

**THE PROMONTORY
WILDLAND FIRE SAFE PLAN
2009**

Prepared for:

Promontory Owners Association

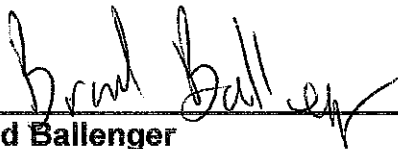
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**September, 2009
Revised February 2010**

THE PROMONTORY 2009
REVISED

Plan Approved by:



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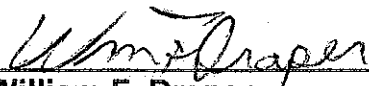
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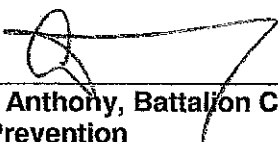


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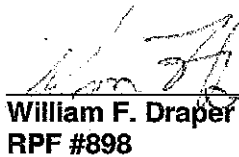

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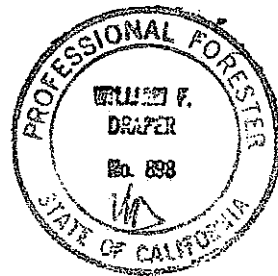


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I. PURPOSE AND SCOPE

The Promontory Wildland Fire Safe Plan 2009 is an update and revision of all the previous Fire Safety Plans and Amendments that have been created for the various villages within The Promontory. This new Plan shall replace all previous documents prepared for all the existing villages in The Promontory. Any new expansion of the Promontory shall require a review of the expansion and have the wildland fire safety issues addressed at the time of expansion.

This new Plan is being generated for three reasons. The first reason is to comply with the requirement to perform a 5 year review of all previous plans. Secondly, there have been changes in State law and local fire codes affecting Fire Safe Regulations that affect the landowners within The Promontory. Lastly, this new plan replaces all previous plans and covers all properties within The Promontory.

The scope of The Promontory Wildland Fire Safe Plan 2009 recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The plan contains measures for providing and maintaining defensible space along utility easements, open space areas and around homes. Plan implementation measures must be maintained in order to assure better wildfire protection.

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

The first Wildfire Safety Plan was prepared in March 1998 for Villages 6 (Phases 1 and 2). Another Plan was prepared in September 1998 for Villages 1-5. In June 1999, Amendment A was prepared for Village 6 (Phases 1 and 2). Amendment B for Village 6 (Phase 1) was prepared in July 2001. Again, in September 2001, another Amendment A for Villages 1 and 2 was prepared. In May 2002 another amendment, Amendment C, for Village 6 (Phases 1 and 2) was written. Amendment D was added to this Village in December 2003. In October 2004 Amendment E for Village 6 was added.

Village 6 was amended in August 2005 with changes to Phases 1, 2, 2A and a wildfire safety plan was prepared for Village 6 Phase 3. Some of the changes represented by all the mentioned amendments were for general layout modifications, required updates due to the passage of time since the original

plans were approved and to address specific lot issues that an owner may have incurred while trying to build.

All previous amendments for lot setback modifications are still in effect.

This applies to The Promontory:

Village 1 Lots 65, 66; Village 2 Lots 1, 2; Village 4 Lots 10, 65, 87, 88, 90, 113, 132; Village 6 Lots 78, 85, 87, 103, 104, 107, 111, 114, 115, 116, 117, 119, 120.

In January 2006 and 2007, the State of California made two law changes that affected everyone within The Promontory. In 2006, the Wildland-Urban Interface Fire Areas Building Standards (7A Building Code) were adopted into the California Building Code requirements dealing with residential construction within State Responsibility Areas (SRA). 7A requires Class A listed roof covering, noncombustible rated exterior wall sheathing, tempered glass, fire resistant frames on windows and exterior doors, rafter tails to be enclosed with noncombustible material, gutters and downspouts to be noncombustible, attic and floor vents to be covered with ¼" or less noncombustible mesh that resists the intrusion of flame and embers into the attic and floor area of the structure and horizontal to the ground, and decking material to be ignition resistant. The Promontory is in a Moderate Fire Hazard Severity Zone.

In January 2007, Public Resources Code 4291 (PRC 4291) was changed. This law deals with the necessary clearance requirements around structures in SRA. The old law specified a 30' defensible space around residences. The new law, now in effect, requires a 100' defensible space around all structures on a property. There are criteria used in addressing the 100' defensible space. The first 30' is intensive clearing and allows for maintained landscaping. The additional 70' requires the breakup of the vegetation by removing ground fuels, reducing concentrations of brush and the limbing and thinning of the tree canopy. See Appendix A and the attached CAL FIRE Guidelines (Appendix D).

In February 2008, El Dorado County adopted the 2007 California Fire Code (CFC). This change, while significant to the fire agencies, has minimal impact on the normal business of the community. This change will have impacts on new construction and future development.

There is an El Dorado Hills Fire Department Vacant Lot Weed Abatement Resolution that requires the removal of grass and brush on vacant lots when within 30' of adjacent houses and combustible fences, **again only within the 30'**. This Resolution can be of particular importance to lots where the setbacks from the property line are less than 30'. The current requirements are outlined here and are subject to future resolutions as approved by the El Dorado Hills Fire Department.

II. FIRE SAFE STANDARD REQUIREMENTS

The Promontory Wildland Fire Safe Plan 2009 clarifies and consolidates all the previous plans and amendments. Lot numbers on the original maps used in the old plans do not reflect the current lot numbers. Lot numbering based on the final maps is being used in this Wildland Fire Safe Plan. There was confusion as to whether or not PRC 4291 applied to all properties. PRC 4291 applies to all properties. The old Zone 1 and 2 is now superceded by the requirements of this new Plan. 7A Building Code requirements apply to all construction in The Promontory. This new Plan shall restate the Fire Safe requirements for all properties within The Promontory.

This Plan does not guarantee that a wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the fire safe requirements will greatly reduce the exposure of the homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation.

Clarification is needed for the treatment of "fuels" along the roads, vacant lots, open space and wetlands. "Fuels" in this Plan refers to the non-landscaped grasses, brush and trees growing in and around the properties within The Promontory. Fuel hazard reduction zone applies to all roadways, open spaces, wetlands and maintained trails. The zone will vary in width and fuel treatment depending on the location of the zone.

III. FUEL HAZARD REDUCTION ZONE REQUIREMENTS

- Fuel hazard reduction zone along the roads shall be 10' from the face of the curb or side of the road if there is no curb. This includes the normal 4' of sidewalk where applicable (See Appendix E). In this zone the grasses shall be cut to a 2" stubble by June 1 annually. If late rains occur, a second treatment may be necessary. All dead and dying trees shall be removed. Trees shall be limbed up 10' as measured from the uphill side of the tree. All ladder fuels (brush) shall be removed from this zone.
- The fuel hazard reduction zone along the open spaces shall be at least 10' from noncombustible fences. The zone increases to 30' if adjacent to combustible fencing or within 30' of a residence. The same fuel treatment applies as stated for the roads. The open space areas have more water flow due to surface runoff. This has stimulated the growth of willows, cattails and blackberries. These plant species can create added fire hazard to the open space and need regular maintenance.
- The fuel hazard reduction zone along maintained trails and utility easements shall be 5' on each side of the trail and utility easement. The

treatment shall be cutting of the grasses to a 2" stubble by June 1 each year. Trees shall be limbed up 10' as measured on the uphill side of the tree. Brush shall be removed.

- Fuel hazard reduction zones along wetlands shall be 10' wide in from the outer boundary of the wetland and no treatment shall be within 10' of the centerline of the wetland as defined by Foothill Associates (See Appendix G). Grasses shall be cut to a 2" stubble and annually maintained by June 1. Any tree within this zone shall be limbed up 10' as measured on the uphill side of the tree. Live brush material may be left if in isolated clumps with no more than 2 bushes per clump with no overstory and at least 5' separation from trees or other bushes.
- All fuel hazard reduction zones shall be maintained annually by June 1. A second treatment may be necessary if there is significant regrowth.

IV. FIRE SAFE MAINTENANCE REQUIREMENTS

- All developed lots shall comply with the 100' defensible space requirements of PRC 4291. Where there is not 100' to the property line, clearance shall go to the property line. See the attached CAL FIRE Guideline (Appendix D) and Appendix A.
- All residences that do not have a 30' setback on the side/s or rear and are adjacent to a vacant lot shall have added clearance up to the property line from the residence or combustible fence as required by the Fire Department Weed Abatement Resolution.
- All vacant lots adjacent to structures (residences, outbuildings and combustible fences) and within 30' of these structures shall be required to annually by June 1 meet the requirements of the Fire Department Weed Abatement Resolution (See Appendix F).
- Every 5 years the Fire Department shall review the total project and Open Space areas with The Promontory to determine if additional fuel hazard reduction work is necessary.
- The Promontory is required to maintain the fuel hazard reduction zones. CCR's shall be reviewed to ensure the enforcement of the Fire Safe requirements.
- All Street intersections shall be posted with the correct street name and meet DOT standards.

- All gates on the roads accessing the Promontory Villages shall be maintained by The Promontory or kept in an open position. Any new gate installation shall meet the specifications of the El Dorado Hills Fire Department.
- Open Space access points shall be specified and approved by the El Dorado Hills fire Department. See Appendix C.
- The homeowner/property owner is responsible for any future fire safe or building code changes by the State or local authority.

V. FIRE SAFE NEW CONSTRUCTION REQUIREMENTS

- All lots 1 acre and larger shall have a 30' setback from the property lines on the sides and rear and from the center of the road. Any lot owner wanting to reduce this setback requirement shall meet with the El Dorado Hills Fire Department for any additional construction requirements prior to obtaining a building permit from El Dorado County.
- All residential construction shall comply with provision 7A of the California Building Code.
- All new construction during the design phase shall contact the El Dorado Hills Fire Department to determine if residential fire sprinklers will be required. Fire flow shall be a minimum of 1,000 gpm for houses up to 3,600 sqft. Residential construction greater than 3,600 sqft shall conform to Table B105.1 of the CFC. Contact El Dorado Hills Fire Department for the exact fire flow needed.
- All driveways shall be a minimum of 12' wide and comply with the 75,000 pound load rating in the CFC.
- New construction having a driveway exceeding 20% grade shall have an approved residential fire sprinkler system. The system shall be approved by the El Dorado Hills Fire Department prior to construction.
- Driveways over 150' and less than 800' shall provide for a turnout at or near the midpoint of the driveway. Vertical clearance for the length of the driveway shall be 15'.
- All fences that border on the open space areas shall be of noncombustible material.
- All gates shall meet the standards of the El Dorado Hills Fire Department.

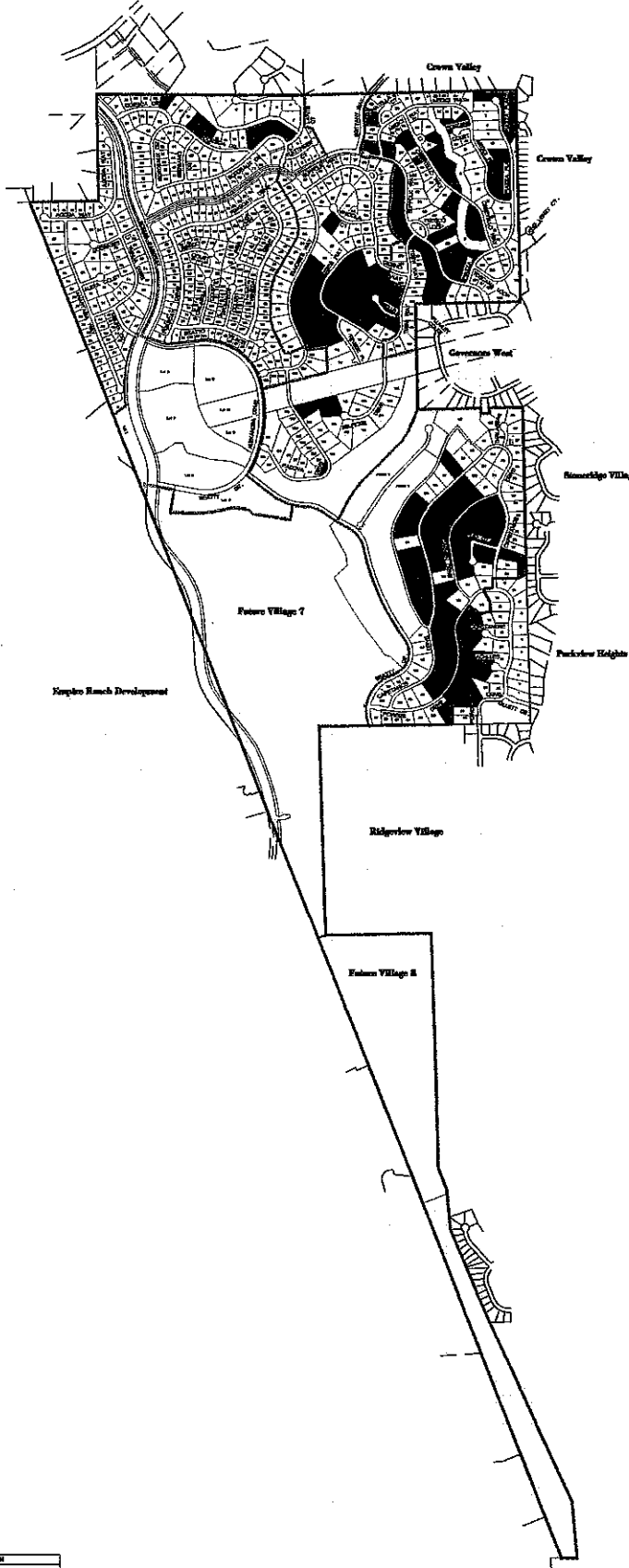
- All composite deck material shall be fire rated.
- Fire Safe clearance requirements as specified in PRC 4291 may be required at the time of construction.
- The homeowner/property owner is responsible for any future fire safe or building code changes by the State or local authority.
- A Restriction has been previously filed on all lots specifying that Fire Safe Standards are in effect. Each lot owner/residence shall be provided a copy of the Standards by The Promontory. Refer to section 3.10 of The Promontory CC&R's (See Appendix H).

PROMONTORY OWNERS ASSOCIATION

▲ Wildfire Safety Plan Zone Designation



1 inch = 500 ft.



▲ The current Wildfire Safety Plan, dated February 2010, supersedes the following existing Wildfire Safety Plans, except for the previous amendments for lot setback modifications, which remain in effect. Please see the current plan for a list of these lots.

LEGEND

- VI-V6 ZONE 1
- VI-V6 ZONE 2

TABLE - EXISTING WILDFIRE SAFETY PLAN A

- Village 1**
- Villages 1 - 5 - Wildfire Safety Plan, Dated September, 1999
 - Villages 1 & 2 - Wildfire Safety Plan, Amendment A Dated September, 2001
 - Villages 1 - 5 - Wildfire Safety Plan, Amendment A Dated January, 2004
- Village 2**
- Villages 1 - 5 - Wildfire Safety Plan, Dated September, 1999
 - Villages 1 & 2 - Wildfire Safety Plan, Amendment A Dated September, 2001
 - Villages 1 - 5 - Wildfire Safety Plan, Amendment A Dated January, 2004
- Village 3**
- Villages 1 - 5 - Wildfire Safety Plan, Dated September, 1999
 - Villages 1 - 5 - Wildfire Safety Plan, Amendment A Dated January, 2004
- Village 4**
- Villages 1 - 5 - Wildfire Safety Plan, Dated September, 1999
 - Villages 1 - 5 - Wildfire Safety Plan, Amendment A Dated January, 2004
- Village 5**
- Villages 1 - 5 - Wildfire Safety Plan, Dated September, 1999
 - Villages 1 - 5 - Wildfire Safety Plan, Amendment A Dated January, 2004
- Village 6 - Phase 1**
- Phases 1 & 2 - Wildfire Safety Plan, Dated March 1999
 - Phases 1 & 2 - Wildfire Safety Plan, Amendment A Dated June 1999
 - Phases 1 & 2 - Wildfire Safety Plan, Amendment B Dated July 2001
 - Phases 1 & 2 - Wildfire Safety Plan, Amendment C (Phase 2A) Dated May, 2002
 - Phases 1 & 2 - Wildfire Safety Plan, Amendment D (Phase 2A) Dated December, 2003
 - Phases, 1, 2 & 2A - Wildfire Safety Plan, Amendment Dated August, 2005
- Village 6 - Phase 2A**
- Phases 1 & 2 - Wildfire Safety Plan, Dated March 1999
 - Phases 1 & 2 - Wildfire Safety Plan, Amendment A Dated June 1999
 - Phases 1 & 2 - Wildfire Safety Plan, Amendment C (Phase 2A) Dated May, 2002
 - Phases 1 & 2 - Wildfire Safety Plan, Amendment D (Phase 2A) Dated December, 2003
 - Phase 2A - Wildfire Safety Plan, Amendment E Dated October 2004
 - Phases, 1, 2 & 2A - Wildfire Safety Plan, Amendment Dated August, 2005
- Village 6 - Phase 2B**
- Phases 1 & 2 - Wildfire Safety Plan, Dated March 1999
 - Phases 1 & 2 - Wildfire Safety Plan, Amendment A Dated June 1999
 - Phases 1 & 2 - Wildfire Safety Plan, Amendment C (Phase 2A) Dated May, 2002
 - Phases 1 & 2 - Wildfire Safety Plan, Amendment D (Phase 2A) Dated December, 2003
 - Phases, 1, 2 & 2A - Wildfire Safety Plan, Amendment Dated August, 2005
- Village 6 - Phase 3**
- Phase 3, Wildfire Safety Plan, Dated August 2005

▲ CURRENT PLAN: FEBRUARY 2010



APPENDIX A

PROMONTORY 2009 FUEL TREATMENT SPECIFICATIONS FOR OAK WOODLAND WITHIN THE 100' TREATMENT AREA AND OUTSIDE OF IRRIGATED LANDSCAPING ON DEVELOPED LOTS

1. Leave all live trees where possible.
2. Remove all dead trees.
3. Remove all brush.
4. Prune all live trees of dead branches and green branches 15' from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown is removed. All slash created by pruning must be disposed of by chipping or hauling off site.
5. Annually by June 1, reduce the grass or weeds to a 2" stubble within 30' of structures by mowing, weedeating, chemical treatment, disking or a combination of treatments.
6. Annually by June 1, reduce the surface fuels including grass or weeds to a 4" stubble from 30' to 100' of structures by mowing, weedeating, chemical treatment, disking or a combination of treatments. The CAL FIRE Guidelines define surface fuels as loose surface litter on the soil surface, normally consisting of fallen leaves or needles, bark, cones, and small branches that have not yet decayed enough to lose their identity; also grasses, low and medium shrubs, tree seedlings, heavier branches and downed logs.
7. Mature, multi-stem Oak trees: remove all dead limbs and stems, cut off green stems at 10' above the ground that arch over and are growing down towards the ground.
8. Gray pines within 30' of a house shall be removed.

APPENDIX B

PROMONTORY 2009 ENCLOSED DECK GUIDELINES

The purpose of enclosing the underside of decks that are cantilevered out over the natural slope is to help prevent heat traps and areas for fire brands from a wildfire igniting the deck or fuels under the deck.

1. This does not apply to decks that are constructed using fire resistant materials such as concrete steel, stucco etc.
2. All other decks shall be constructed of fire rated composite deck material only.
3. This applies to decks one story or less above the natural slopes.
4. Combustible material shall not be stored under the deck.

APPENDIX C

PROMONTORY 2009 EMERGENCY VEHICLE OPEN SPACE ACCESS SPECIFICATIONS

The purpose of the Emergency Vehicle Access into Open Space areas is to provide rapid access to wildland fires. This access is needed for suppression resources such as bulldozers, 4-wheel drive fire engines, firefighters, hoselays etc.

Specifications are:

1. 15' in width
2. A "Break" in the curb
3. Signed "Emergency Access"
4. Gated and gate equipped with a Knox Lock

General Guidelines for Creating Defensible Space

State Board of Forestry and Fire Protection (BOF)
California Department of Forestry and Fire Protection

Adopted by BOF on February 8, 2006
Approved by Office of Administrative Law on May 8th, 2006



APPENDIX D

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Recent changes to Public Resources Code (PRC) 4291 expand the defensible space clearance requirement maintained around buildings and structures from 30 feet to a distance of 100 feet. These guidelines are intended to provide property owners with examples of fuel modification measures that can be used to create an area around buildings or structures to create defensible space. A defensible space perimeter around buildings and structures provide firefighters a working environment that allows them to protect buildings and structures from encroaching wildfires as well as minimizing the chance that a structure fire will escape to the surrounding wildland. These guidelines apply to any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.



Effective defensible space

The vegetation surrounding a building or structure is fuel for a fire. Even the building or structure itself is considered fuel. Research and experience have shown that fuel reduction around a building or structure increases the probability of it surviving a wildfire. Good defensible space allows firefighters to protect and save buildings or structures safely without facing unacceptable risk to their lives. Fuel reduction through vegetation management is the key to creating good defensible space.

Terrain, climate conditions and vegetation interact to affect fire behavior and fuel reduction standards. The diversity of California's geography also influences fire behavior and fuel reduction standards as well. While fuel reduction standards will vary throughout the State, there are some common practices that guide fuel modification treatments to ensure creation of adequate defensible space:

- Properties with greater fire hazards will require more clearing. Clearing requirements will be greater for those lands with steeper terrain, larger and denser fuels, fuels that are highly volatile, and in locations subject to frequent fires.
- Creation of defensible space through vegetation management usually means reducing the amount of fuel around the building or structure, providing separation between fuels, and or reshaping retained fuels by trimming. Defensible space can be created removing dead vegetation, separating fuels, and pruning lower limbs.
- In all cases, fuel reduction means arranging the tree, shrubs and other fuels sources in a way that makes it difficult for fire to transfer from one fuel source to another. It does not mean cutting down all trees and shrubs, or creating a bare ring of earth across the property.
- A homeowner's clearing responsibility is limited to 100 feet away from his or her building or structure or to the property line, whichever is less, and limited to their land. While individual property owners are not required to clear beyond 100 feet, groups of property owners are encouraged to extend clearances beyond the 100 foot requirement in order to create community-wide defensible spaces.
- Homeowners who do fuel reduction activities that remove or dispose of vegetation are required to comply with all federal, state or local environmental protection laws and obtain permits when necessary. Environmental protection laws include, but are not limited to, threatened and endangered species, water quality, air quality, and cultural/archeological resources. For example, trees removed for fuel reduction that are used for commercial purposes require permits from the

California Department of Forestry and Fire Protection. Also, many counties and towns require tree removal permits when cutting trees over a specified size. Contact your local resource or planning agency officials to ensure compliance.

The methods used to manage fuel can be important in the safe creation of defensible space. Care should be taken with the use of equipment when creating your defensible space zone. Internal combustion engines must have an approved spark arresters and metal cutting blades (lawn mowers or weed trimmers) should be used with caution to prevent starting fires during periods of high fire danger. A metal blade striking a rock can create a spark and start a fire, a common cause of fires during summertime.

Vegetation removal can also cause soil disturbance, soil erosion, regrowth of new vegetation, and introduce non-native invasive plants. Always keep soil disturbance to a minimum, especially on steep slopes. Erosion control techniques such as minimizing use of heavy equipment, avoiding stream or gully crossings, using mobile equipment during dry conditions, and covering exposed disturbed soil areas will help reduce soil erosion and plant regrowth.

Areas near water (riparian areas), such as streams or ponds, are a particular concern for protection of water quality. To help protect water quality in riparian areas, avoid removing vegetation associated with water, avoid using heavy equipment, and do not clear vegetation to bare mineral soil.

B. Definitions

Defensible space: The area within the perimeter of a parcel where basic wildfire protection practices are implemented, providing the key point of defense from an approaching wildfire or escaping structure fire. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

Aerial fuels: All live and dead vegetation in the forest canopy or above surface fuels, including tree branches, twigs and cones, snags, moss, and high brush. Examples include trees and large bushes.

Building or structure: Any structure used for support or shelter of any use or occupancy.

Flammable and combustible vegetation: Fuel as defined in these guidelines.

Fuel Vegetative material, live or dead, which is combustible during normal summer weather. For the purposes of these guidelines, it does not include fences, decks, woodpiles, trash, etc.

Homeowner: Any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.

Ladder Fuels: Fuels that can carry a fire vertically between or within a fuel type.

Reduced Fuel Zone: The area that extends out from 30 to 100 feet away from the building or structure (or to the property line, whichever is nearer to the building or structure).

Surface fuels: Loose surface litter on the soil surface, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches that have not yet decayed enough to lose their identity; also grasses, forbs, low and medium shrubs, tree seedlings, heavier branches and downed logs.

C. Fuel Treatment Guidelines

The following fuel treatment guidelines comply with the requirements of 14 CCR 1299 and PRC 4291. All persons using these guidelines to comply with CCR 1299 and PRC 4291 shall implement General Guidelines 1., 2., 3., and either 4a or 4b., as described below.

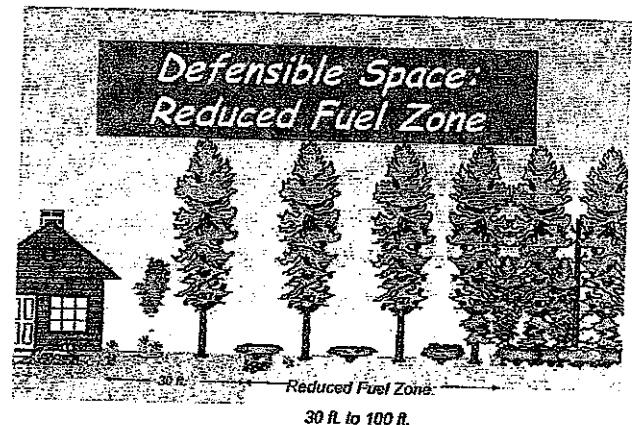
General Guidelines:

1. Maintain a firebreak by removing and clearing away all flammable vegetation and other combustible growth within 30 feet of each building or structure, with certain exceptions pursuant to PRC §4291(a). Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.
2. Dead and dying woody surface fuels and aerial fuels within the Reduced Fuel Zone shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a depth of 3 inches. This guideline is primarily intended to eliminate trees, bushes, shrubs and surface debris that are completely dead or with substantial amounts of dead branches or leaves/needles that would readily burn.
3. Down logs or stumps anywhere within 100 feet from the building or structure, when embedded in the soil, may be retained when isolated from other vegetation. Occasional (approximately one per acre) standing dead trees (snags) that are well-spaced from other vegetation and which will not fall on buildings or structures or on roadways/driveways may be retained.
4. Within the Reduced Fuel Zone, one of the following fuel treatments (4a. or 4b.) shall be implemented. Properties with greater fire hazards will require greater clearing treatments. Combinations of the methods may be acceptable under §1299(c) as long as the intent of these guidelines is met.

4a. Reduced Fuel Zone: Fuel Separation

In conjunction with General Guidelines 1., 2., and 3., above, minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically.

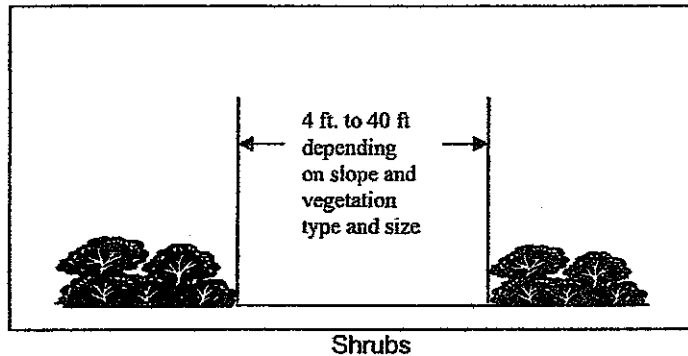
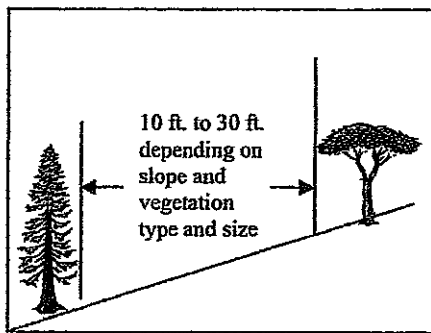
Clearance distances between vegetation will depend on the slope, vegetation size, vegetation type (brush, grass, trees), and other fuel characteristics (fuel compaction, chemical content etc.). Properties with greater fire hazards will require greater separation between fuels. For example, properties on steep slopes having large sized vegetation will require greater spacing between individual trees and bushes (see Plant Spacing Guidelines and Case Examples below). Groups of vegetation (numerous plants growing together less than 10 feet in total foliage width) may be treated as a single plant. For example, three individual manzanita plants growing together with a total foliage width of eight feet can be "grouped" and considered as one plant and spaced according to the Plant Spacing Guidelines in this document.



Grass generally should not exceed 4 inches in height. However, homeowners may keep grass and other forbs less than 18 inches in height above the ground when these grasses are isolated from other fuels or where necessary to stabilize the soil and prevent erosion.

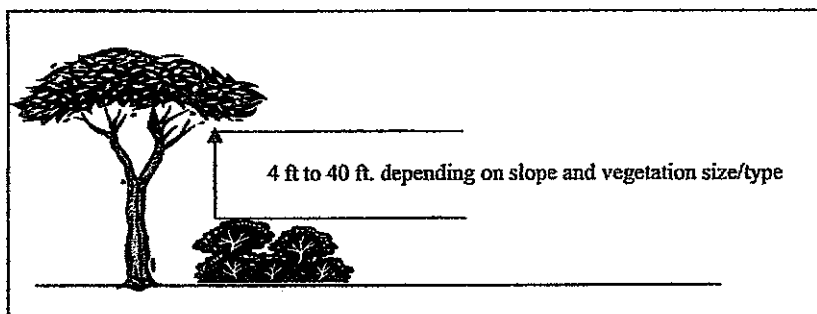
Clearance requirements include:

- Horizontal clearance between aerial fuels, such as the outside edge of the tree crowns or high brush. Horizontal clearance helps stop the spread of fire from one fuel to the next.



Horizontal clearance between aerial fuels

- Vertical clearance between lower limbs of aerial fuels and the nearest surface fuels and grass/weeds. Vertical clearance removes *ladder fuels* and helps prevent a fire from moving from the shorter fuels to the taller fuels.



Vertical clearance between aerial fuels



*Effective vertical and horizontal fuel separation
Photo Courtesy
Plumas Fire Safe Council.*

Plant Spacing Guidelines

Guidelines are designed to break the continuity of fuels and be used as a "rule of thumb" for achieving compliance with Regulation 14 CCR 1299.

| Trees | Minimum horizontal space from edge of one tree canopy to the edge of the next | |
|------------------|---|---------------------------------|
| | Slope | Spacing |
| | 0% to 20 % | 10 feet |
| | 20% to 40% | 20 feet |
| Greater than 40% | 30 feet | |
| Shrubs | Minimum horizontal space between edges of shrub | |
| | Slope | Spacing |
| | 0% to 20 % | 2 times the height of the shrub |
| | 20% to 40% | 4 times the height of the shrub |
| Greater than 40% | 6 times the height of the shrub | |
| Vertical Space | Minimum vertical space between top of shrub and bottom of lower tree branches: 3 times the height of the shrub | |

Case Example of Fuel Separation: Oak Woodlands

Oak woodlands, the combination of oak trees and other hardwood tree species with a continuous grass ground cover, are found on more than 10 million acres in California. Wildfire in this setting is very common, with fire behavior dominated by rapid spread through burning grass.

Given a setting of moderate slopes (between 20% and 40%), wide spacing between trees, and continuous dense grass, treatment of the grass is the primary fuel reduction concern. Property owners using these guidelines would cut grass to a maximum 4 inches in height, remove the clippings, and consider creating 20 feet spacing between trees.



4b. Reduced Fuel Zone: Defensible Space with Continuous Tree Canopy

To achieve defensible space while retaining a stand of larger trees with a continuous tree canopy apply the following treatments:

- Generally, remove all surface fuels greater than 4 inches in height. Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.
- Remove lower limbs of trees ("prune") to at least 6 feet up to 15 feet (or the lower 1/3 branches for small trees). Properties with greater fire hazards, such as steeper slopes or more severe fire danger, will require pruning heights in the upper end of this range.



Defensible Space retaining continuous trees



Photo Courtesy Plumas Fire Safe Council.

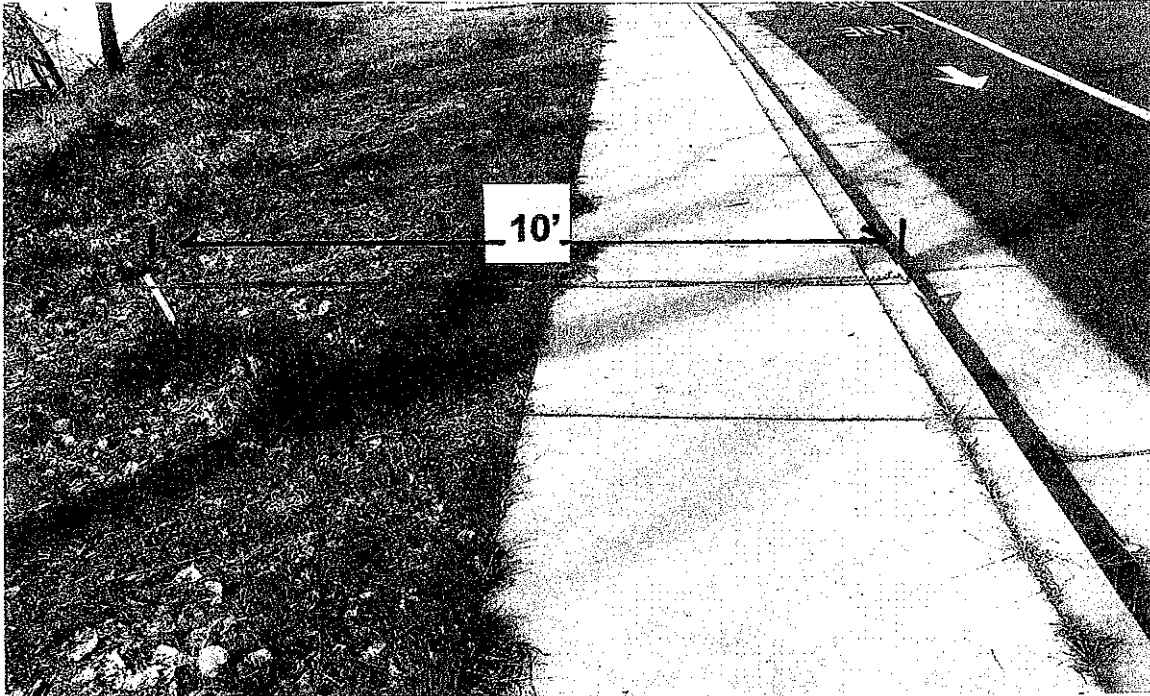


Defensible space with continuous tree canopy by clearing understory and pruning

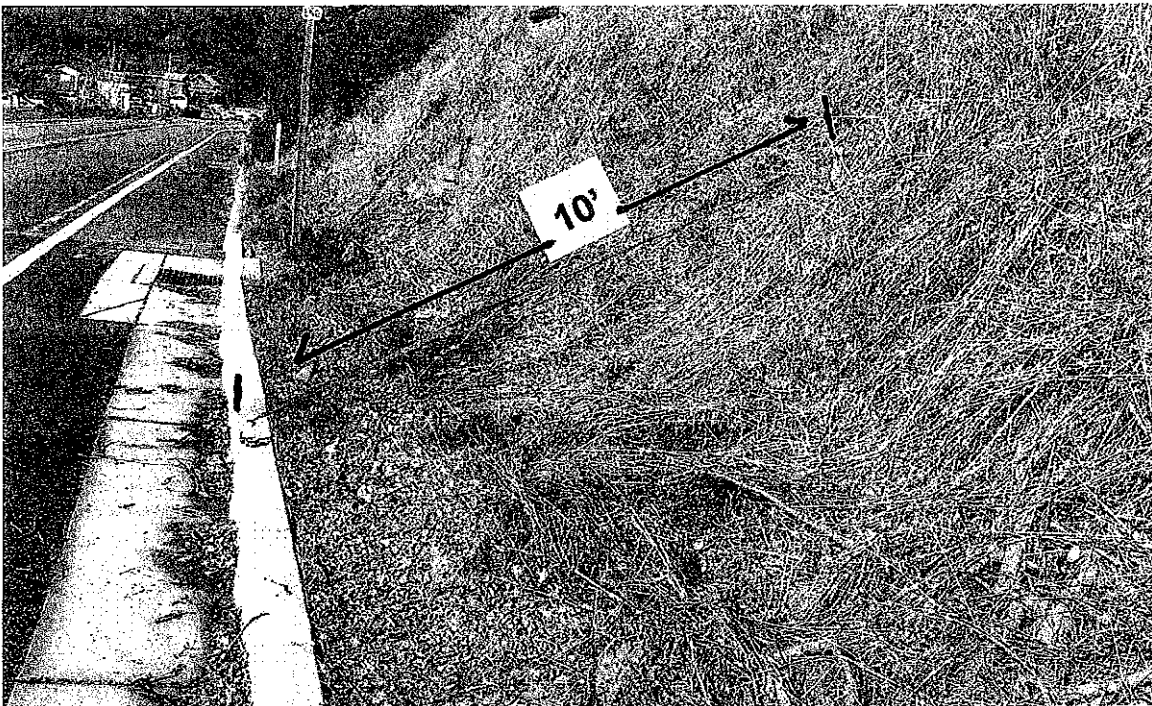
Authority cited: Section 4102, 4291, 4125-4128.5, Public Resource Code. Reference: 4291, Public Resource Code; 14 CCR 1299 (d).

APPENDIX E

10' FUEL HAZARD REDUCTION ZONE WITH SIDEWALK

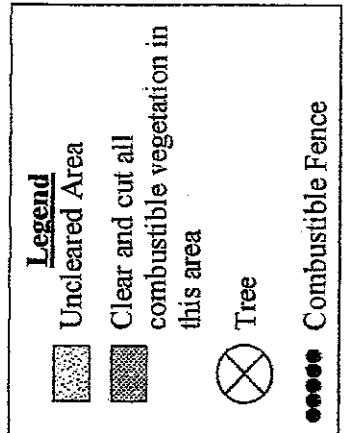
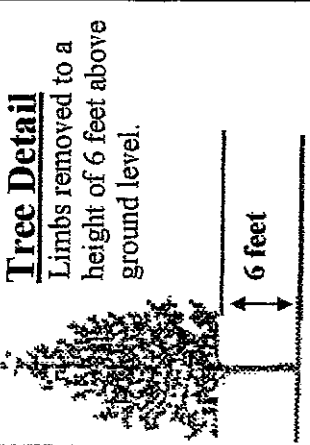
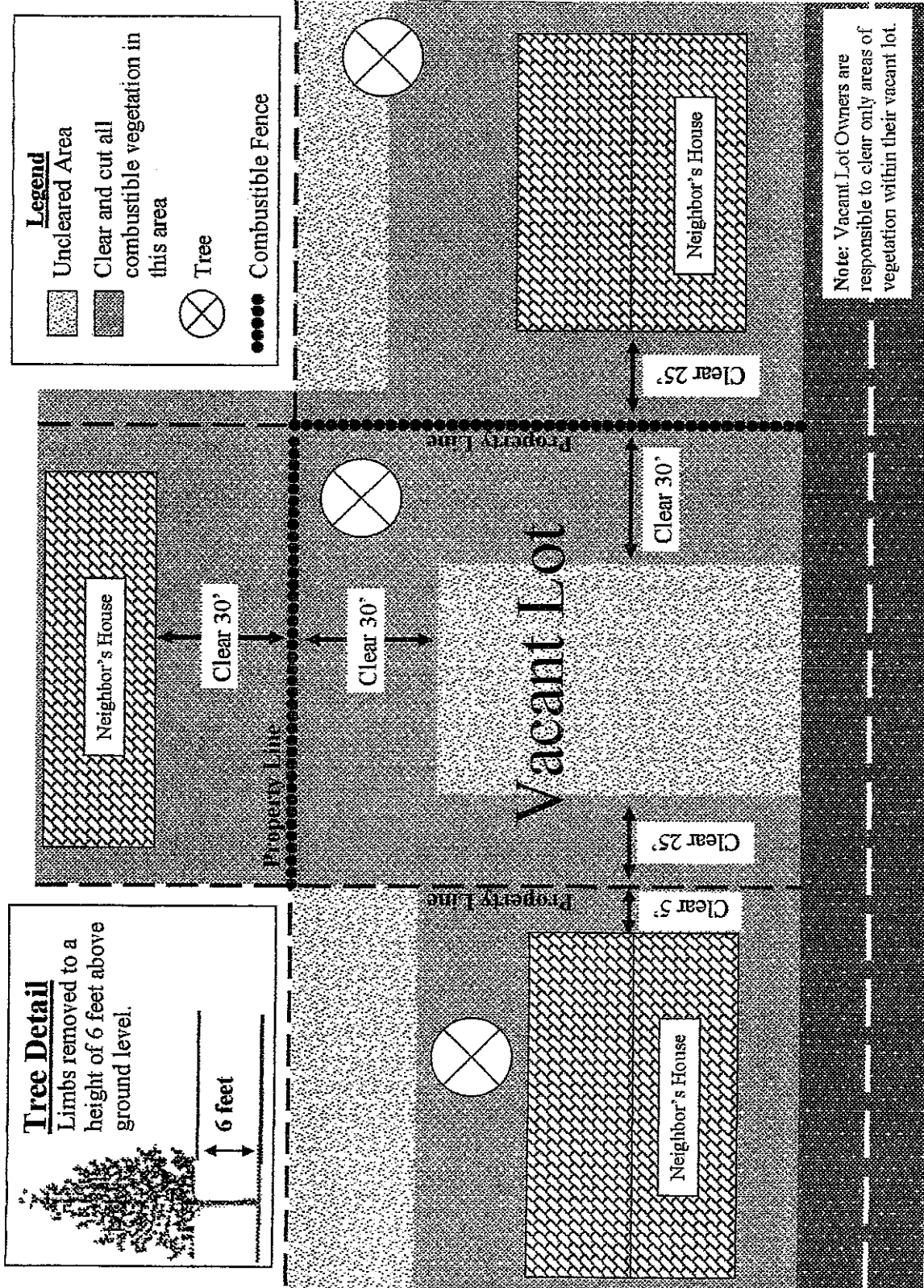


10' FUEL HAZARD REDUCTION ZONE



Vacant Lot Hazard Reduction Standard

APPENDIX F



Note: Vacant Lot Owners are responsible to clear only areas of vegetation within their vacant lot.

OH-Vacant Lot
Cramer 10/15/09

Note: Abatement may be a combination of landscaping, disking, moving, spraying and/or grazing. The maximum height for mowing, spraying or grazing is 2 inches.

APPENDIX F

EL DORADO HILLS FIRE DEPARTMENT UNIMPROVED PROPERTY HAZARD REDUCTION REQUIREMENTS

DEFINITION

Weeds: All weeds growing upon streets, sidewalks, or private property, including any of the following:

- a. Weeds which bear seeds of a downy or wingy nature.
- b. 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.
- c. Weeds which are otherwise noxious or dangerous.
- d. Poison oak or poison ivy when the conditions are such as to constitute a menace to public health.
- e. Dry grass, stubble, brush, litter, or other flammable materials that endanger the public safety by creating a fire hazard.

CLEARANCE REQUIREMENTS

The intent of this program is to establish a defensible space of 30 feet around all homes, buildings, and combustible fences that abut to unimproved property.

As illustrated on the opposite side, all combustible vegetation that is located within that 30 foot area shall be removed or cut to a maximum height of two inches and shall include the removal of tree limbs to a height of six feet above ground level.

ACCEPTABLE METHODS OF ABATEMENT

Disking: The disks 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 6 inches in height.

Scraping: Area shall be scraped clear, and all debris removed from the required 30-foot clear area.

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

Spraying: Spraying of herbicides and pre-emergents shall not be considered an acceptable method of weed abatement. If used prior to growth of vegetation, preventing growth of vegetation, then this will be considered an acceptable method of abatement.

DEBRIS REMOVAL

All brush or woody vegetation debris shall be chipped or removed from the property. Any non-vegetative debris (i.e., construction) shall be removed from the property.



ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

June 11, 2009

David Storer
Promontory Owner's Association, Inc.
4120 Douglas Boulevard, Suite 306-604
Granite Bay, CA 95746

RE: Promontory Weed Abatement Prescriptions Near Wetlands

Dear David:

The following is a brief summary of guidelines for weed abatement near wetlands on the Promontory site. These follow guidelines discussed onsite with landscape staff on June 4, 2009.

The following measures are suggested for weed abatement activities near wetlands.

- Do not mow or conduct any weed abatement within 10 feet of the centerline of wetland channels. This provides a water quality buffer for wetland features.
- Utilize only hand trimmers (weed eaters) between 10 to 20 feet of the centerline of wetland features.
- Mowers can be utilized beyond 20 feet of the centerline of wetland features or channels.
- Do not perform discing or other ground disturbance activities near wetland features that would create loose soil that could enter wetland channels.
- Do not remove willows (*Salix* sp.) or blackberry shrubs (*Rubus discolor*) during weed abatement. These species mark the transition from upland to wetland areas and do not present a fire hazard.
- Do not refuel or perform maintenance activities on landscaping equipment near wetland channels or in areas where fuel or oil spills could enter wetland channels. Perform refueling and maintenance activities on flat ground in upland areas at least 100 feet from wetland channels.

APPENDIX H

RECORDING REQUESTED BY:
OLD REPUBLIC TITLE COMPANY

WHEN RECORDED MAIL TO:

Mr. Mike Mc Dougall
MJM Consulting
989 Governors Dr., Suite 101
El Dorado Hills, Ca 95762



El Dorado, County Recorder
William E. Schultz Co Recorder Office
DOC- 2000-0041308-00

Acct 5-OLD REPUBLIC TITLE CO
Friday, AUG 18, 2000 14:02:34
Ttl Pd \$409.00 Nbr-0000062608
CLC/C2/1-135

THIS SPACE FOR RECORDER'S USE ONLY

**MASTER DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
AND RESERVATION OF EASEMENTS
FOR
THE PROMONTORY
A MASTER PLANNED COMMUNITY**

*This document is being re-recorded to correct the name of the Declarant to be AKT Development Corporation, a California corporation.

No Owner shall interfere with the use of such easements by the Master Association or its agents or employees.

3.7.2 The Master Association shall also have easements for maintenance of those streets and drives which are not dedicated to the public and which are not to be maintained by a Village Association. Any Declaration annexing any such streets and drives shall identify those streets and drives, if any, which are to be maintained by the Master Association.

3.8 Parking and Traffic Control. The Master Association, through the Board, is hereby empowered to establish "parking" and restricted "guest parking" and "no parking" areas within the Common Area in accordance with Section 22658 and Section 22658.2 of the California Vehicle Code, or any similar statute hereafter enacted, as well as to enforce these parking limitations through its officers and agents by all means lawful for such enforcement on public streets, including the removal of any violating vehicle by those so empowered. The Board is also authorized and empowered to request the County to enforce the California Vehicle Code on any public or private streets within the Property, pursuant to applicable laws and ordinances and provisions of the California Vehicle Code or the County permitting City enforcement thereof.

3.9 Easements for Vehicular Traffic. In addition to the general easements for use of the Common Area reserved herein, Declarant hereby reserves to itself, to all future Owners within the Property, and to every Owner and their respective agents, employees, guests, tenants, invitees and successors nonexclusive easements appurtenant to each Lot and Parcel in the Property for vehicular and pedestrian traffic over any and all private streets and walkways within the Common Area, subject to the parking provisions set forth above. Declarant, on behalf of itself and Merchant Builders, if any, upon whom Declarant expressly confers such a right, reserves the right to grant similar easements to owners of property in the Overall Property.

3.10 Wildfire Safety. Every Owner of a Lot within the Overall Property shall comply with the Wildfire Safety Plan. The fire hazard reduction measures set forth in the Wildfire Safety Plan shall be implemented during construction upon any Lot or Common Area. Owners whose lots contain Private Open Space shall also be responsible for ensuring that the Wildfire Safety Plan is fully complied with in those areas. Pursuant to Section 3.7.1 above, the Master Association shall have the right to enter any Private Open Space to maintain it at the owner's expense, if the Owner fails to do so.

3.11 Waiver of Use. No Owner may exempt himself from personal liability for Assessments duly levied by the Master