

**COUNTY OF NEVADA**  
**OFFICE OF THE**  
**FIRE MARSHAL**  
**Eric Rood Administration Building**  
**950 Maidu Avenue**  
**Nevada City, CA 95959**  
**(530) 265-1714, FAX#: (530) 265-9851**

June 24, 2010

APN: 57-130-13,57-240-17, -18, -19

Jessica Hankins  
Nevada County Planning Department  
950 Maidu Ave. Suite 170  
Nevada City, Ca. 95959

Project Number: FM09-001

I have reviewed the combined application by SCO Planning & Engineering, Inc. proposing Tentative Final Map, Use Permit, Zoning Text Amendment, Management Plan and a Development Agreement. This project is located at 10358 Rincon Way, Auburn that is in a High Fire Hazard Severity Zone (FHSZ). The Higgins Fire Protection District (FPD) provides local fire protection for this area. The California Department Of Forestry and Fire Protection (CAL FIRE) provides wildland fire protection in the un-incorporated State Responsibility Areas (SRA) of Nevada County. The applicant is proposing to be served by Nevada Irrigation District (NID), which is a public emergency water supply system. These comments assume that NID will meet the needs of this project and shall provide a will serve letter prior to recordation. The following conditions of The Higgins Fire Protection District and The California Department Of Forestry and Fire Protection (CAL FIRE) shall apply.

1. I request the Environmental Impact Report evaluate the following.
  - Vegetation Management Plan
  - Evacuation Plan
  - Operational Impact Fiscal Study

Approval of this application is subject to the applicant agreeing to complete the requirements of 2,3 & 4 prior to issuance of building permits.

2. All structures within Rincon Del Rio shall have installed throughout an approved, fully supervised automatic fire sprinkler system. All plans for automatic fire sprinkler systems shall be developed to National Fire Protection Association (NFPA) 13 standards. And shall comply with the California Building and Fire Code.

3. All structures within Rincon Del Rio shall have installed throughout, an approved, fully supervised, automatic smoke and or heat detection fire alarm system. All plans for automatic fire alarm systems shall be developed to National Fire Protection Association (NFPA) 72 standards and shall comply with the California Building and Fire Code.
4. Fire Flow will be determined using California Fire Code (CFC) Appendix B.
  - Submit plans with structures square footage.

Approval of this application is subject to the applicant agreeing to complete the requirements of 5 & 6 prior to the approval of grading and improvement plans.

5. Roadways shall meet Nevada County standards but shall be no less than 24 feet in width.
  - All roadways, access roads and water supplies for fire protection shall be installed and made serviceable prior and during construction.
6. Gated Access and Egress Roadways
  - Gate entrances shall be at least two feet wider than the width of the traffic lanes serving the gate
  - All gates providing access from a road to a driveway or another road shall be located t least 30 feet away from the primary road right-of-way or easement and shall open to allow a vehicle to stop without obstructing traffic on that primary road.
  - At no time shall a gate on an emergency access road be locked.
  - The following standard signage shall be required on all gates on emergency access roads: “Emergency Access Only”. This Gate Shall Remain Unlocked.
  - Gates shall allow automatic egress for community members in the event of an emergency; Gates shall automatically open and remain open during power outages.

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**Defensible Space Nevada County Ord. L-II 4.3.18 C 2**

Prior to any occupancy vegetation clearance around structures shall meet the minimum requirements of Public Resources Code Section 4291. Structures shall maintain a firebreak by removing and clearing away all brush, flammable vegetation or combustible growth no less than 100 feet from structures or to the property line, whichever is closer. Such clearing does not apply to individual isolated trees, ornamental shrubbery or similar plants, which are used for ground cover unless such vegetation forms a means of rapidly transmitting fire from ground vegetation to canopy trees. Replacement vegetation should be ornamental shrubbery of the fire safe varieties. Additional clearing may be required by the Fire Marshal if extra hazardous conditions exist. All flammable vegetation and fuels caused by site development shall be legally disposed or removed.

Verification that all fire safe standards have been fully satisfied shall be required from the CAL FIRE/Nevada County Fire Marshals Office.

Thank you for the opportunity to review and comment on this project. If you need further assistance please contact the Fire Protection Planner at (530) 265-1714.

Brad Harris  
Unit Chief

By Troy Adamson  
Fire Protection Planner

