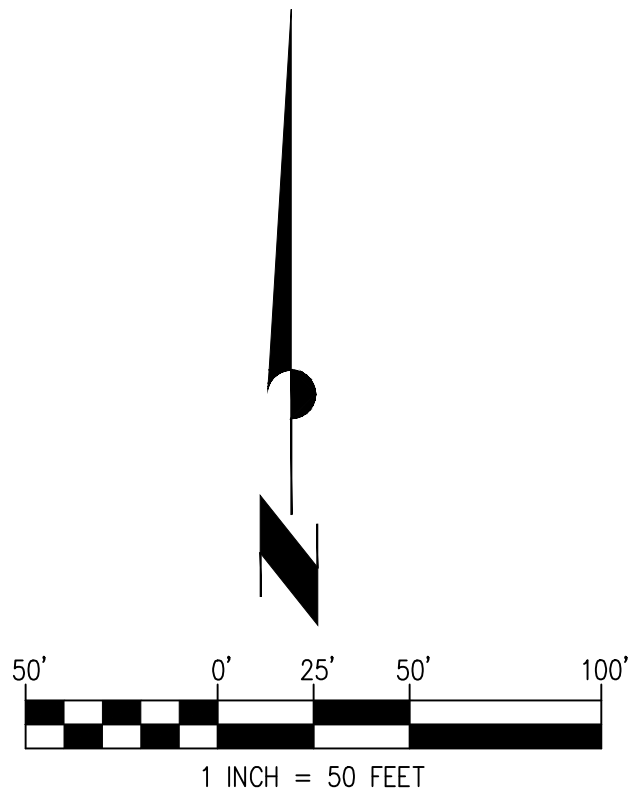


ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	LSM	LICENSED SURVEYOR'S MAP
APN	ASSESSOR'S PARCEL NUMBER	M	METER
BC	BEGINNING OF CURVE	MAX	MAXIMUM
BW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	N	NORTH
C	TOP OF CONCRETE ELEVATION	OH	OVERHEAD UTILITIES
C&G	CATCH BASIN	PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL	CENTERLINE	P	PAVEMENT ELEVATION
CO	CLEANOUT	PL	PROPERTY LINE
CONC	CONCRETE	PM	PARCEL MAP
CR	CURB RETURN	PRC	POINT OF REVERSE CURVE
	DELTA = ANGLE OF CURVATURE	PUE	PRIVATE UTILITY EASEMENT
DL	DAYLIGHT (=LIMIT OF GRADING)	RT	RIGHT
E	EAST	R/W	RIGHT OF WAY
EG	EXISTING GRADE	R	RADIAL, OR RADIUS
EP	EDGE OF PAVEMENT	RCE	REGISTERED CIVIL ENGINEER
EVC	END OF VERTICAL CURVE	RD	ROAD
EX	EXISTING	RE	REAR GARAGE FLOOR ELEVATION
FC	FACE OF CURB	S	SLOPE, OR SOUTH
FF	FINISH FLOOR ELEVATION	SD	STORM DRAIN
FG	FINISH GRADE	SDCO	STORM DRAIN CLEANOUT
FGF	FRONT GARAGE FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SF	SQUARE FEET
FI	FIELD INLET	SHT	SHEET
FL	FLOW LINE	SS	SANITARY SEWER
FND	FOUND	SSCO	SANITARY SEWER CLEANOUT
G	GAS	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	SF	SQUARE FEET
GR	GRATE	TB	TOP OF BANK
H	HEIGHT	TBD	TO BE DETERMINED
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	TS	TOE OF SLOPE
IP	IRON PIPE	TW	TOP OF WALL
L	LENGTH	VC	VERTICAL CURB
		VCL	VERTICAL CURVE LENGTH
		W	WATER, OR WEST

LEGEND

---	BOUNDARY LINE
---	PROPOSED PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	EXISTING SANITARY SEWER LINE
---	EXISTING JOINT UTILITY TRENCH
---	EXISTING FIRE HYDRANT
---	EXISTING CONCRETE DRIVEWAY, PATIO, ETC.
---	TREE TO BE REMOVED



REZONING AND VESTING TENTATIVE PARCEL MAP
1921 GREEN VALLEY ROAD
MINOR SUBDIVISION CDMS23-00005
ALAMO, CONTRA COSTA COUNTY
AUGUST 2024

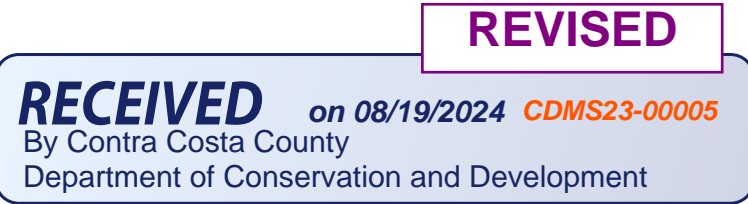


PROJECT TEAM

OWNER/APPLICANT:	GEORGE MOORE & JOSEPH MOORE 101 MONTAIR DRIVE DANVILLE, CA 94126 GMOORE820@GMAIL.COM JOE@AMLLP.COM	GEOTECHNICAL ENGINEER:	GFK & ASSOCIATES, INC. 11842 DUBLIN BOULEVARD DUBLIN, CA 94568 (925) 829-0428 CONTACT: GUS KHENAISSER
ARCHITECT:	DOUGLAS A. McQUILLAN 820 ORANGE BLOSSOM WAY DANVILLE, CA 94526 (925) 314-9826	ARBORIST:	TRAVERSO TREE 4080 CABRILHO DRIVE MARTINEZ, CA 94553 (925) 930-7901 CONTACT: MAIJA WIGODA-MIKKILA
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: BENOIT McVEIGH	LANDSCAPE ARCHITECT:	CAMP AND CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 CONTACT: TERRY CAMP
		ENVIRONMENTAL CONSULTANT:	MONK & ASSOCIATES 1136 SARANAP AVENUE, SUITE Q WALNUT CREEK, CA 94595 (925) 947-4867 CONTACT: CHRISTOPHER MILLIKEN

SHEET INDEX

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PROPERTY INFORMATION

PROPERTY ADDRESS:	1921 GREEN VALLEY ROAD, ALAMO, CA 94507
ASSESSOR'S PARCEL NUMBERS:	194-070-015, 194-070-018
EXISTING ZONE:	A-2
PROPOSED ZONE:	R-40
EXISTING GENERAL PLAN DESIGNATION:	SL - SINGLE FAMILY RESIDENTIAL - LOW
PROPOSED GENERAL PLAN DESIGNATION:	SL - SINGLE FAMILY RESIDENTIAL - LOW
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING NUMBER OF LOTS:	1
PROPOSED NUMBER OF LOTS:	2

UTILITIES:	GAS & ELECTRIC	PG&E
	WATER SUPPLY	EBMUD
	SEWER SUPPLY	CCCSO
	TELEPHONE	AT&T
	CABLE TV	AT&T

PROPERTY AREA:	2.004± ACRES
EXISTING SLOPE WITHIN GRADED AREA:	43.7%
EXISTING SLOPE WITHIN ENTIRE PROPERTY:	50.2%

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF ALAMO, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL C, MAP OF RECORD OF SURVEY FILED JUNE 10, 1966, BOOK 43, LICENSED SURVEYORS MAPS, PAGE 13, CONTRA COSTA COUNTY RECORDS.

TITLE REPORT

PACIFIC COAST TITLE COMPANY
ORDER NUMBER: 10029115-DAN-RE
DATED: MAY 17, 2016

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3.

BENCHMARK

VERTICAL DATUM NAVD83, GEOID 12B, DERIVED FROM AN OPUS SOLUTION PROVIDED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.

TOPOGRAPHIC SURVEY

TOPOGRAPHIC FEATURES SHOWN HEREON WERE GENERATED BY AN AERIAL FLIGHT USING LIDAR PHOTOGRAMMETRY BY AEROTAS SUPPORT, EFFECTIVE DATE OF FEBRUARY 18, 2021 SUPPLEMENTED BY A FIELD SURVEY BY DK ENGINEERING COMPLETED ON FEBRUARY 25, 2021.

CONTOUR INTERVAL

EXISTING: 1 AND 5 FOOT
PROPOSED: 1 AND 5 FOOT

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 06013C0451G, WITH AN EFFECTIVE DATE OF MARCH 21, 2017, WHICH STATES "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

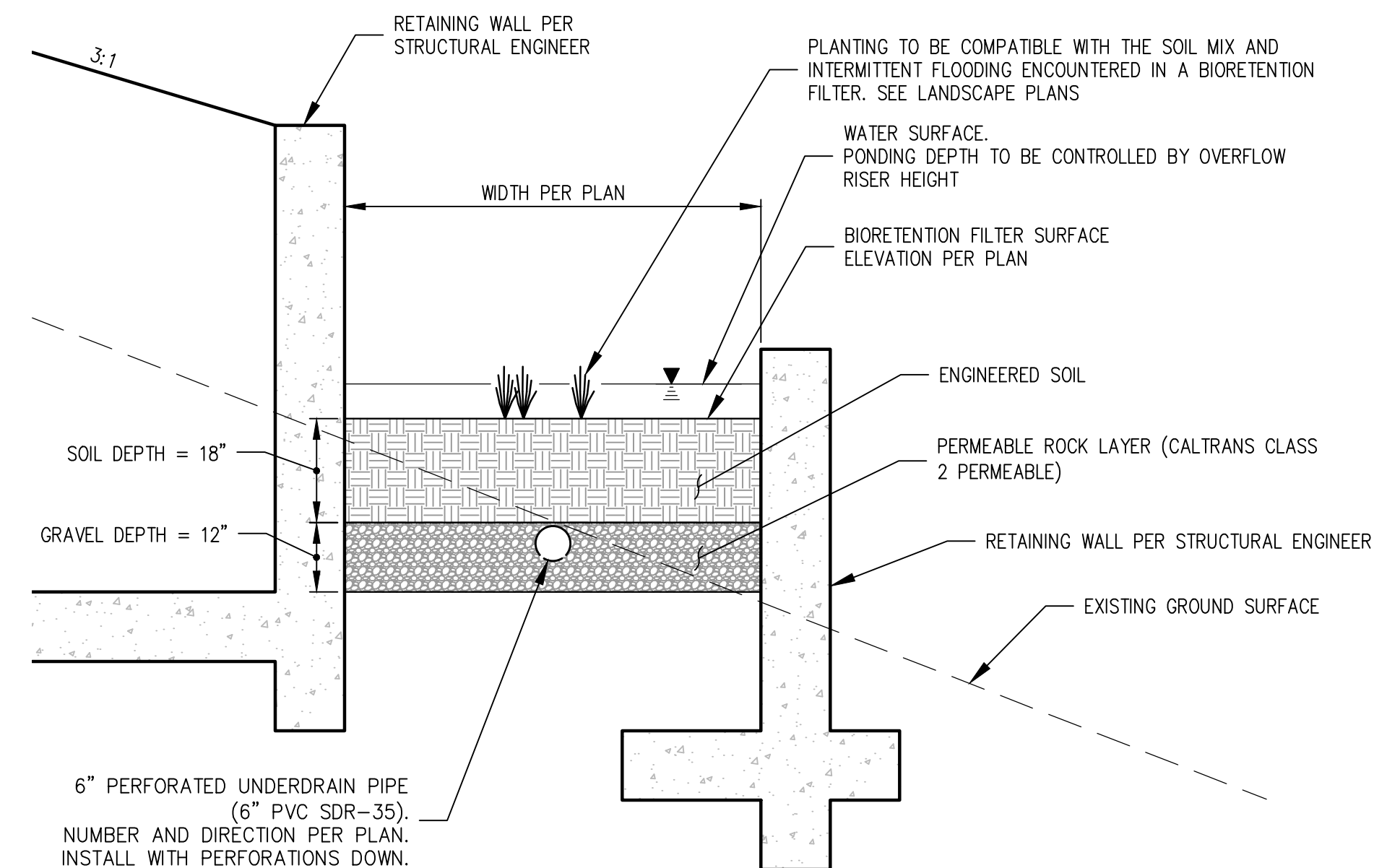
MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

TITLE SHEET



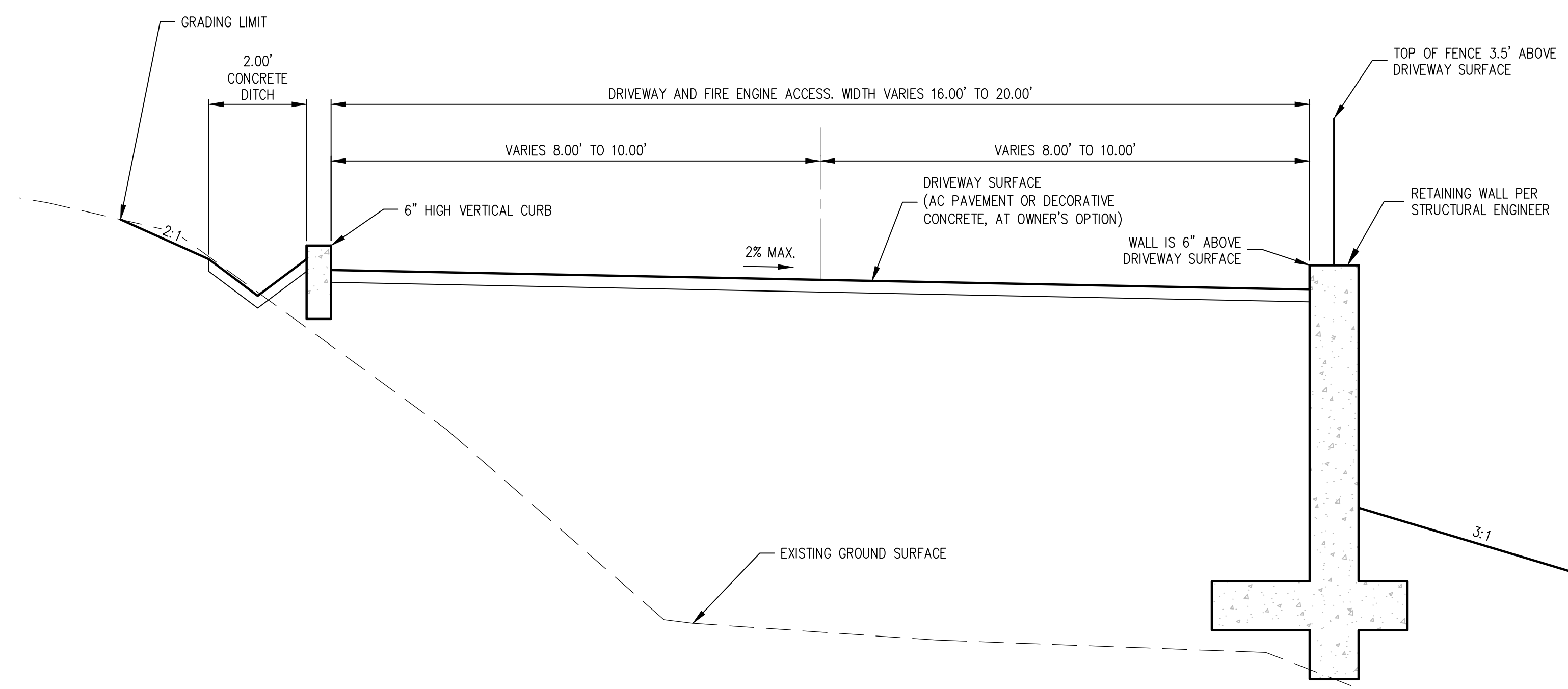
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

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BIORETENTION FILTER

NOT TO SCALE



DRIVEWAY

NOT TO SCALE

MINOR SUBDIVISION CDMS23-00005
**1921 GREEN VALLEY
ROAD**
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

NOTES AND DETAILS



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

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GREGORY & JUDITH
ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

GREGORY & JUDITH
ANDERSON
APN: 193-760-007

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

KEVIN & DEBORAH
GRAUMAN
APN: 194-101-003

NICHOLAS & NICOLE
MACARCHUK
APN: 194-101-002

WILSON FREDERICK
APN: 194-101-001

DWANE & FELICITAS
MICHAEL
APN: 194-070-082

ROBERT GUIDER
APN:
194-070-016

MINOR SUBDIVISION CDMS23-00005 1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

TOPOGRAPHIC SURVEY



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

REVISED
RECEIVED on 08/19/2024 CDMS23-00005
By Contra Costa County
Department of Conservation and Development

KEVIN & DEBORAH
GRAUMAN
APN: 194-101-003

NICHOLAS & NICOLE
MACARCHUK
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ANDERSON
APN: 193-760-007

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

APN:
194-070-018

PARCEL 'B'
45,745 SF = 1.05 Ac.±
(41,406 SF = 0.95 Ac.±
EXCLUDING PAUE)

GEORGE M MOORE
43 LSM 13
PARCEL C

PARCEL 'A'
41,554 SF = 0.95 Ac.±

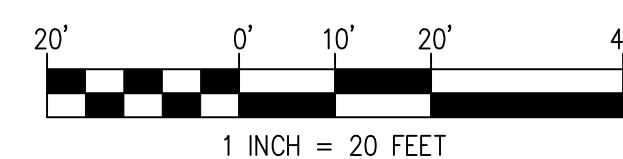
APN:
194-070-015

MINOR SUBDIVISION CDMS23-00005
**1921 GREEN VALLEY
ROAD**
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

VESTING TENTATIVE PARCEL MAP

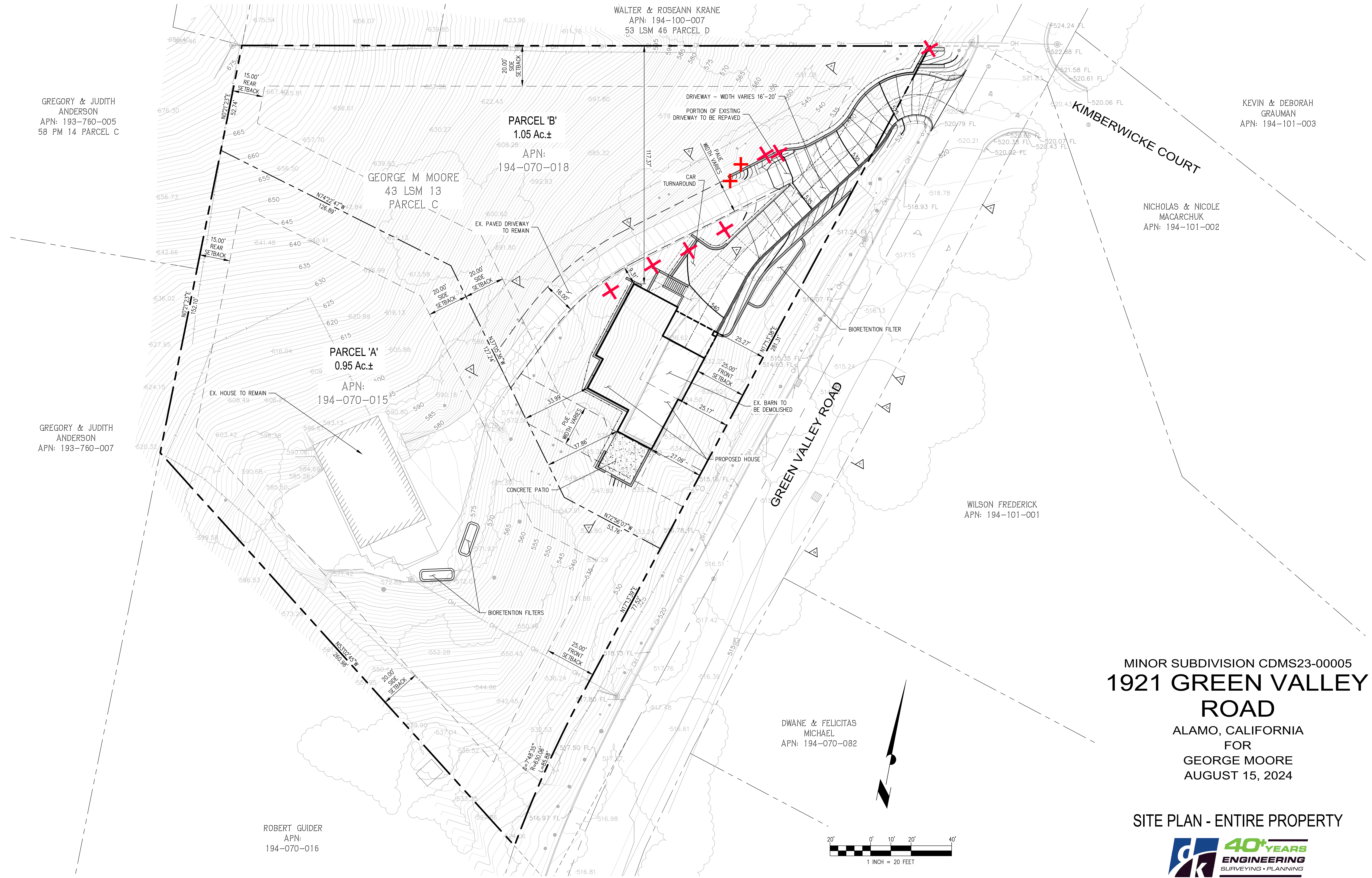


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



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PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 5 SITE PLAN ENTIRE-2049.DWG



GREGORY & JUDITH
ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

GREGORY & JUDITH
ANDERSON
APN: 193-760-007

ROBERT GUIDER
APN:
194-070-016

PARCEL 'A'
0.95 Ac.±
APN:
194-070-015

GEORGE M MOORE
43 LSM 13
PARCEL C

PARCEL 'B'
1.05 Ac.±
APN:
194-070-018

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

KEVIN & DEBORAH
GRAUMAN
APN: 194-101-003

NICHOLAS & NICOLE
MACARCHUK
APN: 194-101-002

WILSON FREDERICK
APN: 194-101-001

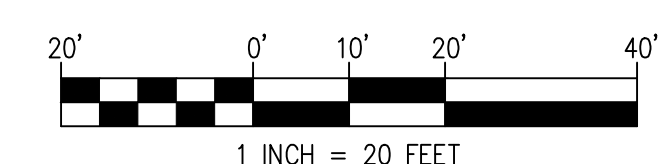
DWANE & FELICITAS
MICHAEL
APN: 194-070-082

MINOR SUBDIVISION CDMS23-00005
**1921 GREEN VALLEY
ROAD**
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE PLAN - ENTIRE PROPERTY



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

MINOR SUBDIVISION CDMS23-00005
**1921 GREEN VALLEY
ROAD**

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

SITE PLAN - PARCEL 'B'



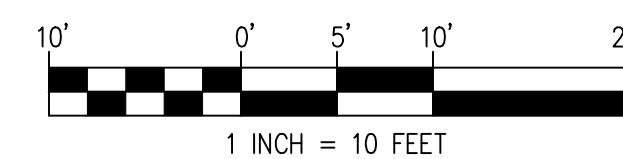
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

* RETAINING WALL NOTE:

RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.



SEE CROSS-SECTIONS, SHEETS 7 & 8



PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

GRADING PLAN - PCL. 'B'



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

*** RETAINING WALL NOTE:**

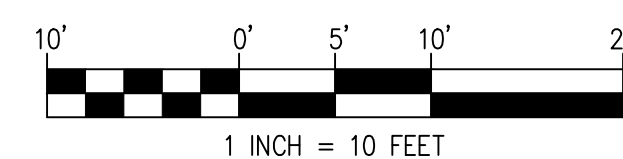
RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

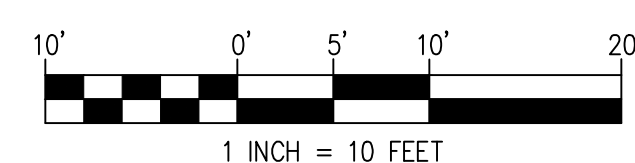
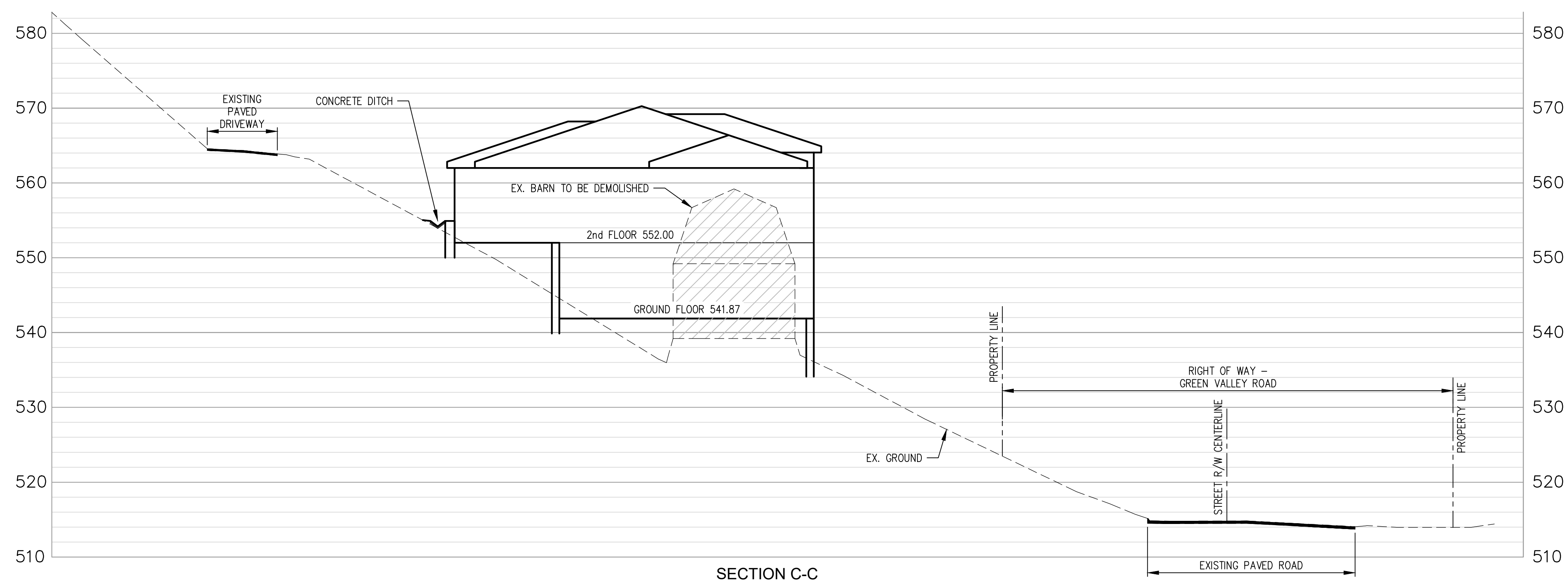
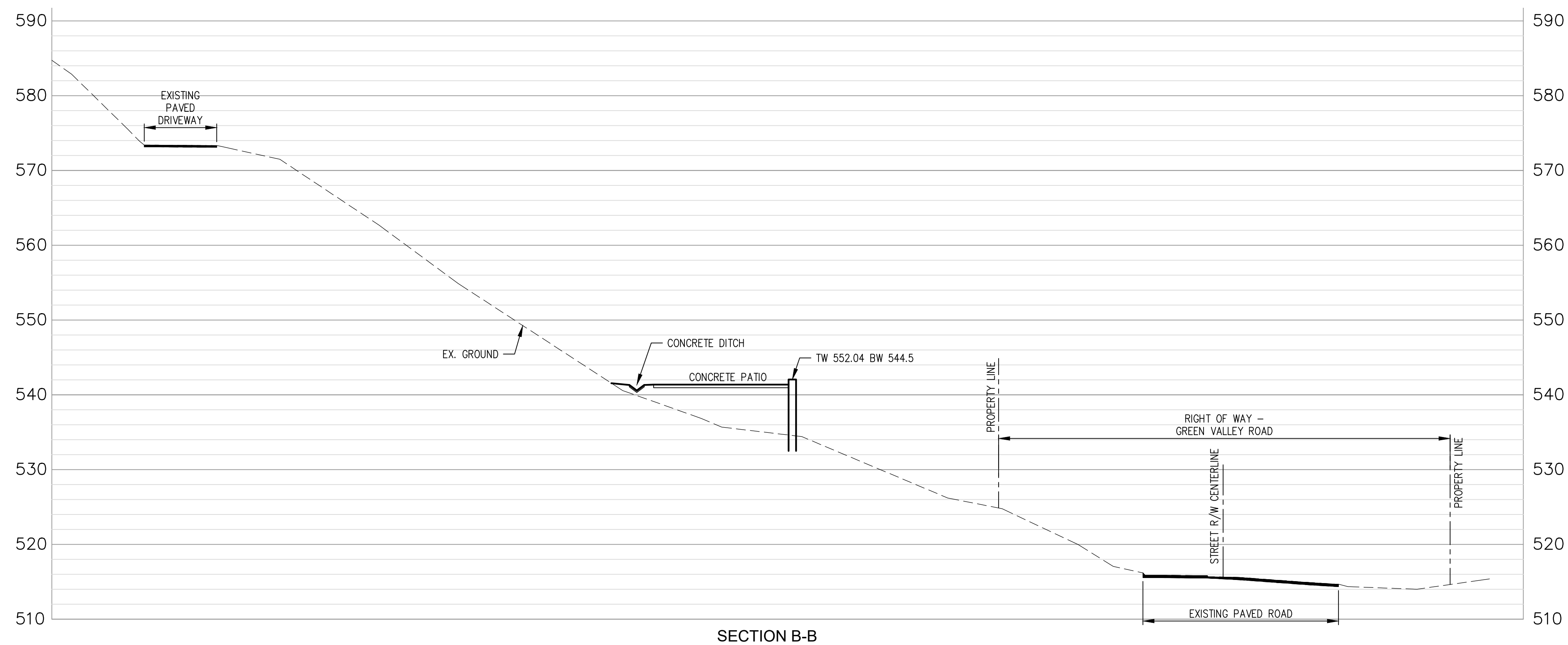
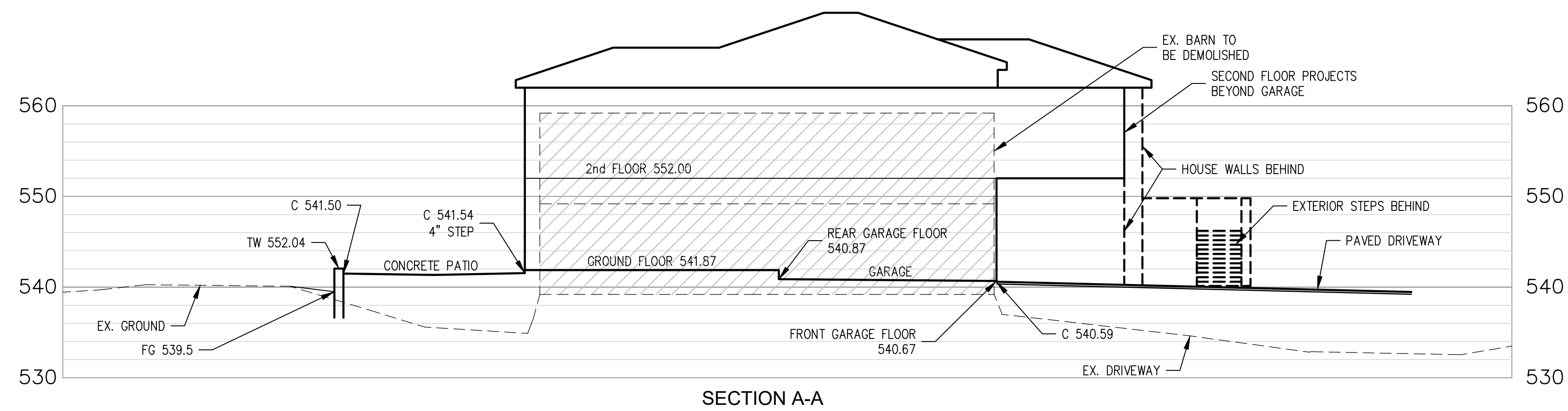
THE HEIGHTS OF THE RETAINING WALLS ARE SHOWN TO ONE DECIMAL PLACE WHERE THERE IS A SOFT SURFACE BELOW THE WALL (E.G. EARTH WITH LANDSCAPING), AND TWO DECIMAL PLACES WHERE THERE IS HARDSCAPE (CONCRETE OR ASPHALT PAVEMENT) BELOW THE WALL.

SEE CROSS-SECTIONS, SHEETS 7 & 8

EARTHWORK QUANTITY

CUT: 330 Cu.Yds.
FILL: 540 Cu.Yds.



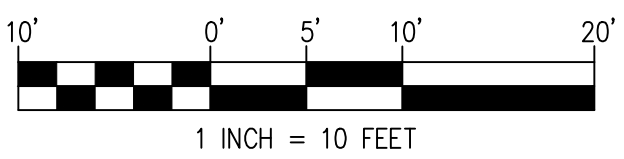
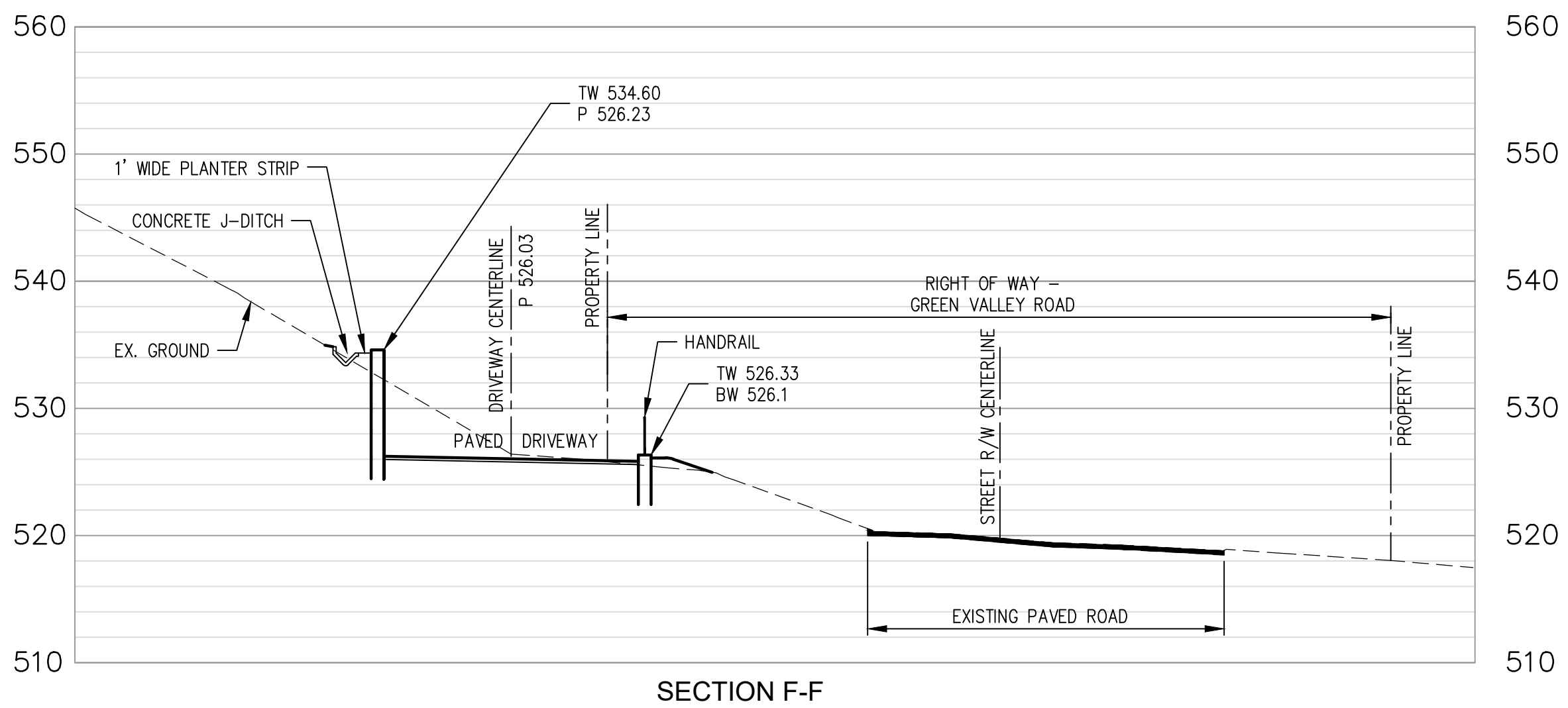
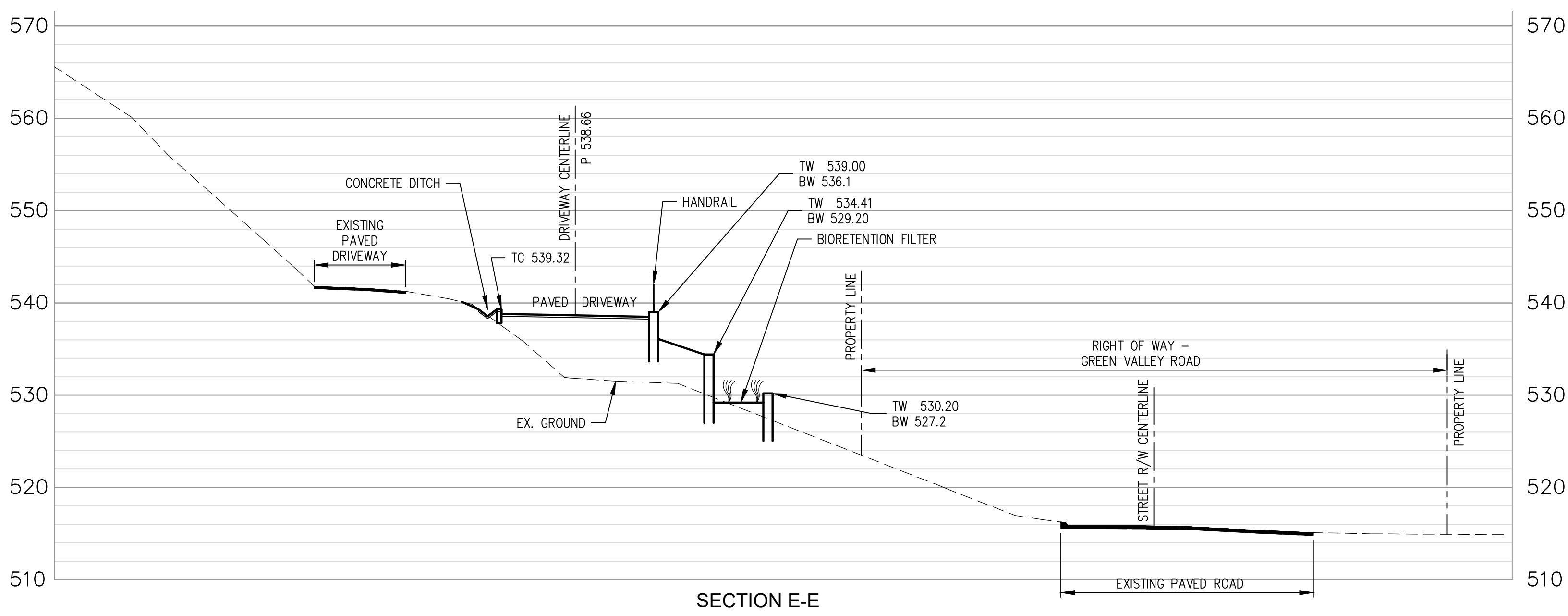
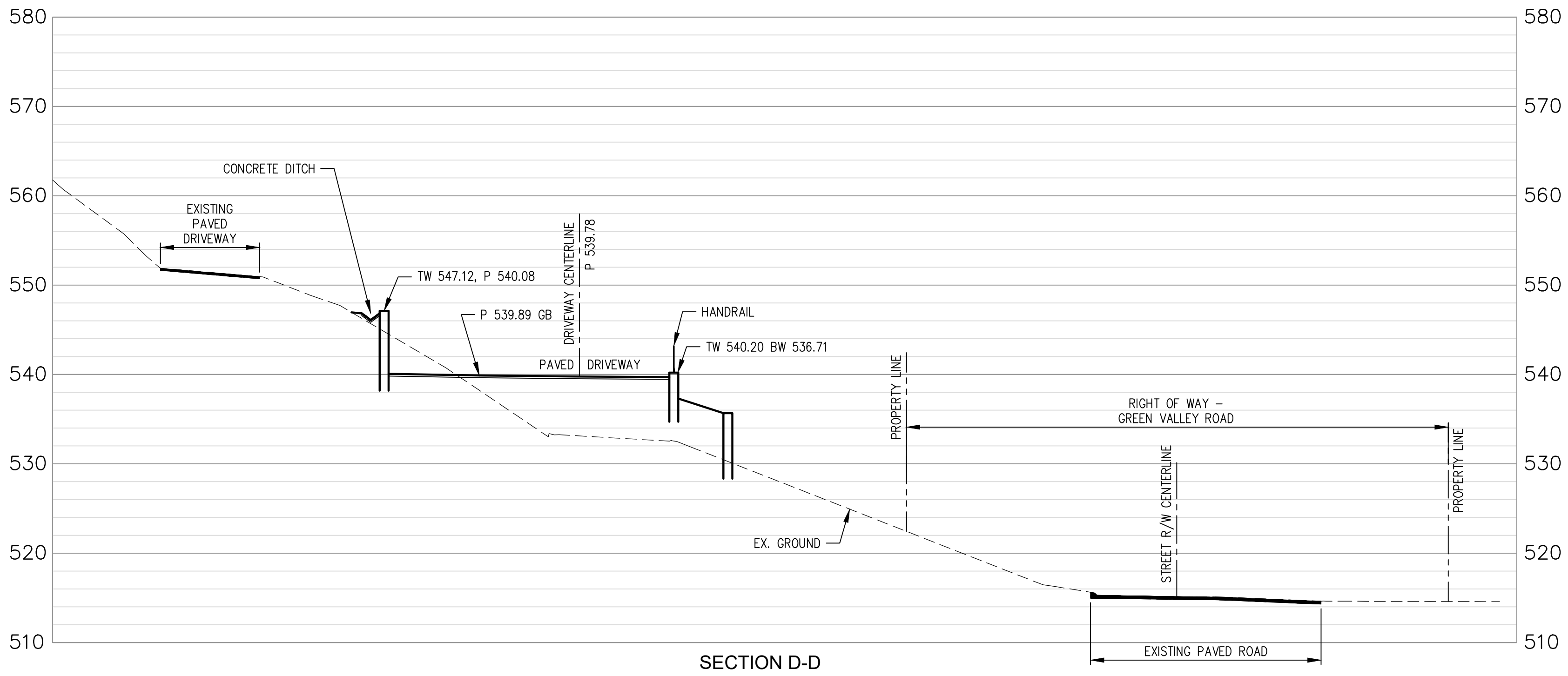


MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD
 ALAMO, CALIFORNIA
 FOR
 GEORGE MOORE
 AUGUST 15, 2024

SITE CROSS-SECTIONS



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD
 ALAMO, CALIFORNIA
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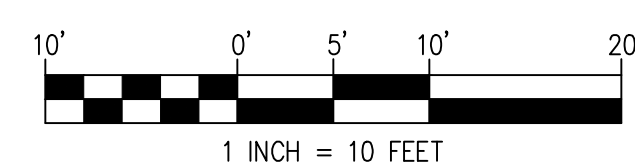
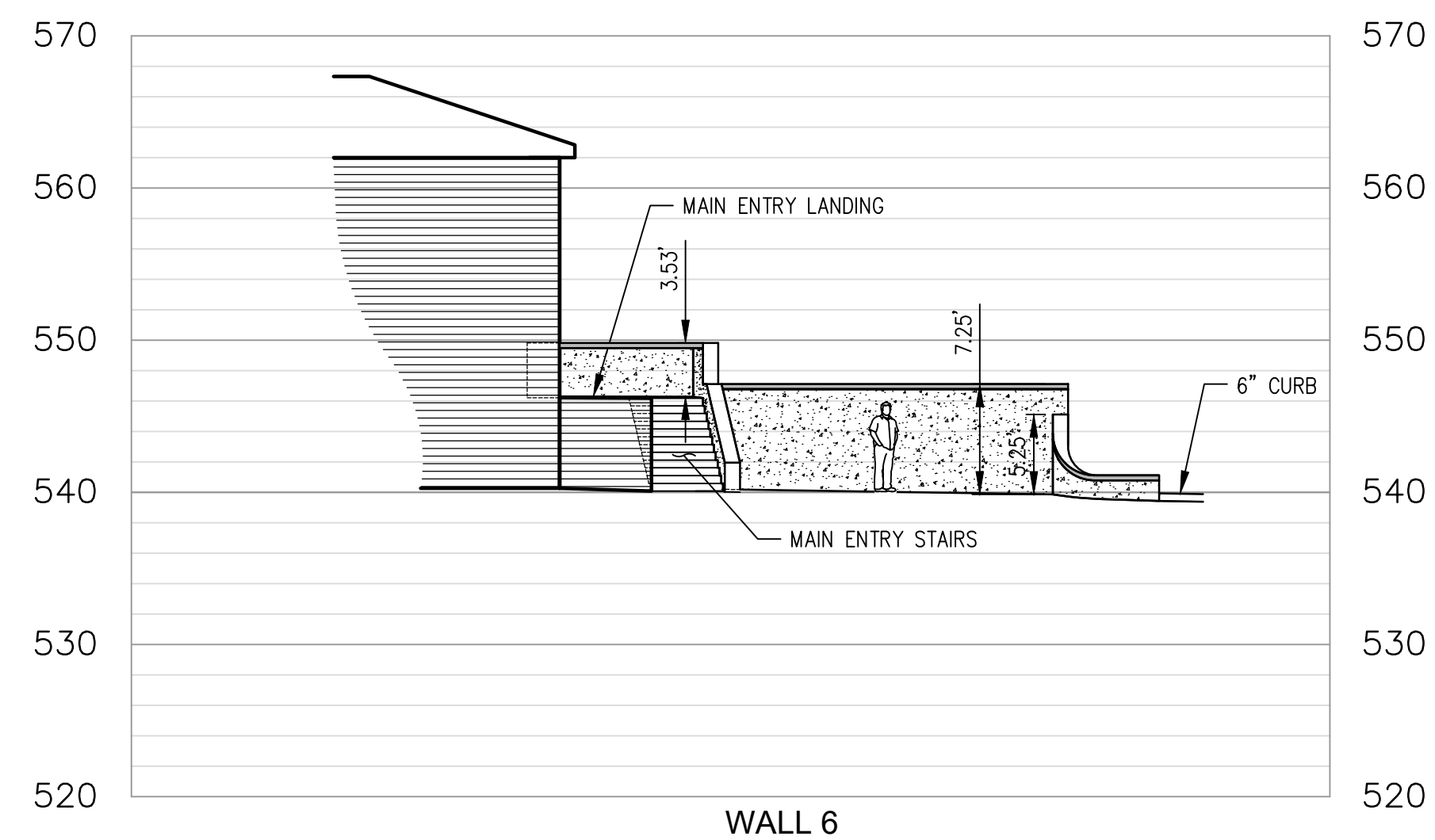
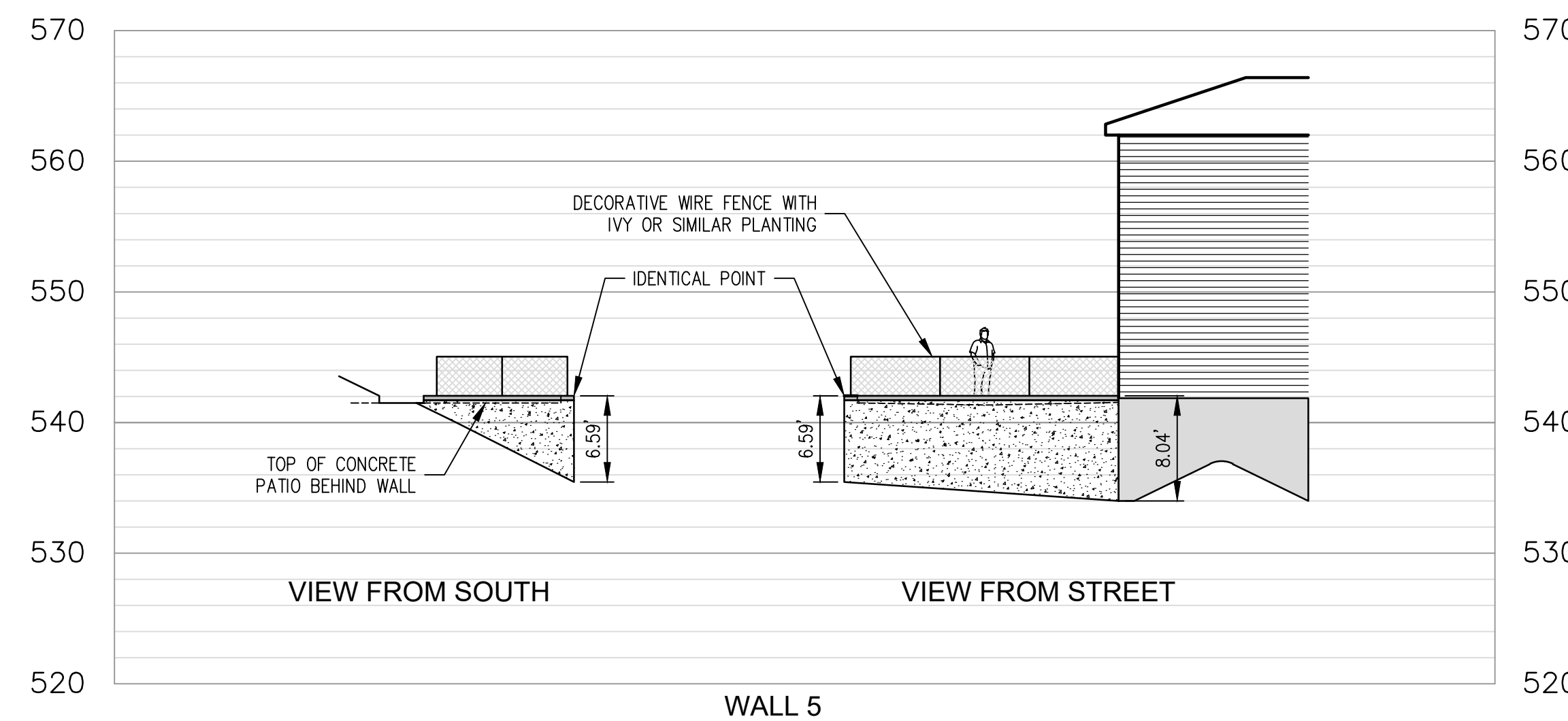
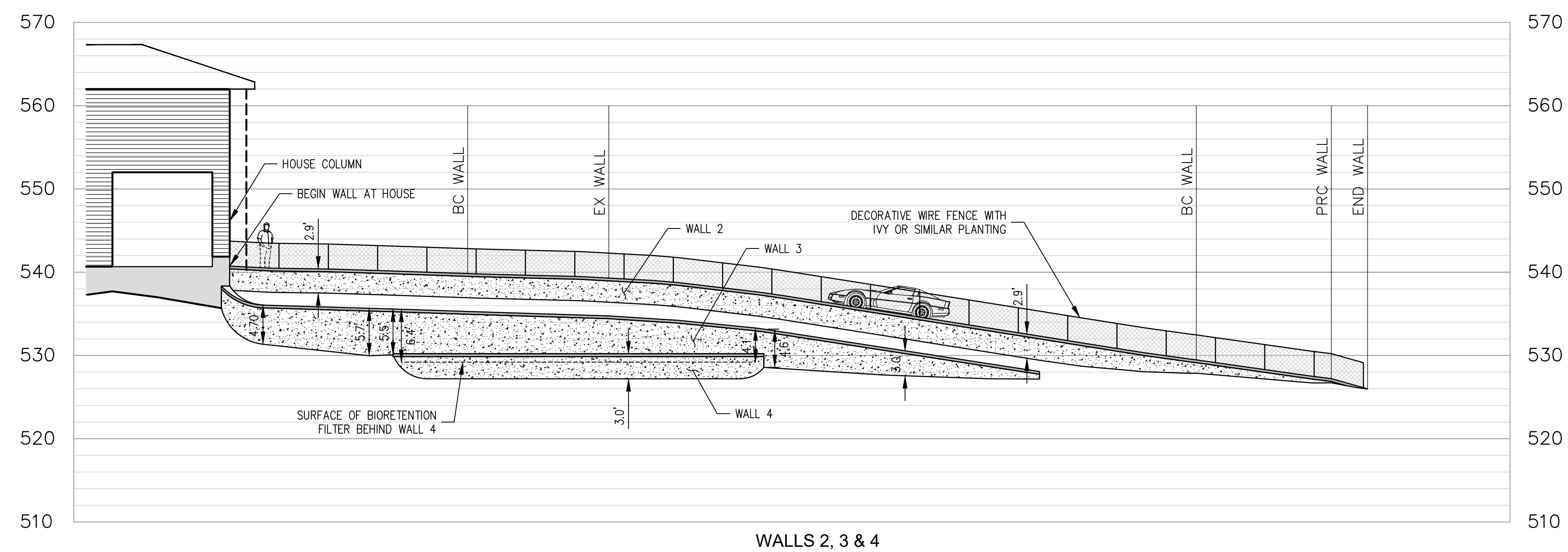
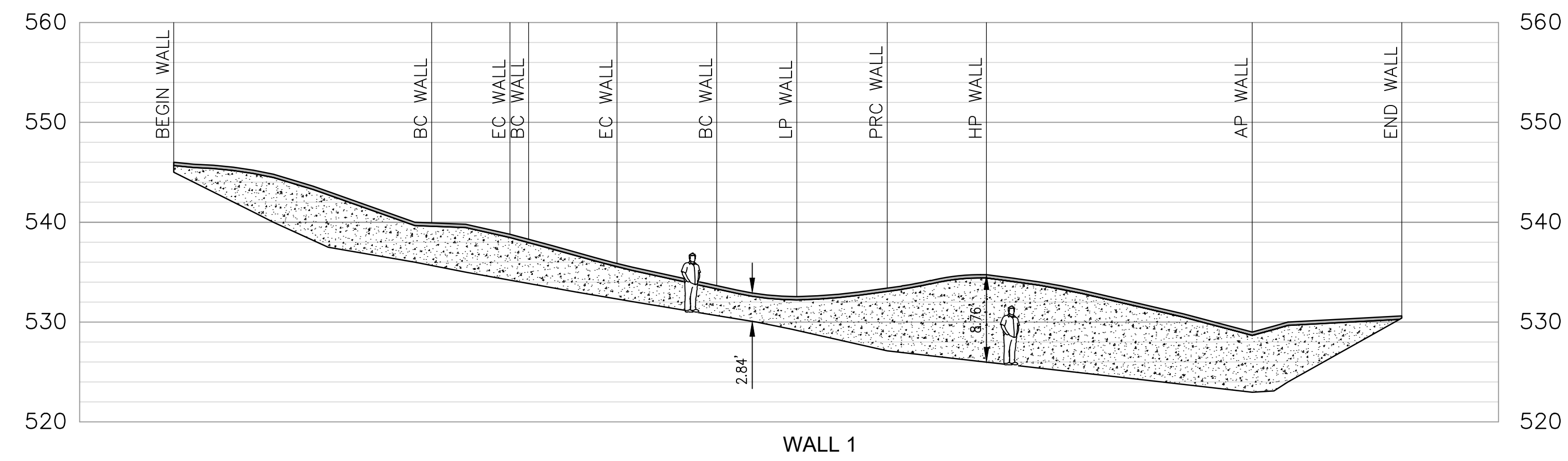
SITE CROSS-SECTIONS



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

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MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

RETAINING WALL PROFILES



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PARCEL 'A'
0.95 Ac.±

PARCEL 'B'
1.05 Ac.±

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

MINOR SUBDIVISION CDMS23-00005
**1921 GREEN VALLEY
ROAD**

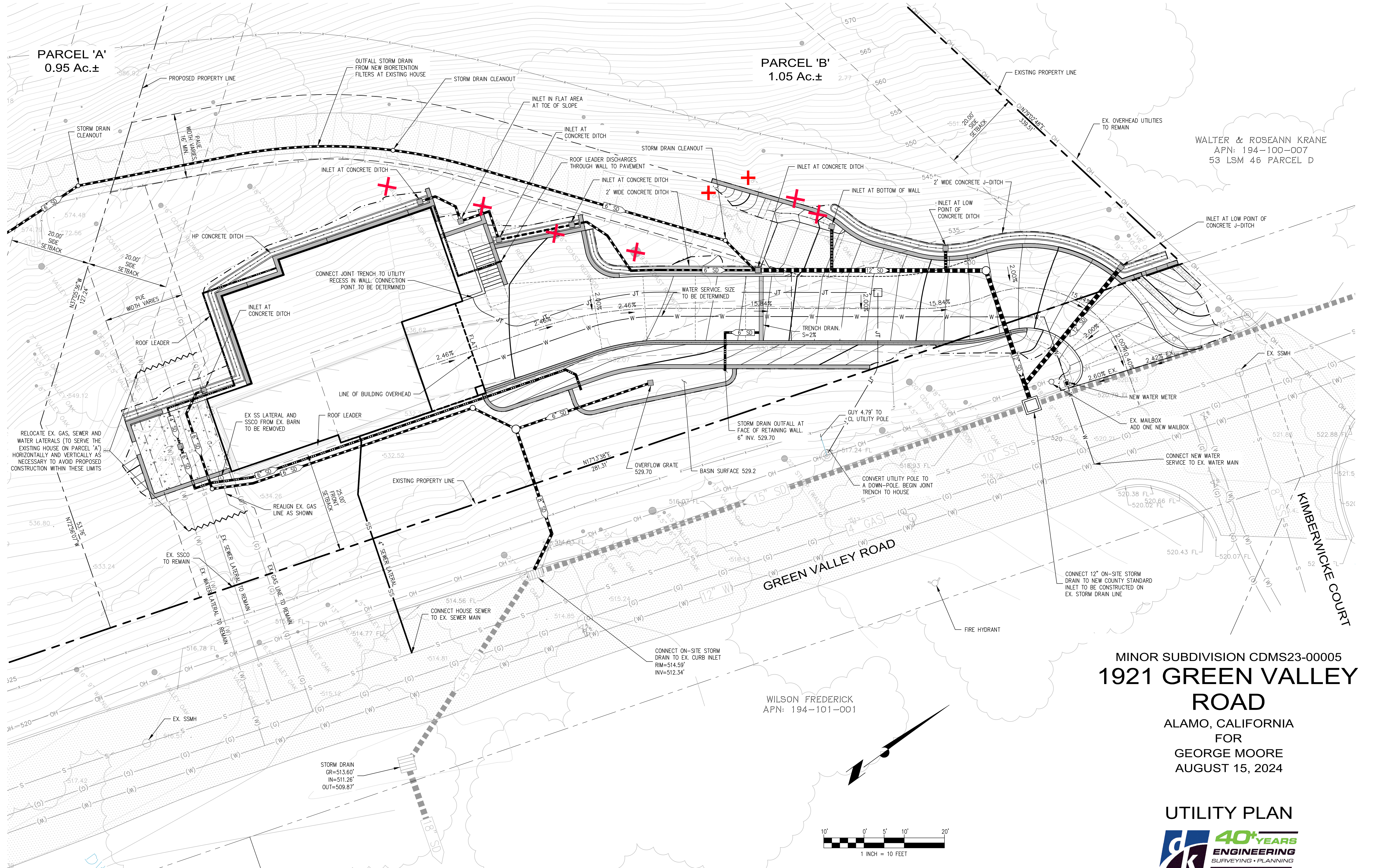
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

UTILITY PLAN



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

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GREGORY & JUDITH
ANDERSON
APN: 193-760-005
58 PM 14 PARCEL C

GREGORY & JUDITH
ANDERSON
APN: 193-760-007

GEORGE M MOORE
43 LSM 13
PARCEL C

PARCEL 'A'
0.95 Ac.±

APN:
194-070-018

PARCEL 'B'
1.05 Ac.±

PROPOSED LOT LINE

EX. PAVED DRIVEWAY
TO REMAIN

PROPOSED HOUSE

CONCRETE PATIO

APN:
194-070-015

WALTER & ROSEANN KRANE
APN: 194-100-007
53 LSM 46 PARCEL D

RETAINING WALL
DRIVEWAY IS RADIUS 35' OUTSIDE
RADIUS 15' INSIDE

DRIVEWAY - WIDTH = 20'

PROPOSED STAIRS TO
MID-LEVEL ENTRY

EXISTING
DRIVEWAYS

CAR TURNAROUND

DRIVEWAY - WIDTH = 16'

PROPOSED SECOND FLOOR
OVERHANG ABOVE DRIVEWAY =
LIMIT OF FIRE ENGINE TRAVEL

WILSON FREDERICK
APN: 194-101-001

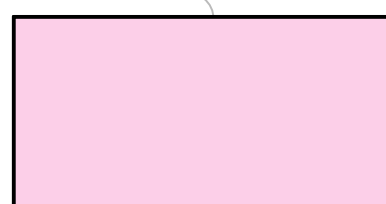
NICHOLAS & NICOLE
MACARCHUK
APN: 194-101-002

KEVIN & DEBORAH
GRAUMAN
APN: 194-101-003

KIMBERWICKE COURT

GREEN VALLEY ROAD

LEGEND



CLEAR ZONE TO PREVENT EMBERS
FROM IGNITING STRUCTURE



FIREBREAK
FOR RECOMMENDATIONS ON PRUNING,
THINNING AND CLEARANCE OF
VEGETATION, SEE SHEETS 14 & 15



REDUCED FUEL ZONE
FOR RECOMMENDATIONS ON PRUNING,
THINNING AND CLEARANCE OF
VEGETATION, SEE SHEETS 14 & 15



TREE TO BE REMOVED

LIMITS OF FIREBREAK ZONE AND REDUCED FUEL ZONE, AND VEGETATION MAINTENANCE
RECOMMENDATIONS ARE PER THE FOLLOWING:

PUBLIC RESOURCES CODE - PRC
DIVISION 4. FORESTS, FORESTRY AND RANGE AND FORAGE LANDS [4001 - 4958]
PART 2. PROTECTION OF FOREST, RANGE AND FORAGE LANDS [4101 - 4789.7]
CHAPTER 3. MOUNTAINOUS, FOREST-, BRUSH- AND GRASS-COVERED LANDS [4291 - 4299]
SECTION 4291

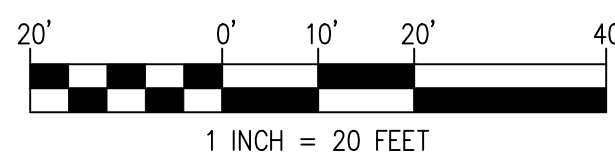
CALIFORNIA CODE OF REGULATIONS
TITLE 14. NATURAL RESOURCES
DIVISION 1.5. DEPARTMENT OF FORESTRY AND FIRE PROTECTION (REFS & ANNOS)
CHAPTER 7. FIRE PROTECTION (REFS & ANNOS)
SUBCHAPTER 2. SRA/VFHVS FIRE SAFE REGULATIONS
ARTICLE 5. FUEL MODIFICATION STANDARDS
§ 1276.01. SETBACK FOR STRUCTURE DEFENSIBLE SPACE.

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 8, 2006

BUILDING CONSTRUCTION NOTE:
ALL CONSTRUCTION ON THIS PROJECT SHALL BE IN
ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 7A
"MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR
WILDFIRE EXPOSURE" OF THE CALIFORNIA BUILDING CODE

DWANE & FELICITAS
MICHAEL
APN: 194-070-082

ROBERT GUIDER
APN:
194-070-016



MINOR SUBDIVISION CDMS23-00005 1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

FIRE PROTECTION EXHIBIT



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

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 8, 2006



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A. Purpose of Guidelines

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 ever 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.

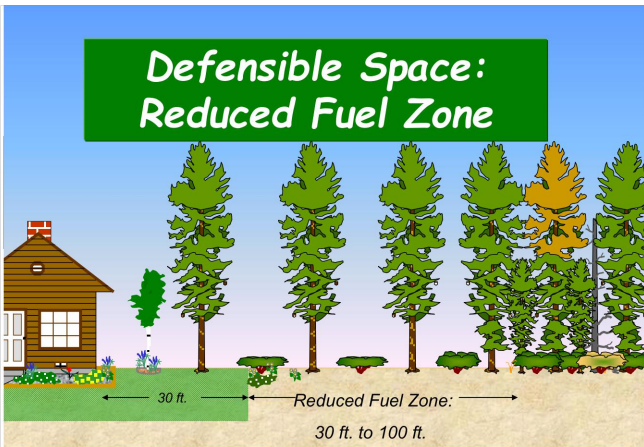
General Guidelines:

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-space 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

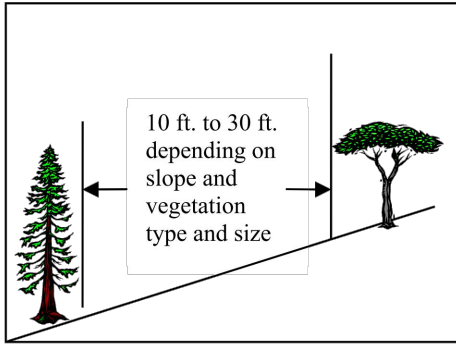
In conjunction with General Guidelines 1., 2., and 3., above, minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically.

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.

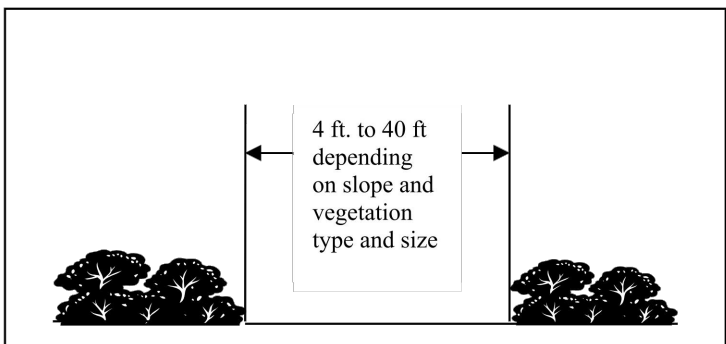


Grass generally should not exceed 4 inches in height. However, homeowners may keep grass and other forbs less than 18 inches in height above the ground when these grasses are isolated from other fuels or where necessary to stabilize the soil and prevent erosion. Clearance requirements include:

- 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.



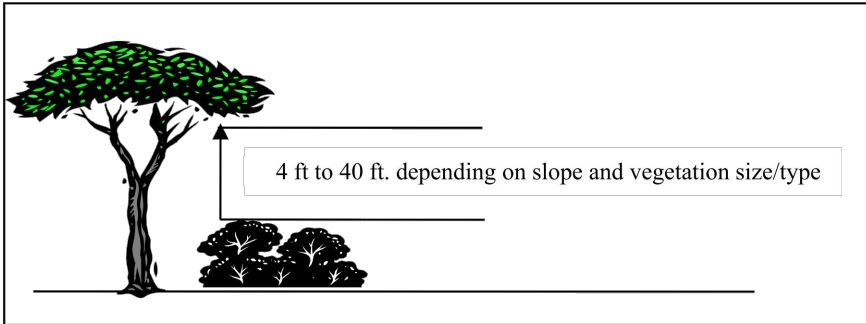
Trees



Shrubs

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
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
Vertical Space	Minimum vertical space between top of shrub and bottom of lower tree branches:	
	3 times the height of the shrub	

Adapted from: Gilmer, M. 1994. California Wildfire Landscaping

Case Example of Fuel Separation: Sierra Nevada conifer forests

Conifer forests intermixed with rural housing present a hazardous fire situation. Dense vegetation, long fire seasons, and ample ignition sources related to human access and lightning, makes this home vulnerable to wildfires. This home is located on gentle slopes (less than 20%), and is surrounded by large mature tree overstory and intermixed small to medium size brush (three to four feet in height).

Application of the guideline under 4a. would result in horizontal spacing between large tree branches of 10 feet; removal of many of the smaller trees to create vertical space between large trees and smaller trees and horizontal spacing between brush of six to eight feet (calculated by using 2 times the height of brush).



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1921 GREEN VALLEY ROAD
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
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FIRE PROTECTION NOTES



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MATERIALS AND CONSTRUCTION METHODS
FOR BUILDING IN AREAS OF
EXTERIOR WILDFIRE EXPOSURE

THE FOLLOWING IS DERIVED FROM THE CALIFORNIA
BUILDING CODE, CHAPTER 7A

NEW BUILDINGS LOCATED IN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE FOLLOWING:

SECTION 704A IGNITION-RESISTANT CONSTRUCTION

IGNITION-RESISTANT CONSTRUCTION MATERIALS SHALL BE THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL.
2. FIRE-RETARDANT-TREATED WOOD IDENTIFIED FOR EXTERIOR USE.
3. FIRE-RETARDANT-TREATED WOOD SHINGLES AND SHAKES WHEN INSTALLED OVER SOLID SHEATHING.

SECTION 705A ROOFING

WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.

WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GAUGE) GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER AT LEAST ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET AT LEAST 36-INCH-WIDE, RUNNING THE FULL LENGTH OF THE VALLEY.

ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

SECTION 706A VENTS

WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION SHALL BE CONSTRUCTED TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS, AND SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:

1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH.
2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE AND CORROSION-RESISTANT.

EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS. THE VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.

EXCEPTIONS:

1. VENTS RESIST THE INTRUSION OF FLAME AND BURNING EMBERS.
2. VENTS MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CONDITIONS:
3. THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM OR,
4. THE EXTERIOR WALL-COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL, OR IGNITION-RESISTANT MATERIALS AND THE VENT IS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE.

SECTION 707A EXTERIOR COVERING

THE FOLLOWING EXTERIOR COVERING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:

1. EXTERIOR WALL COVERING MATERIAL
2. EXTERIOR WALL ASSEMBLY
3. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE OVERHANGS
4. EXTERIOR EXPOSED UNDERSIDE OF ROOF EAVE SOFFITS
5. EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS
6. EXTERIOR EXPOSED UNDERSIDE OF FLOOR PROJECTIONS
7. EXTERIOR UNDERFLOOR AREAS

THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE OF ANY OF THE FOLLOWING MATERIALS:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. HEAVY TIMBER EXTERIOR WALL ASSEMBLY
4. LOG WALL CONSTRUCTION ASSEMBLY
5. WALL ASSEMBLIES THAT MEET A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST

EXCEPTION: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA AND INTENT OF THIS SECTION:

1. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING
2. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND SHALL TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK
4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:

1. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
2. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2 INCH.
3. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS.
4. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE.

EXCEPTIONS: THE FOLLOWING MATERIALS DO NOT REQUIRE PROTECTION:

1. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS
2. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS

THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE.

EXCEPTION: ARCHITECTURAL TRIM BOARDS.

THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY.

EXCEPTION: ARCHITECTURAL TRIM BOARDS.

THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
5. THE UNDERSIDE OF A FLOOR ASSEMBLY.

EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE, OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL CONSIST OF ONE OF THE FOLLOWING:

1. NONCOMBUSTIBLE MATERIAL
2. IGNITION-RESISTANT MATERIAL
3. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
4. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
5. THE UNDERSIDE OF A FLOOR ASSEMBLY.

EXCEPTION: HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS DO NOT REQUIRE PROTECTION.

SECTION 708A EXTERIOR WINDOWS AND DOORS

EXTERIOR GLAZING MATERIALS INCLUDE:

1. EXTERIOR WINDOWS
2. EXTERIOR GLAZED DOORS
3. GLAZED OPENINGS WITHIN EXTERIOR DOORS
4. GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS
5. EXTERIOR STRUCTURAL GLASS VENEER.

EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, OR
2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR
3. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, OR
4. BE TESTED FOR NONCOMBUSTIBILITY OR IGNITION-RESISTANCE.

THE WALL ASSEMBLY BEHIND STRUCTURAL GLASS VENEER SHALL BE EXTERIOR WALLS AS DESCRIBED ABOVE.

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR
2. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
3. STILES AND RAILS SHALL NOT BE LESS THAN 13/8 INCHES THICK.
4. RAISED PANELS SHALL NOT BE LESS THAN 11/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK.
5. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTE.
6. SHALL BE TESTED FOR NONCOMBUSTIBILITY OR IGNITION-RESISTANCE.

GLAZING IN EXTERIOR DOORS SHALL MEET THE REQUIREMENTS FOR EXTERIOR WINDOWS, ABOVE.

SECTION 709A DECKING

THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING.

THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:

1. IGNITION-RESISTANT MATERIAL
2. EXTERIOR FIRE RETARDANT TREATED WOOD
3. NONCOMBUSTIBLE MATERIAL
4. ANY NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

Case Example of Fuel Separation: Southern California chaparral

Mature, dense and continuous chaparral brush fields on steep slopes found in Southern California represents one of the most hazardous fuel situations in the United States. Chaparral grows in an unbroken sea of dense vegetation creating a fuel-rich path which spreads fire rapidly. Chaparral shrubs burn hot and produce tall flames. From the flames come burning embers which can ignite homes and plants. (Gilmer, 1994). All these factors results in a setting where aggressive defensible space clearing requirements are necessary.



Steep slopes (greater than 40%) and tall, old brush (greater than 7 feet tall), need significant modification. These settings require aggressive clearing to create defensible space, and would require maximum spacing. Application of the guidelines would result in 42 feet horizontal spacing (calculated as 6 times the height of the brush) between retained groups of chaparral.



7

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.

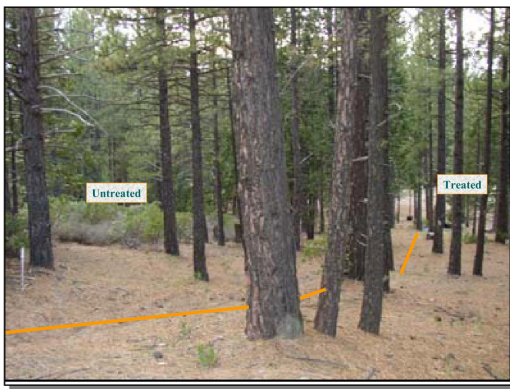
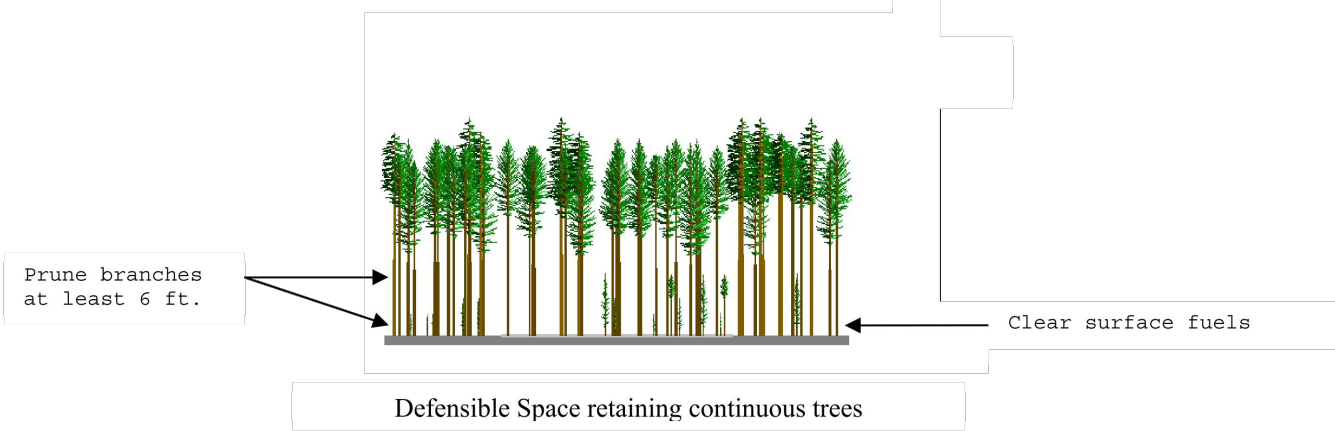


Photo Courtesy: Plumas Fire Safe Council.



Defensible space with continuous tree canopy by clearing understory and pruning

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

MINOR SUBDIVISION CDMS23-00005

1921 GREEN VALLEY
ROAD

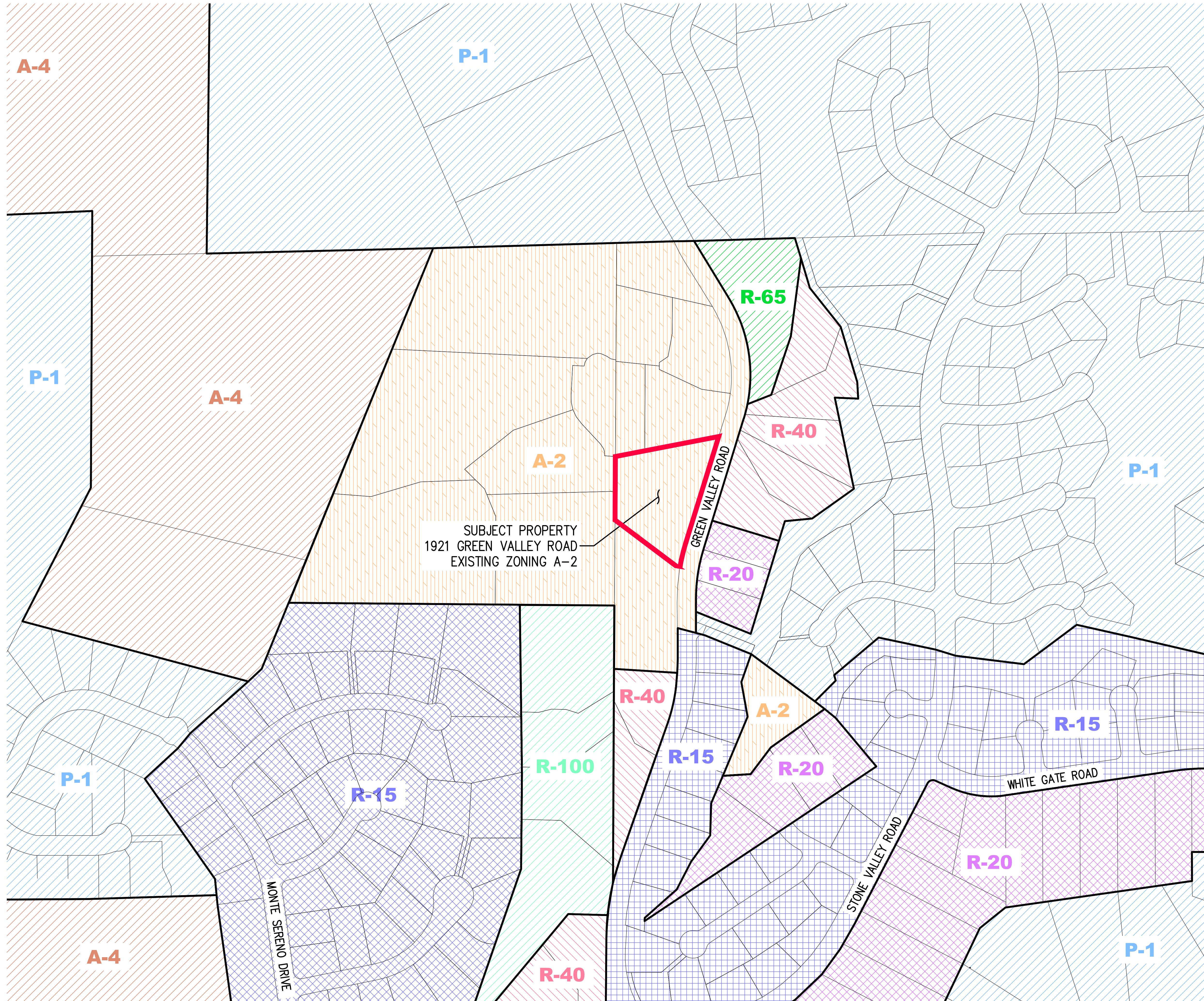
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FOR
GEORGE MOORE
AUGUST 15, 2024

FIRE PROTECTION NOTES



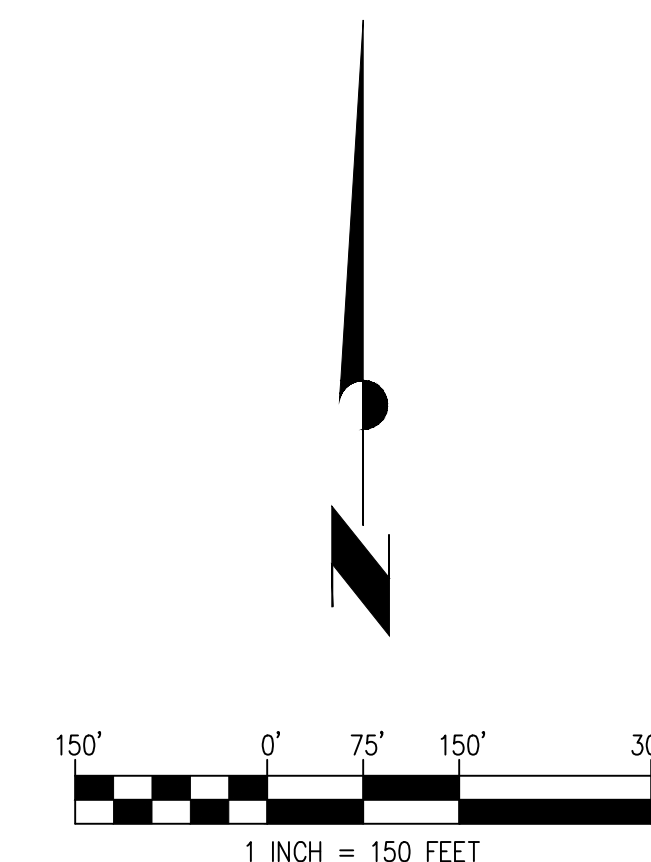
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PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 16 REZONING-EV-2049.DWG



LEGEND

	PROPERTY LINE
	ZONING BOUNDARY
	A-2 GENERAL AGRICULTURAL DISTRICT
	A-4 AGRICULTURAL PRESERVE DISTRICT
	P-1 PLANNED UNIT DISTRICT
	R-15
	R-20
	R-40
	R-65
	R-100
SINGLE-FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.	



MINOR SUBDIVISION CDMS23-00005 1921 GREEN VALLEY ROAD

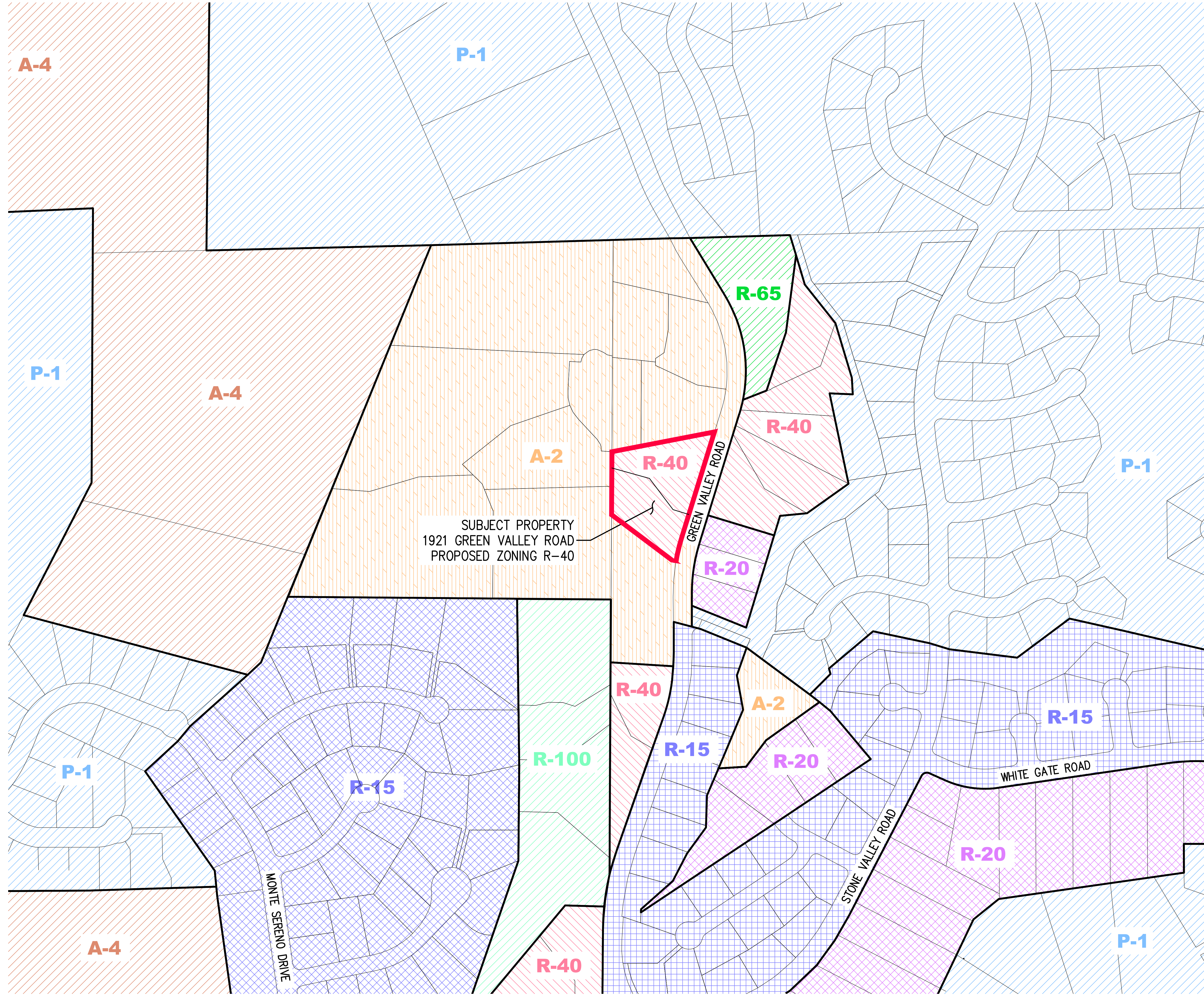
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

REZONING EXHIBIT
EXISTING CONDITION



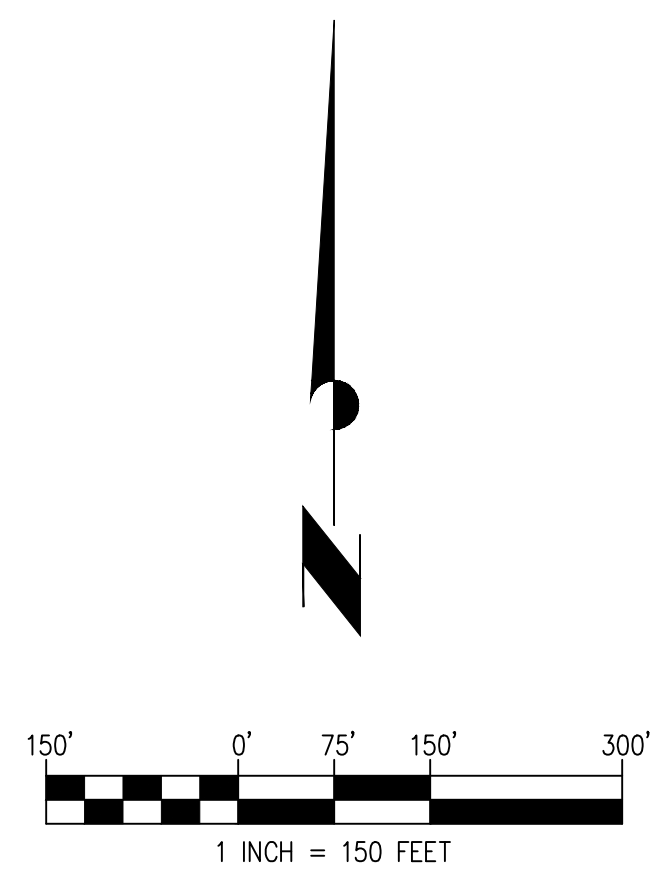
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD\DWG\VTM\VTM 17 REZONING-PROP-2049.DWG



LEGEND

- PROPERTY LINE
 - ZONING BOUNDARY
 - A-2** GENERAL AGRICULTURAL DISTRICT
 - A-4** AGRICULTURAL PRESERVE DISTRICT
 - P-1** PLANNED UNIT DISTRICT
 - R-15**
 - R-20**
 - R-40**
 - R-65**
 - R-100**
- SINGLE-FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.

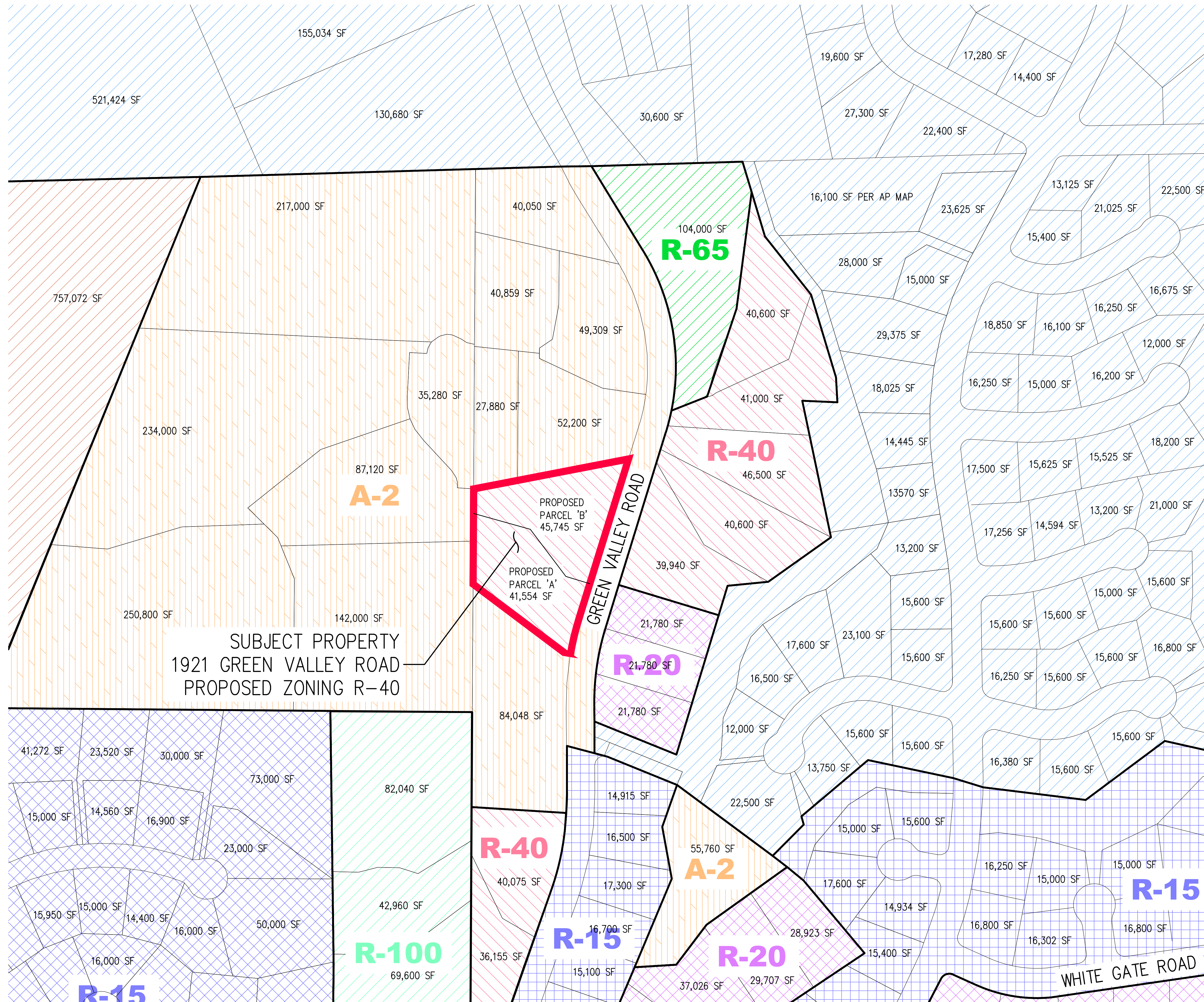


MINOR SUBDIVISION CDMS23-00005
1921 GREEN VALLEY ROAD
ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024
REZONING EXHIBIT
PROPOSED CONDITION



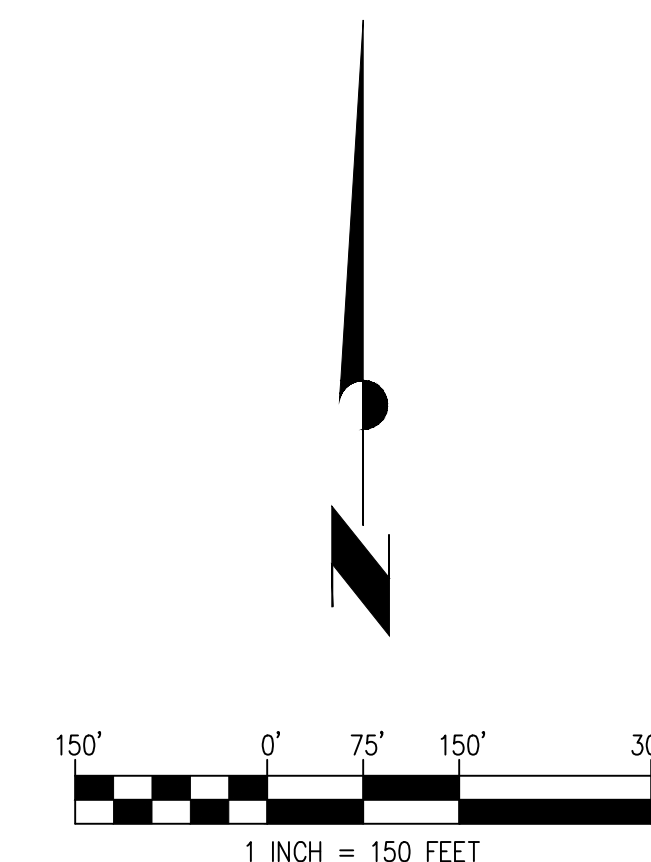
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PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD.DWG\VTM\VTM 18 LOT AREAS-2049.DWG



LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- A-2** GENERAL AGRICULTURAL DISTRICT
- A-4** AGRICULTURAL PRESERVE DISTRICT
- P-1** PLANNED UNIT DISTRICT
- R-15** SINGLE-FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.
- R-20**
- R-40**
- R-65**
- R-100**
- LOT AREA PER ASSESSOR'S PARCEL INFORMATION ON COUNTY GIS WEBSITE



MINOR SUBDIVISION CDMS23-00005 1921 GREEN VALLEY ROAD

ALAMO, CALIFORNIA
FOR
GEORGE MOORE
AUGUST 15, 2024

LOT AREA EXHIBIT -
SURROUNDING PROPERTIES



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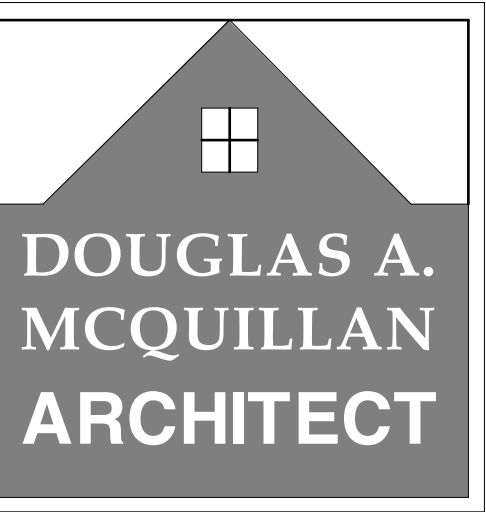
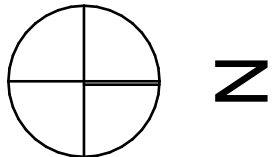
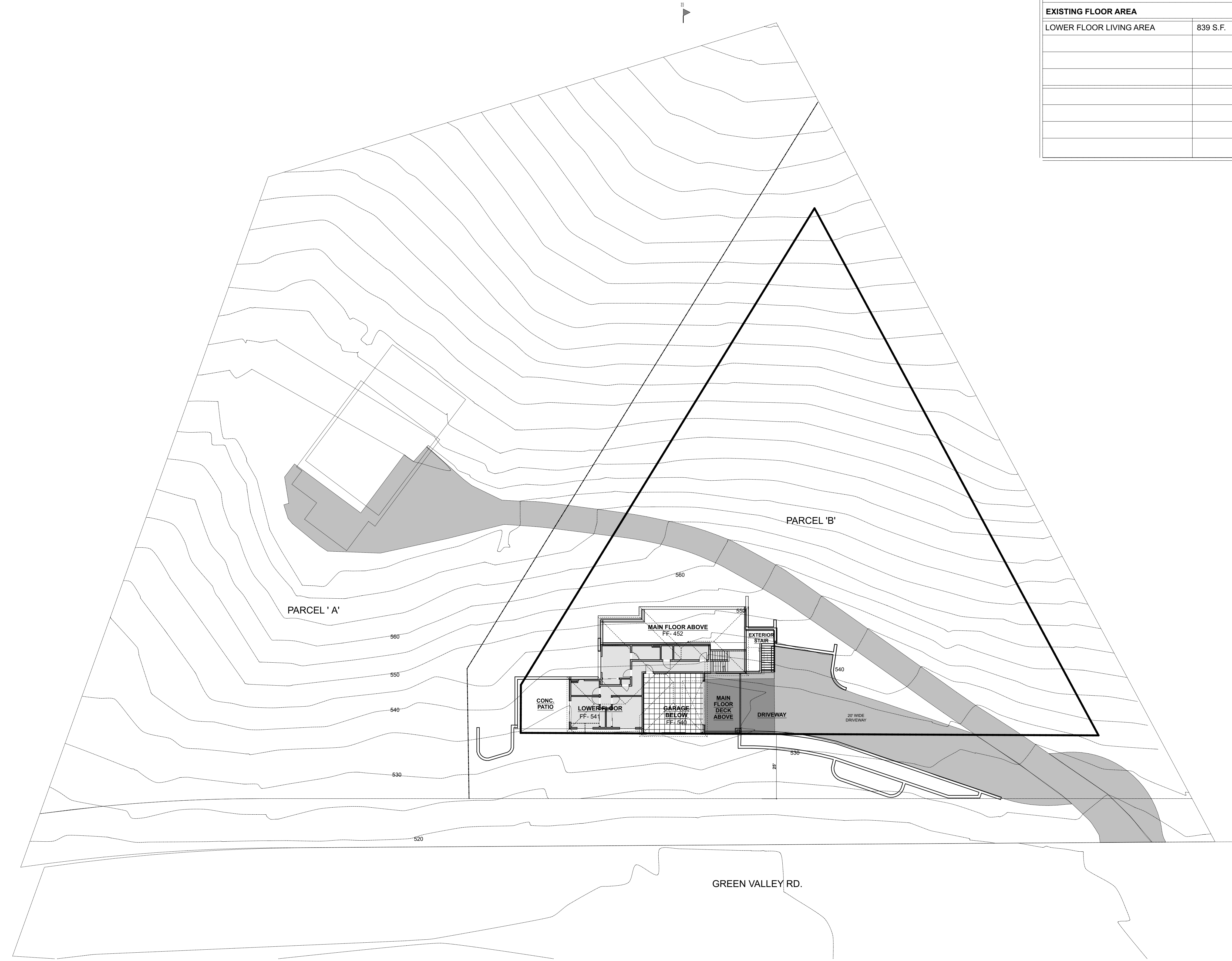
FLOOR AREA CALCULATION		LOT AREA 1.04 AC, 45,500 S.F.	
EXISTING BARN TO BE REMOVED - 839 S.F.		PROPOSED LIVING AREA - 3496 S.F.	
EXISTING FLOOR AREA		NEW/ PROPOSED FLOOR AREA	
LOWER FLOOR LIVING AREA	839 S.F.	MAIN FLOOR LIVING AREA	2445 S.F.
		LOWER FLOOR LIVING AREA	1051 S.F.
		TOTAL LIVING AREA	3496 S.F.
		GARAGE	553 S.F.
		MAIN FLOOR DECK	315 S.F.
		LOWER FLOOR CONC. PATIO	383 S.F.

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SHEET A1-1 SITE PLAN SUPERSEDED -
SEE VESTING TENTATIVE PARCEL MAP
and SITE PLAN BY DK ENGINEERING
RECEIVED 8/14/2024

SHEETS A2-1, A2-2, AND A3-1
ARE CURRENT AS RECEIVED 2/14/2024

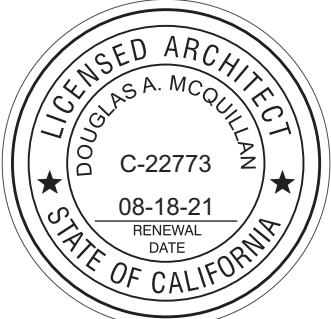


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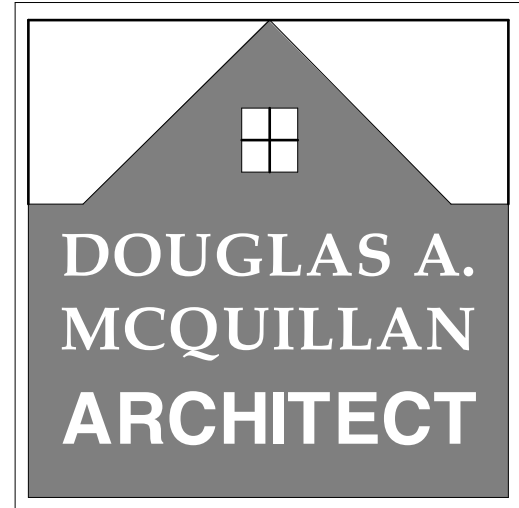
GREEN VALLEY RESIDENCE

1921 GREEN VALLEY
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APN - 268-020-002



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DATE	12/27/23
SHEET	

A1-1



DOUGLAS A.
MCQUILLAN
ARCHITECT

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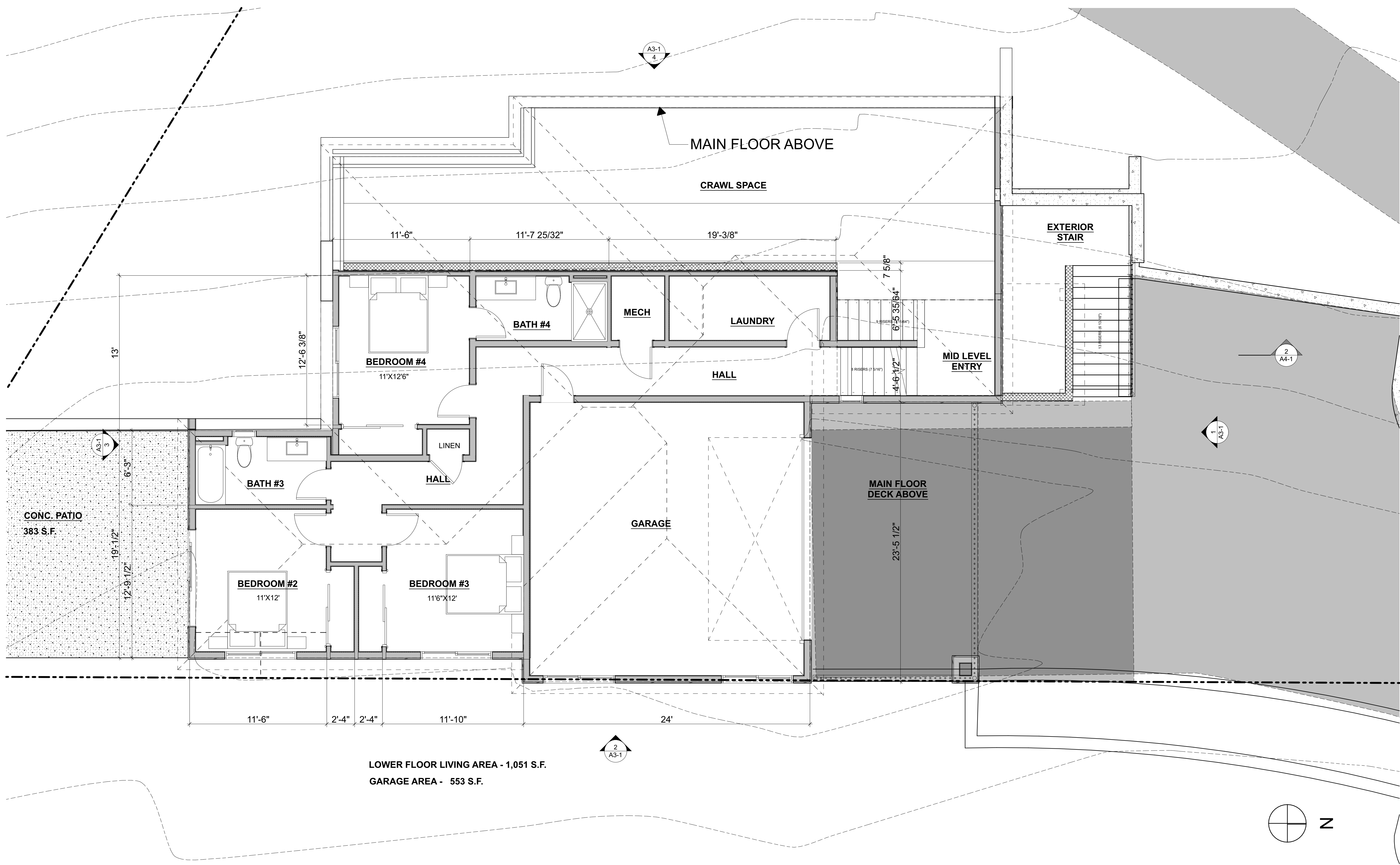
1921 GREEN VALLEY
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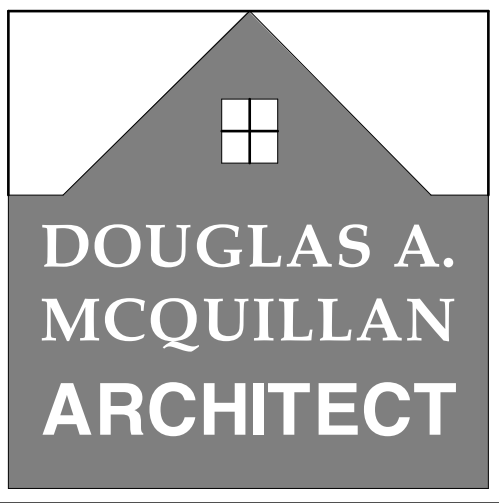
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DATE	12/27/23
SHEET	

A2-1



1 LOWER FLOOR - PROPOSED
A2-1 SCALE: 1/4" = 1'-0"

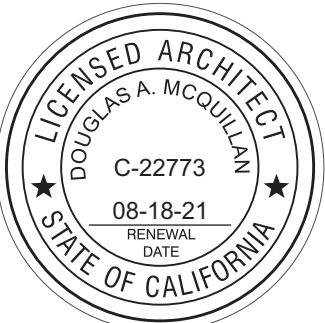


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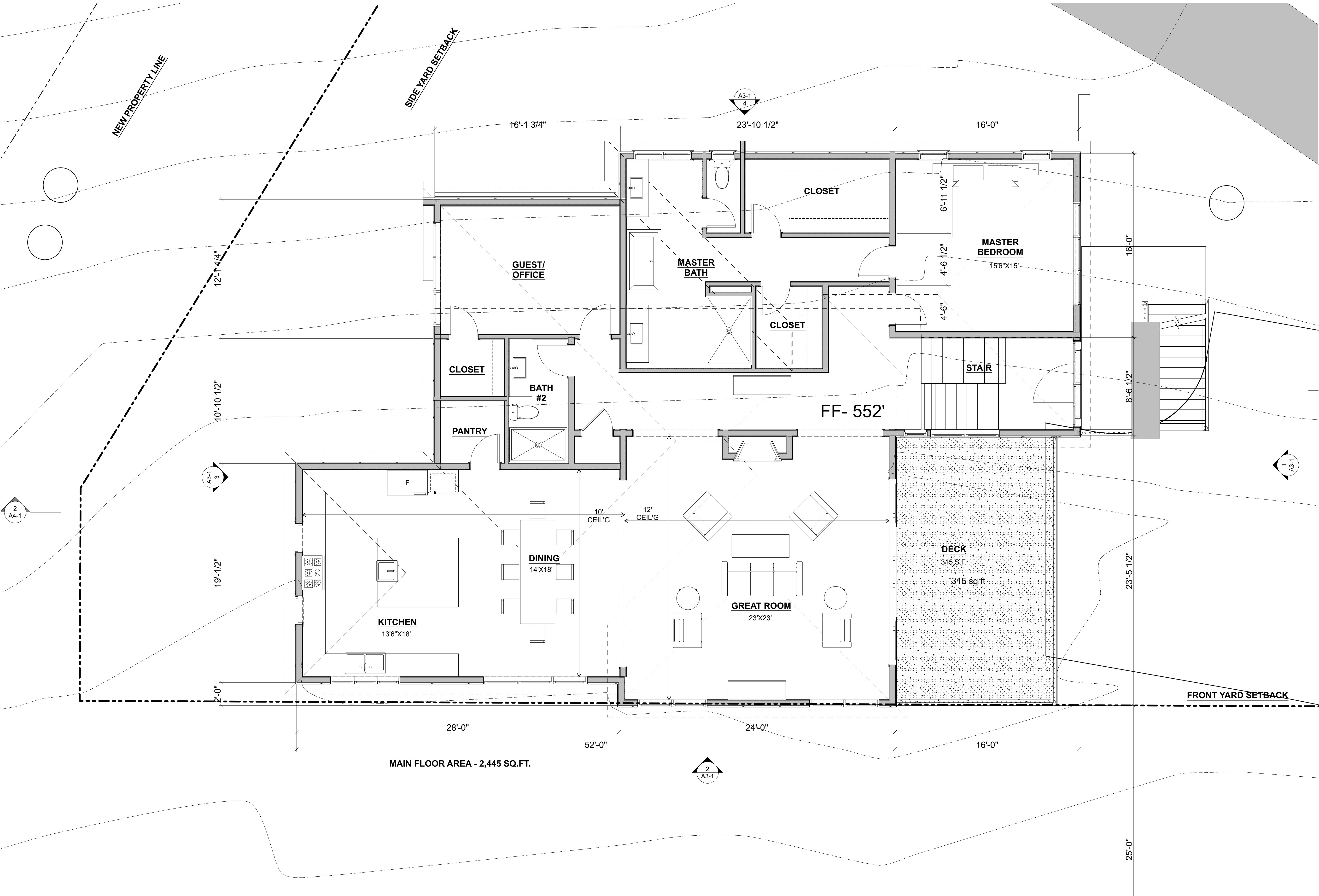
JOB 2023

DATE 12/27/23

SHEET

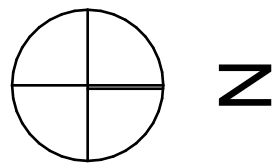
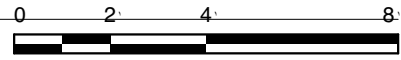
A2-2

SHEET 7

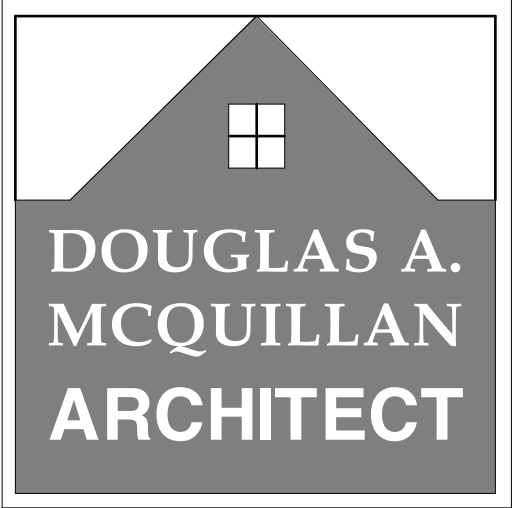


2
A2-2
MAIN FLOOR - PROPOSED

SCALE: 1/4" = 1'-0"



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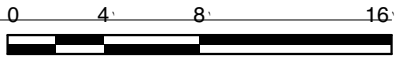
A3-1

SHEET 13



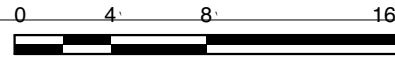
2 EAST ELEVATION
A3-1

SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
A3-1

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A3-1

SCALE: 1/8" = 1'-0"



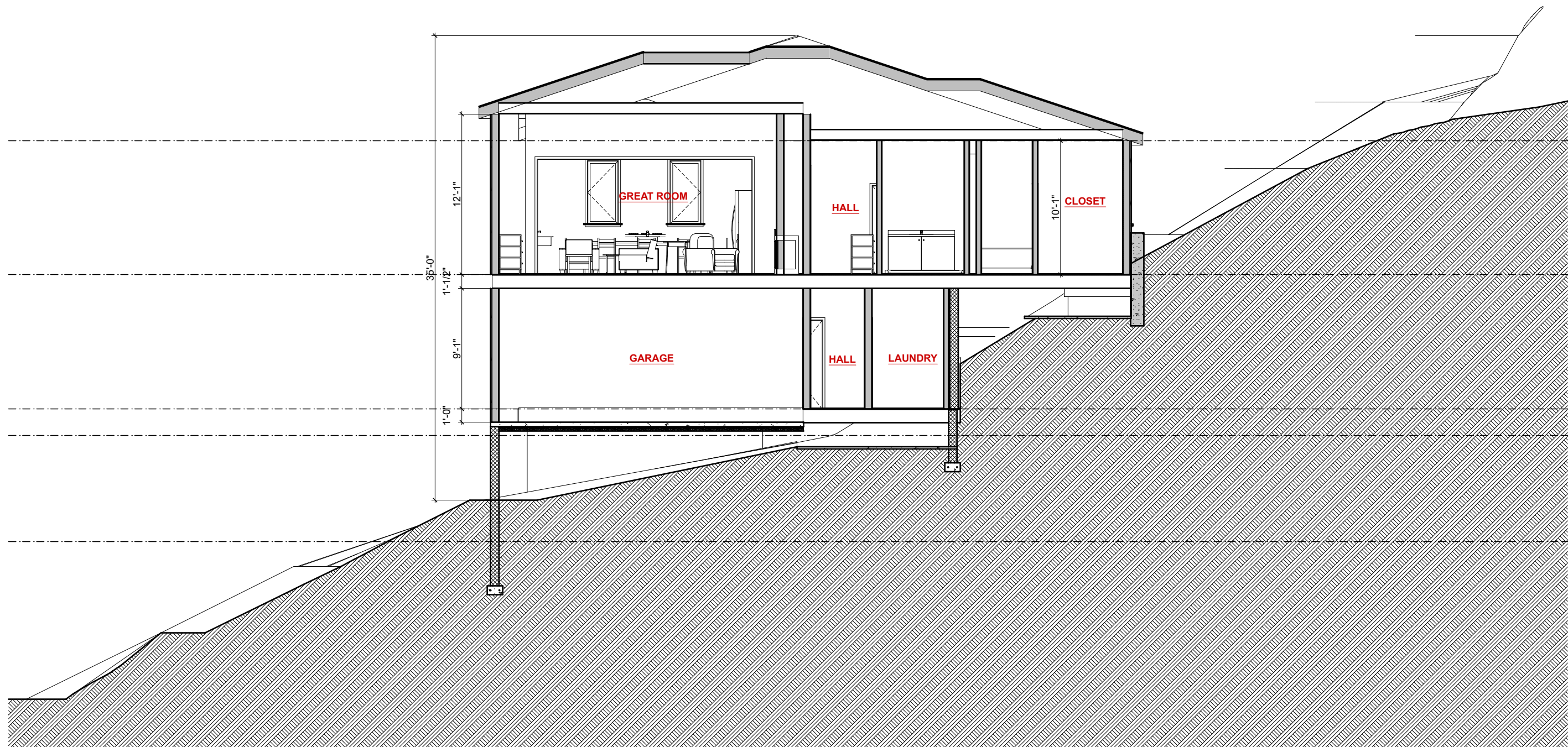
3 SOUTH ELEVATION
A3-1

SCALE: 1/8" = 1'-0"



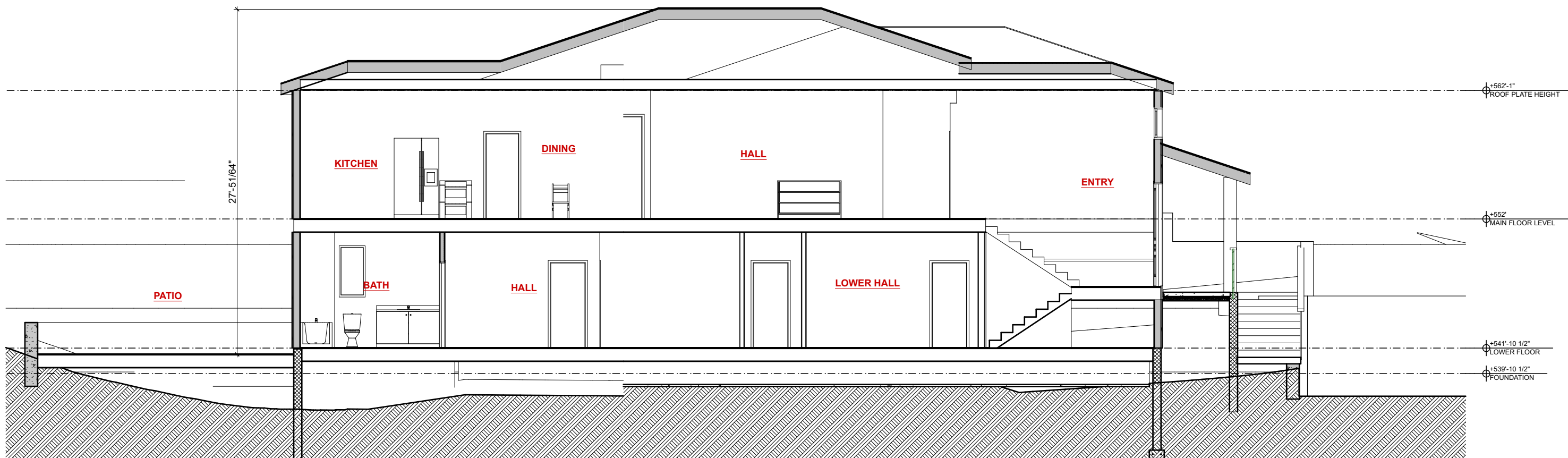
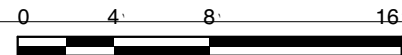
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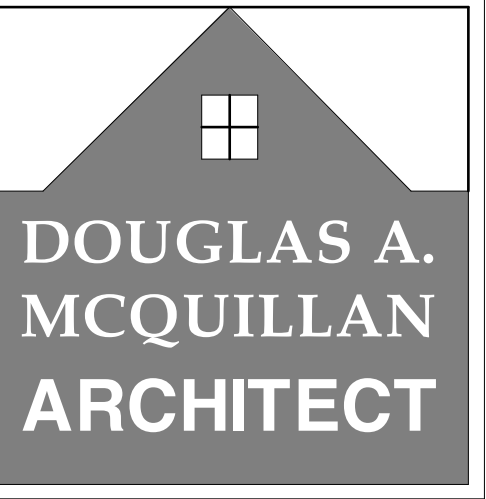
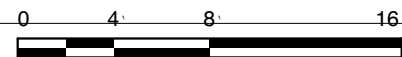
1
A4-1

SECTION
SCALE: 1/8" = 1'-0"



2
A4-1

SECTION
SCALE: 1/8" = 1'-0"

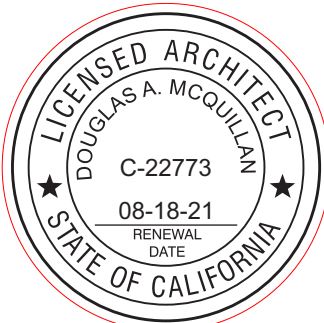


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A4-1