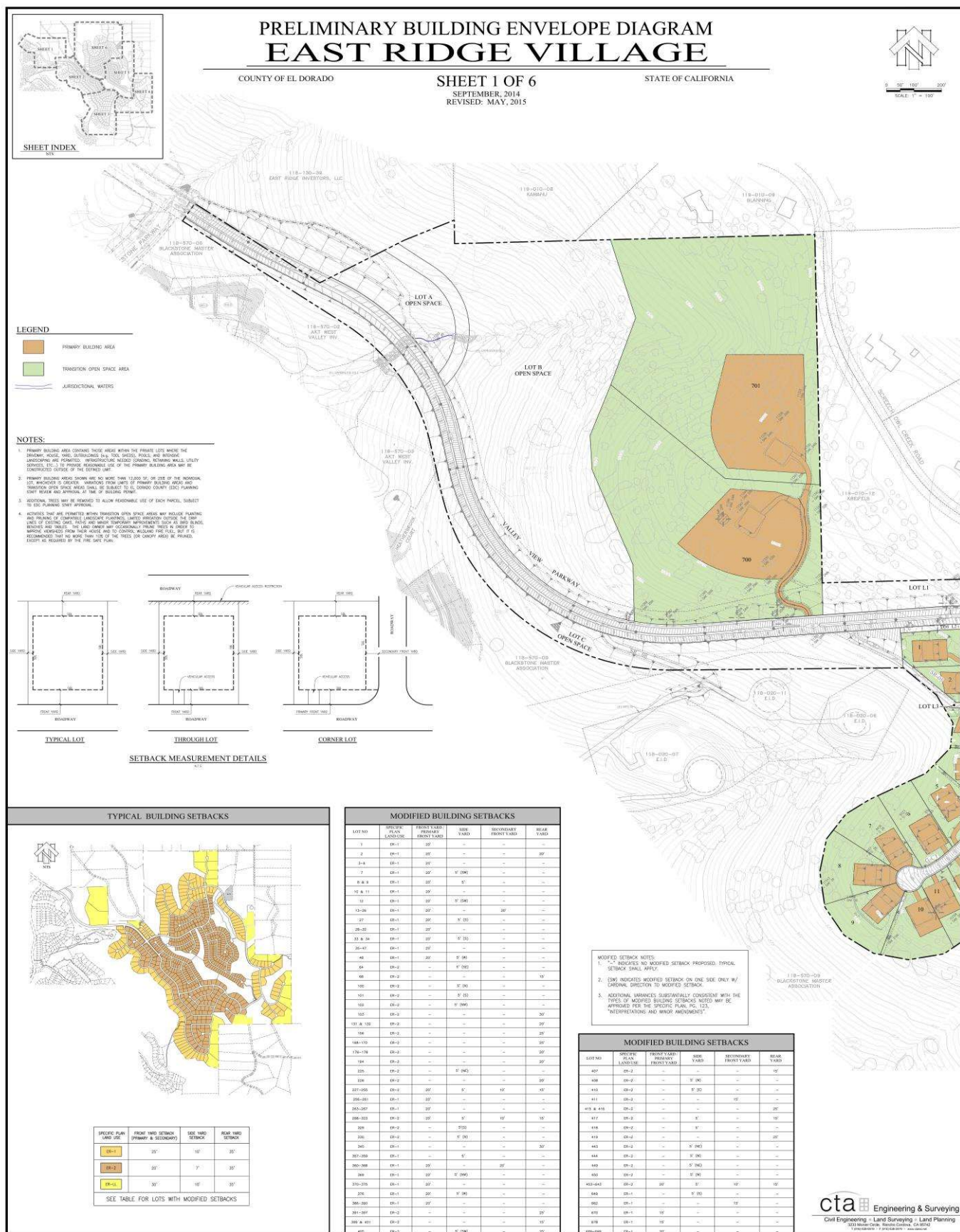
We appreciate your commitment to adhering to fire safety standards and maintaining the safety of the community. If there are any questions or further clarification needed regarding these conditions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Maurice Johnson", written over a white background.

Maurice Johnson
Fire Chief











PRELIMINARY BUILDING ENVELOPE DIAGRAM EAST RIDGE VILLAGE

COUNTY OF EL DORADO

SHEET 4 OF 6

STATE OF CALIFORNIA

SEPTEMBER, 2014
REVISED: MAY, 2015

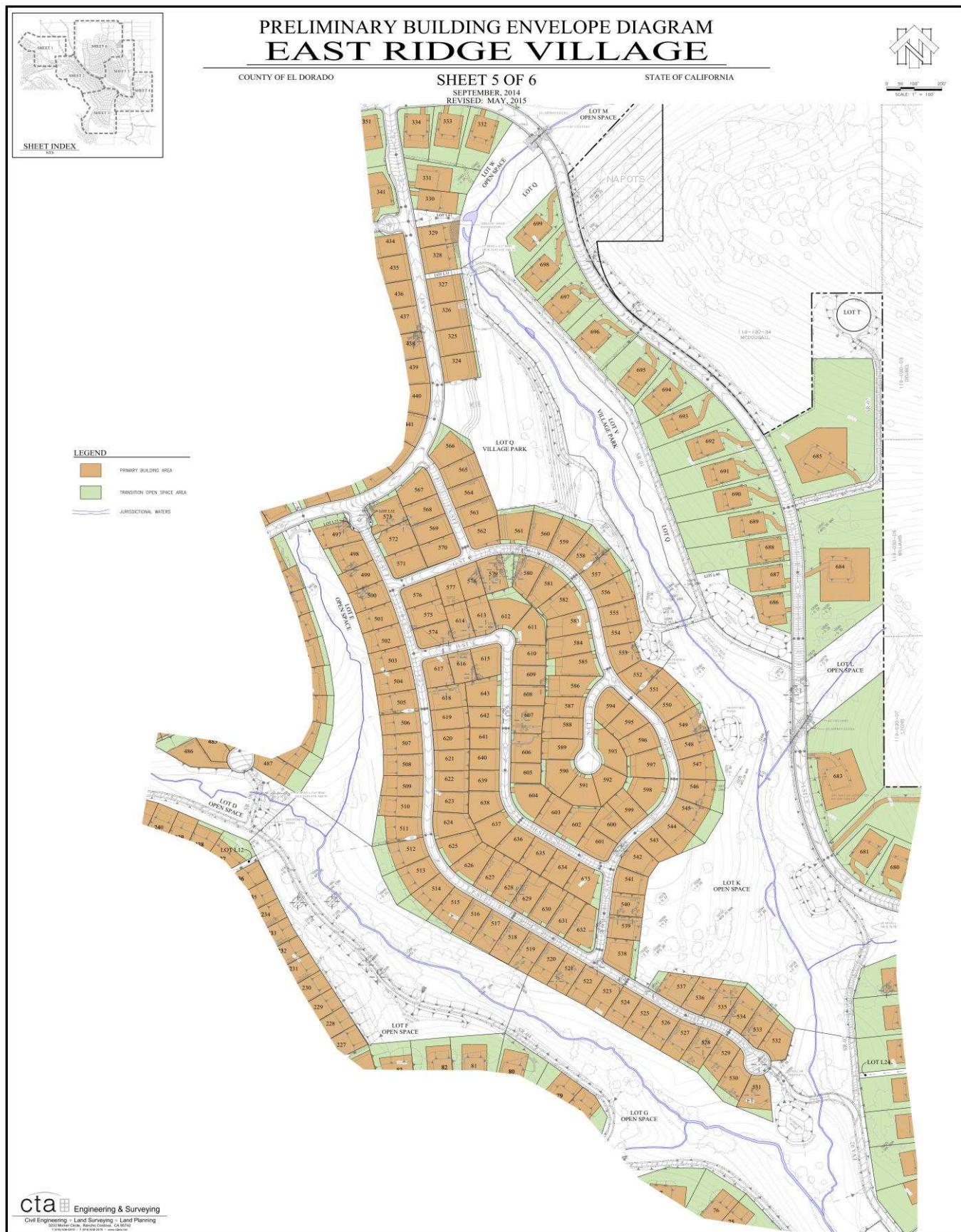


0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PRIMARY BUILDING AREA
- TRANSITION OPEN SPACE AREA
- JURISDICTIONAL WATERS





STATE OF CALIFORNIA

SEPTEMBER, 2014
REVISED: MAY, 2015



Appendix O: East Ridge Village HOA Maintained Facilities

Quantities For:

5/21/2025

EAST RIDGE VILLAGE HOA MAINTAINED FACILITIES OPEN SPACE, PARKS, UTILITY CORRIDORS, & OPEN SPACE FENCING

Item No.	Lot No. (Large Lot No. or Unit)	Area
OPEN SPACE		
1	Lot A (5)	1.998 AC
2	Lot B (6)	16.605 AC
3	Lot C (4)	5.987 AC
4	Lot D (59)	4.537 AC
5	Lot E (61)	4.565 AC
6	Lot F (62)	10.220 AC
7	Lot G (45)	14.932 AC
8	Lot H (51)	3.425 AC
9	Lot I (47)	12.306 AC
10	Lot J (24)	14.986 AC
11	Lot K (U1)	17.074 AC
12	Lot L (21)	1.785 AC
13	Lot M (17)	1.643 AC
14	Lot N (11)	58.071 AC
15	Lot O (10)	18.328 AC
16	Lot V (42)	4.723 AC
17	Lot W (U1)	1.464 AC
18	Lot OS1 (U1)	0.116 AC
PARKS		
19	Lot P - Neighborhood Park (58)	2.191 AC
20	Lot Q - Village Park (U1)	9.892 AC
LANDSCAPE LOTS		
21	Lot L1 (8)	2.090 AC
22	Lot L2 (U8A)	0.140 AC
23	Lot L4 (U8A)	0.561 AC
24	Lot L6 (U5)	0.561 AC
25	Lot L7 (U5)	0.080 AC
26	Lot L8 (U3)	0.632 AC
27	Lot L9 (U3)	0.052 AC
28	Lot L10 (U18A)	0.523 AC
29	Lot L13 (U3)	0.047 AC
30	Lot 14 (U3)	0.046 AC
31	Lot L15 (U7)	0.029 AC
32	Lot L16 (U7)	0.019 AC
33	Lot L20 - Removed	N/A
34	Lot L21 (U7)	0.016 AC
35	Lot L22 (U7)	0.014 AC
36	Lot L23 (U6B)	0.035 AC
37	Lot L25 (U16)	0.027 AC
38	Lot L26 (U16)	0.038 AC
39	Lot L27 (U14)	0.075 AC
40	Lot L28 (U14)	0.080 AC
41	Lot L29 (U13)	0.014 AC
42	Lot L30 (U13)	0.014 AC
43	Lot L32 (U1)	0.013 AC
44	Lot L33 (U2)	0.019 AC
45	Lot L35 (U1)	0.036 AC

Quantities For:

5/21/2025

EAST RIDGE VILLAGE
HOA MAINTAINED FACILITIES
OPEN SPACE, PARKS, UTILITY CORRIDORS, & OPEN SPACE FENCING

Lot No. (Large Lot No. or Unit)		Area
LANDSCAPE LOTS		
46	Lot L36 (U2)	0.108 AC
47	Lot L37 (U4)	0.051 AC
48	Lot L38 (U4)	0.013 AC
49	Lot L40 (U15) Detention Basin	1.207 AC
50	Lot L41 (U13) Drainage Imps	0.178 AC
Lot No. (Unit)		Area
UTILITY CORRIDORS		
51	Lot L3 (U8A)	0.275 AC
52	Lot L5 (U5)	0.073 AC
53	Lot L11 (U8A)	0.091 AC
54	Lot L12 (U3)	0.074 AC
55	Lot L17 (U7)	0.052 AC
56	Lot L18 (U10)	0.087 AC
57	Lot L19 (U10)	0.085 AC
58	Lot L24 (U16)	0.121 AC
59	Lot L31 (U13)	0.062 AC
60	Lot L34 (U4)	0.169 AC
61	Lot L39 (U4) Deleted	N/A
62	Lot L42 (U1)	0.065 AC
Type		Length
OPEN SPACE FENCING		
63	Open Space Preservation	40,720 LF
64	Elderberry Avoidance	7,105 LF
Item		Quantity
OPEN SPACE SIGNAGE		
65	Signs	43 EA

Appendix P: About the Author

This Fire Safe Plan was prepared in 2025 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 & Pilot Hills 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