



THE RESERVE FIRE MANAGEMENT PLAN

Prepared for:

Town of Loomis
Planning Department

Prepared by:

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INTRODUCTION

This Fire Management Plan ("Plan") has been prepared to minimize potential loss of life and property due to a wildfire at The Reserve community in the Town of Loomis.

The goals of the FMP are to:

- Provide safe evacuation and emergency vehicle access routes
- Reduce fire intensity near structures
- Protect valuable natural resources
- Minimize the spread of fires
- Limit fire size
- Minimize the number of fire ignitions

VEGETATION MODIFICATION

Roadside Clearance

Roadside clearing will allow safer access for firefighters and emergency vehicles and safer evacuation of residents.

1. Remove all shrubs and bushes, excepting irrigated landscaping and trees, and maintain grasses at or below 4 inches within a 10-foot roadside clearance zone.
2. Prune all lower limbs from residual trees within 10 feet of the road to 10 feet above the ground or 1/3 of the live crown height, whichever is less.
3. Maintain at least 15 feet vertical clearance over roads.

Defensible Space Around Structures

Create defensible space around all structures. Defensible space is the area around structures that will give firefighters a reasonable chance of protecting it from wildfire or to prevent a structure fire from moving into the wildland area. Create and maintain this area by removing brush, flammable vegetation or combustible growth that is located within at least 100 feet on each side of all structures or to the property line, if closer. Defensible space does not need to be bare. Trees or other vegetation that are well-pruned, widely spaced and maintained so as to effectively manage fuels, can be retained to protect soils from erosion and for aesthetics as long as they do not form a means of rapidly transmitting fire from the native growth to a structure. When implementing the vegetation clearances recommended in this Plan for defensible space, consider the following points:

1. Remove and dispose of all dead trees, plants and slash.
2. Remove deadwood from trees adjacent to or overhanging a structure.
3. Cut or remove all weeds and native grasses annually prior to fire season. Weeds and native grass generally should not exceed 4 to 6 inches in height within the defensible space around buildings and structures. However, in the area located more than 30 feet from buildings and structures, flammable vegetation may be maintained up to 18 inches in height.

4. Prune all lower limbs from trees to keep the leaf or needle line at least 10 feet above the ground or 1/3 of the live crown height, whichever is less.
5. Remove that portion of any tree that extends within 10 feet of the outlet of a chimney or flue.
6. Brush, shrubs and small trees left in the defensible space should be separated horizontally from other similar vegetation. Small grouping of plants is permissible if spacing is maintained between the group and other vegetation. Because vegetation grows, continuing maintenance and thinning will be required to meet this guideline.

CalFire provides good guidance for defensible space management on their website at:

<https://www.fire.ca.gov/dspace>

Initial Clean-Up

Prior to or during land development activities, a one-time vegetation removal and clean up in accordance with above roadside clearance and defensible space modification measures should be completed.

CC&Rs

The vegetation modifications included in this chapter should be included in the Covenants, Conditions & Restrictions for the community.

BUILDING MATERIALS

Wildfires will spread to homes in three ways:

- By flames directly touching the home.
- By heat radiating in front of the fire.
- By burning embers driven by the wind.

Vegetation clearances recommended in this Plan should mitigate the first risk and substantially reduce the second risk under most fire weather conditions. However, the threat of radiating heat in front of a fire and burning embers will be a continuing risk regardless of clearances. These threats can be further reduced by eliminating places where embers can lodge and by maximizing the use of non-combustible building materials.

To that extent, the California 2025 Building Code (taking effect Jan 1, 2026) requires homes to be both flame-resistant and ember-resistant during wildfires by introducing stricter standards for new construction and renovations, including fire-resistant materials, ember-resistant zones, and enhanced safety features, like fire-resistant roofs, fire-resistant siding and the exclusive use of non-flammable materials in the first 5 feet around a home (e.g. gravel or concrete pavers). As the 2025 code-cycle revisions represent a significant upgrade to the previous Wildland-Urban Interface Fire Area Building Standards, implementation of the new building code construction methods at The Reserve will further reduce risks two and three above.

Homes within The Reserve should strictly adhere to the new fire-safety measures in the 2025 building code.

SERVICE PROVIDER

Fire protection services for The Reserve are provided by the South Placer Fire Protection District. The closest fire stations to the community are Station 16 located at 5300 Olive Ranch Road in Granite Bay and Station 18 located at 5840 Horseshoe Bar Road in Loomis. Both stations are roughly 3.5 miles away with an approximate response time of 10 minutes.

COMMUNITY DESIGN

Any home at The Reserve shall comply with the SPFD Fire Code and Ordinance.

Ingress & Egress

The Reserve site layout was reviewed by SPFD fire prevention staff and, as proposed, the cul-de-sac road was found to be compliant with the district's standards for ingress and egress during a wildfire incident. A second emergency vehicle access point is not required. Full improvement plan review and approval by SPFD shall be required prior to construction of the community.

Roadways

Reserve Court shall be a two-lane roadway with a lane width of 12 feet each. The road shall allow for parking on one side through the addition of sufficient pavement to allow for an unobstructed width of not less than 20 feet with a parked vehicle.

Driveways

Driveways at The Reserve shall be a minimum of 12 feet wide. Unless full sight distance is maintained for the entire driveway, driveways exceeding a length of 150 feet should provide a turnout at the midpoint. Driveways shall be surfaced with asphalt or concrete.

Driveway Gates

Gate entrances shall be at least two feet wider than the width of the driveway. Gates shall open in a way that allows a vehicle to stop without obstructing traffic on the roadway. Gates shall be accessible to the fire district via an approved electric key switch, strobe entry and pedestrian gate. Gates must include an emergency power source to automatically open in the event of a power failure and remain open during such emergencies.