

**Chaput Wildland Fire Safe Plan  
Parcel Split  
APN: 104-210-02**

**Prepared for:**

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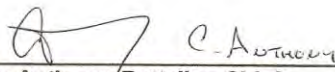
**November 13, 2007**

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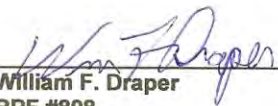
  
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**Jim O'Camb, Division Chief  
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12-7-07  
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12/11/07  
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# Chaput Wildland Fire Safe Plan

## I. PURPOSE AND SCOPE

Communities are increasingly concerned about wildfire safety. Drought years coupled with flammable vegetation and annual periods of severe fire weather insure the potential for periodic wildfires.

The purpose of this plan is to assess the wildfire hazards and risks of the Chaput parcel split, to identify measures to reduce these hazards and risks and to protect the native vegetation. There are moderate fuel hazards and gentle topography associated with this proposed development both on and adjacent to the project.

The possibility of large fires occurring when the Chaput project is complete will be reduced. However, small wildfires in the open space areas and on the larger lots may occur due to the increase in public uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the development will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe mitigation measures and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphasis on the interface of homes and wildland fuels.

The scope of the Chaput Wildfire Fire Safe Plan 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 roads and around future homes. Plan implementation measures must be maintained in order to assure adequate 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 services should become a community partner providing homeowners with technical assistance as well as fire response. For this to succeed, it must be shared and implemented equally by homeowners and the fire services.

## II. FIRE PLAN LIMITATIONS

The Wildfire Fire Safe Plan for the Chaput parcel split does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the mitigation measures will greatly reduce the exposure of homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in home wildfire safety.

### **III. PROJECT DESCRIPTION**

This Wildland Fire Safe Plan for parcel APN: 104-210-02 is being prepared for a two way parcel split of this 10.27 acres. The new parcels being created are two five acre parcels. The property is located on Estate Drive in the unincorporated community of El Dorado Hills. The property is approximately 500 feet in on Estate Drive,

Access is from Salmon Falls Road to Hidden Bridge Road. It is .1 mile to Estate Drive from Salmon Falls Road. Hidden Bridge Road is a sub-standard road by El Dorado County Department of Transportation standards. It has approximately 20 feet of travel surface. This will need to be addressed outside of the Fire Safe review. Estate Drive going by the Chaput property needs to be improved to meet current Fire Safe requirements of the State and the specifications of the El Dorado Hills Fire Department. It will need to be widened to 20 feet. It is 15 feet wide, with no fuel treatment zone. Road surfacing and ditching shall comply with El Dorado Department of Transportation (DOT) specifications. A 10 foot wide fuel treatment zone on both sides of the new road shall be created and annually maintained. Fuel within this zone shall be limited to trees that have been limbed up 8 feet and grass that is mowed to a maximum of a 2" stubble. Estate Drive is a dead end road and a turn-around will need to be incorporated into the road design to meet the needs of El Dorado Hills Fire Department.

Structural fire protection is provided by the El Dorado Hills Fire Department and wildland fire protection by the California Department of Forestry and Fire Protection. Water is supplied by El Dorado Irrigation District (EID). There is a fire hydrant at the corner of Hidden Bridge Road and Estate Drive which is within 500 feet of the Chaput parcels. Fire flow of the fire hydrant will determine the need for residential fire sprinklers. Contact EID for the fire flow and El Dorado Hills Fire Department for their fire sprinkler specifications.

The portion of the property to be divided into the two lots is a brush field that has been partially brushed. The vegetation on the site is made up of gray pine, chamise and manzanita. There is a drainage along the eastern edge of the property that has been left natural. This drainage borders Salmon Falls Road.

The Chaput property is in the Very High Fire Hazard Severity Zone. This rating will require all new residences to meet the Wildland-Urban Interface Fire Areas Building Standards. These standards address new changes to exterior siding, exterior windows, under eave and attic venting and decking.

### **IV. GOALS**

- A. Modify the continuity of hazardous vegetation fuels.
- B. Reduce the size and intensity of wildfires.
- C. Ensure defensible space is provided around all structures.
- D. Ensure fuel treatment measures are maintained.
- E. Help homeowners protect their homes from wildfire.

**More restrictive standards may be applied by approving El Dorado County authorities.**

### **V. MITIGATING MEASURES**

## **BUILDING SETBACKS ON ONE ACRE OR LARGER LOTS**

State SRA Regulations (1276.01) requires a minimum of a 30 foot setback from all property lines or to the center of the road for lots 1 acre or larger.

- **All new homes shall have Class A roof and siding of fire resistant material.**
  - a. **Responsibility- homeowner**
- **All lots shall be landscaped to Firescaping Standards Zones I and II (Appendix A).**
  - a. **Responsibility- homeowner within one year of occupancy**
- **All lots shall have a 30 foot setback from the property lines for all buildings.**
  - a. **Responsibility- builder**
- **All gray pines within 30 feet of structures shall be removed.**
  - a. **Responsibility-builder/homeowner**
- **Development of this parcel shall be required to comply with all fire safe regulations adopted by the State and local authority in affect at the time of development.**
  - a. **Responsibility- builder/homeowner**
- **All new residences shall be required to have an approved NFPA 13D residential fire sprinkler system when there is insufficient water available for fire suppression. District water systems shall deliver a fire flow of at least 1,000 gallons per minute for 2 hours to be considered sufficient. Residences over 3,600 square feet may require additional fire flow. The sprinkler system shall be designed and installed by a licensed engineer. Contact the El Dorado Hills Fire Department for specific conditions prior to design and construction.**

## **OTHER FIRE SAFE REQUIREMENTS**

- **A Notice of Restriction shall be filed with the final parcel map which stipulates that a Wildfire Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented.**

- **Estate Drive through the Chaput property shall be widened to 20 feet of road surface per DOT standards. The roadway shall have a 10 foot fuel treatment zone on both sides.**
- **The road fuel treatment zone of 10 feet on both sides shall be maintained annually by June 1.**
- **All DOT road improvements shall be completed prior to filing of the final map.**
- **A copy of the Wildfire Fire Safe Plan shall be provided to the new landowners.**
- **Vertical clearance over the road and driveways shall be a minimum of 15 feet.**
- **All driveways shall be a minimum of 12 feet wide with a maximum grade of 15%.**
- **All driveways shall have a 10 foot wide fuel treatment zone on both sides of the drive and shall be maintained annually by June 1.**
- **All residential gates shall be 2 feet wider than the driveway. Gates must be set into the property a minimum of 30 feet from the edge of the roadway.**
- **If the driveway is over 150 feet long, an approved turnout at or near the mid point shall be constructed.**
- **Clearance requirements may be required by El Dorado County at the time of construction.**

## **VI. APPENDIX**

## Appendix A

### Chaput Firescaping Standards

Firescaping is an approach to landscaping to help protect homes from wildland fires. The goal is to create a landscape that will slow the advance of a wildfire and create a Defensible Space that provides the key point for fire fighting agencies to defend the home. This approach has a landscape zone surrounding the home containing a balance of native and exotic plants that are fire and drought resistant, help control erosion, and are visually pleasing. Firescaping is designed not only to protect the home but to reduce damage to oaks and other plants.

#### Zone I

The zone extends to not less than 30 feet from all structures or to the property line in all directions and has a traditional look of irrigated shrubs, flowers gardens, trees and lawns. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs etc. exceeding 1 inch in diameter) are removed. All native oak trees and brush species are pruned up to 6-8 feet above the ground as measured on the uphill side but no more than 1/3 of the live crown. The plants in this zone are generally less than 18 inches in height, must be slow to ignite from wind blown sparks and flames. Such plants produce only small amounts of litter and retain high levels of moisture in their foliage year around. Native and exotic trees are permitted inside the zone, but foliage may not be within 10 feet of the roof or chimney. Gray pines shall be excluded from this area. Grass and other herbaceous growth within this zone must be irrigated or if left to cure must be mowed to a 2 inch stubble, chemically treated or removed. Such treatment must be accomplished by June 1, annually. This zone has built in firebreaks created by driveways, sidewalks etc.

#### Zone II

This zone adds to Zone I and extends 70 feet or to the property line from all structures in all directions and is a transition area to the outlying vegetation. The zone is a band of low growing succulent and ground covers designed to reduce the intensity, flame length and rate of spread of an approaching wildfire. Irrigation may be necessary to maintain a quality appearance and retain the retardant ability of the plants. All dead trees, brush, concentration of dead ground fuels (tree limbs, logs etc.) exceeding 2 inches in diameter are removed. Annual grasses are mowed after they have cured to a 2 inch stubble by June 1, annually. Native trees and brush species are preserved and pruned of limbs up to 8 feet above the ground as measured on the uphill side.

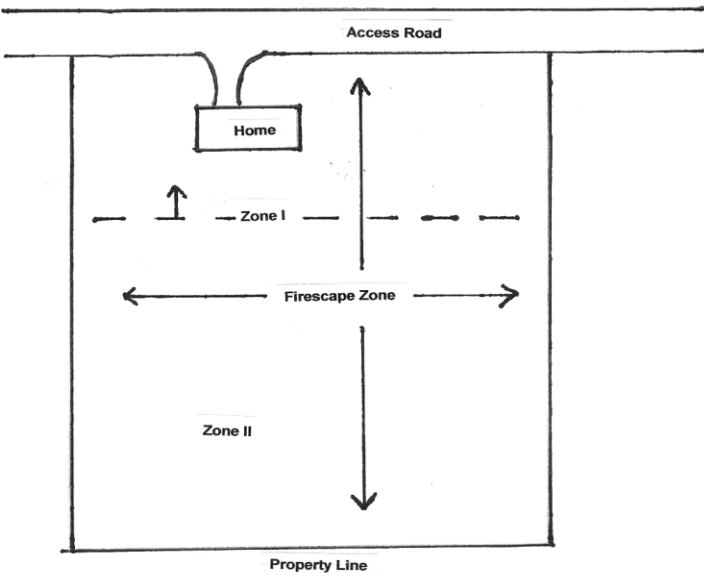
#### For All Zones With Live Oaks

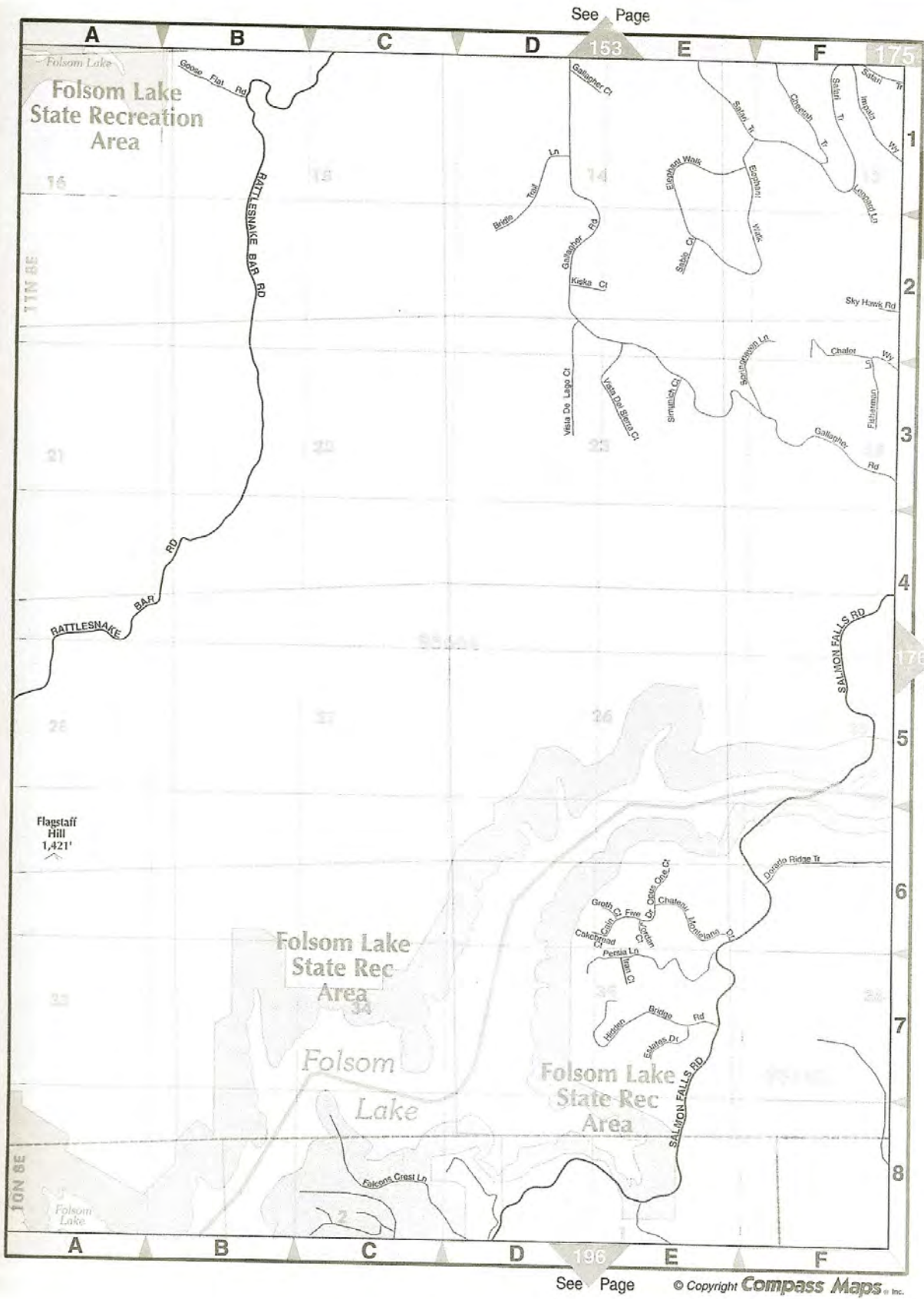
Mature, multi stemmed Live Oaks can present a serious wildfire problem if untreated. Treat the Live Oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 8 feet above the ground as measured on the uphill side that arch over and are growing down towards the ground.



**APPENDIX A-1  
FIRESCAPING ZONES  
EXHIBIT**

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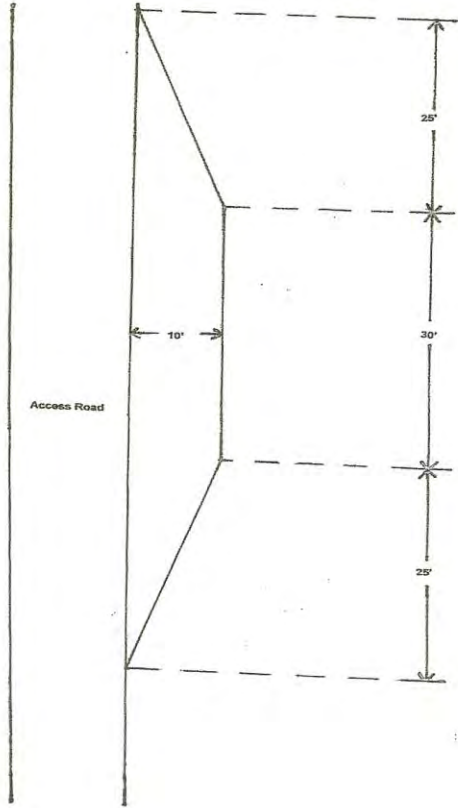
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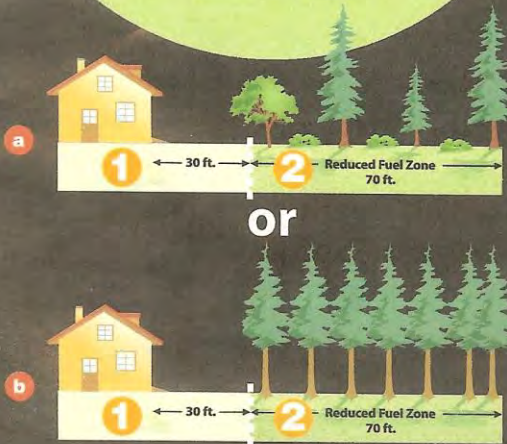
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**DRIVEWAY TURNOUT**  
DIAGRAM  
(NOT TO SCALE)



# 100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



Contact your local CDF office, fire department,  
or Fire Safe Council for tips and assistance.  
[www.fire.ca.gov](http://www.fire.ca.gov)

## Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A **Defensible Space** of 100 feet around your home is required by law.<sup>1</sup> The goal is to protect your home while providing a safe area for firefighters.

### 1 "Lean, Clean and Green Zone"

— Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

### 2 "Reduced Fuel Zone."

— The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

**a** Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.

**b** Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build-up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than 1/2 inch mesh.

<sup>1</sup> These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire department jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for, 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CDF office for more details.



April 2005

