

McNeil Wildland Fire Safe Plan

APN: 070-131-08

Prepared for:

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May 22, 2007

McNeil Wildland Fire Safe Plan
APN: 070-131-08

Approved by:

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6-8-07
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McNeil 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 this Sierra Vista parcel split, to identify measures to reduce these hazards and risks and to protect the native vegetation. There are moderate fuel hazards and moderate topography associated with this proposed development both on and adjacent to the project.

The possibility of large fires occurring when the Sierra Vista 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 McNeil 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 McNeil 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: 070-131-08 is being prepared for a two way parcel split of this 10.11 acre parcel. The parcel is located at 2820 Sierra Vista Road in the unincorporated community of Rescue. It is on the north side of Sierra Vista Road and just one half way from Green Valley Road by way of Sierra Vista Road or Oak Lane Drive. The new parcels shall be no less than 5 acres in size. Each parcel shall have a residence that currently exist on each parcel.

Sierra Vista Road is adequate in width and is in compliance with Fire Safe requirements being 18 feet wide. Fuel treatment on both sides of the roadway is spotty and needs to be improved. There is no formal road association. Oak Lane Drive has sections not meeting 18 feet of width and fuel treatment is also inadequate.

Fuels around the existing structures are landscape quality and adequate. Fuels away from the primary resident is composed of chamise, toyon and manzanita with predominately an oak overstory. There are a few scattered Gray pines on the property. The second residence has a large landscape area with the remaining portion of the area in horse arena, pasture and barn.

Structural fire protection is provided by the Rescue Fire Protection District and wildland fire protection by the California Department of Forestry and Fire Protection. A fire hydrant is located about .4 miles in on Sierra Vista Road is the last hydrant in the area. Water is supplied by El Dorado Irrigation District for the hydrant. The parcel being split is on well water. Currently there is only a pressure tank at each well. The McNeil residence has an emergency backup generator. There is also a series of 1" hose bibs around the residence for water. At the horse arena there is a 1 ½ " NTS standpipe. Private water storage and a fire hydrant (standpipe) system shall be installed with any new construction. Residential fire sprinklers will also be required in any new residence due to lack of fire flow from the water system.

At this time, the only requirements for this parcel split to meet Fire Safe measures is the widening of Sierra Vista Road to a 24 foot wide El Dorado County Department of Transportation Standard along the length of the property and a one time fuel treatment along the access roads. The annual Fire Safe clearances according to PRC 4291 are in effect (See CDF Guideline). There is not any new construction anticipated.

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.

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 DOT road improvements shall be completed prior to filing of the final map.**
- **A one time fuel treatment of 10 feet on both sides of Sierra Vista Road and Oak Lane Drive shall be completed prior to the filing of the final map. Fuel treatment within the fuel treatment zone shall be cutting the grass to a 2" stubble. All native brush shall be removed or limbed to provide separation from the flashy grass. Trees shall be limbed up a minimum of 8 feet above the ground with no overhanging limbs over the roadway less than 15 feet.**
- **A fuel treatment zone of 10 feet wide along the road for the length of the property shall be installed and maintained annually by June 1.**

The Mitigating Measures listed below shall apply if new construction is done.

V. MITIGATING MEASURES

- **All homes shall have Class A listed roof and siding of fire resistant material.**
 - a. **Responsibility- homeowner**
- **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 a structure shall be removed and all oak trees shall have their limbs pruned so that no limbs are within 8 feet of the ground.**
 - a. **Responsibility- homeowner**
- **Development of these parcels shall be required to comply with all fire safe regulations adopted by the State and local authority in effect at the time of development.**
 - a. **Responsibility- builder/homeowner**
- **New residences shall have an approved NFPA 13D residential fire sprinkler system. Contact the Rescue Fire Protection District for specific conditions prior to design and construction. All sprinkler systems must be designed and installed by a licensed engineer and approved by the fire department.**
 - a. **Responsibility- builder/homeowner**

OTHER FIRE SAFE REQUIREMENTS

- **A Notice of Restriction shall be filed with the final subdivision map which stipulates that a Wildfire Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented.**
- **A copy of the Wildfire Fire Safe Plan shall be provided to the new landowner.**
- **All driveways shall be a minimum of 12 feet wide.**
- **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. Contact Rescue Fire Protection District for electric gate opener specifications and Knox lock requirements.**
- **Clearance requirements may be required by El Dorado County at the time of construction.**
- **All new residences shall have a minimum of 2,500 gallons of water stored with a 2½ inch valve with National Hose Thread on a standpipe not closer than 50 feet nor no more than 150 feet from the structure. The standpipe shall have a minimum**

of 20 pounds of residual pressure. This water system must be operational at all time (See Appendix B).

VI. APPENDIX

Appendix A

SIERRA VISTA

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 1inch 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, and 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**

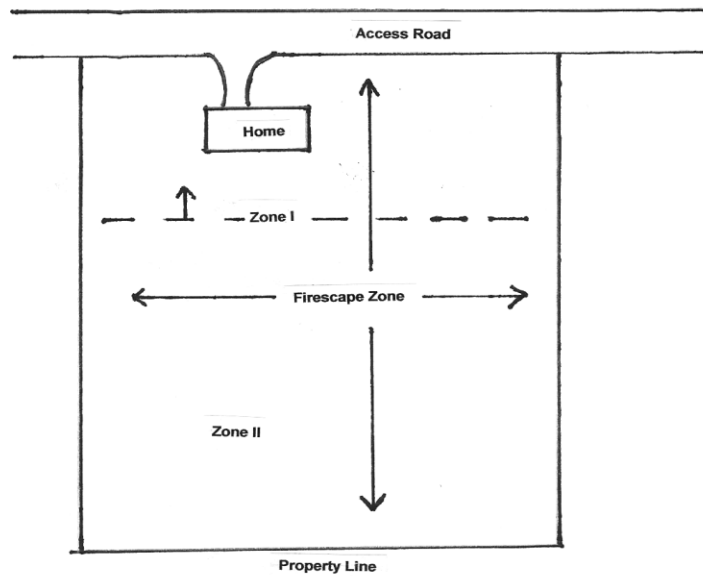
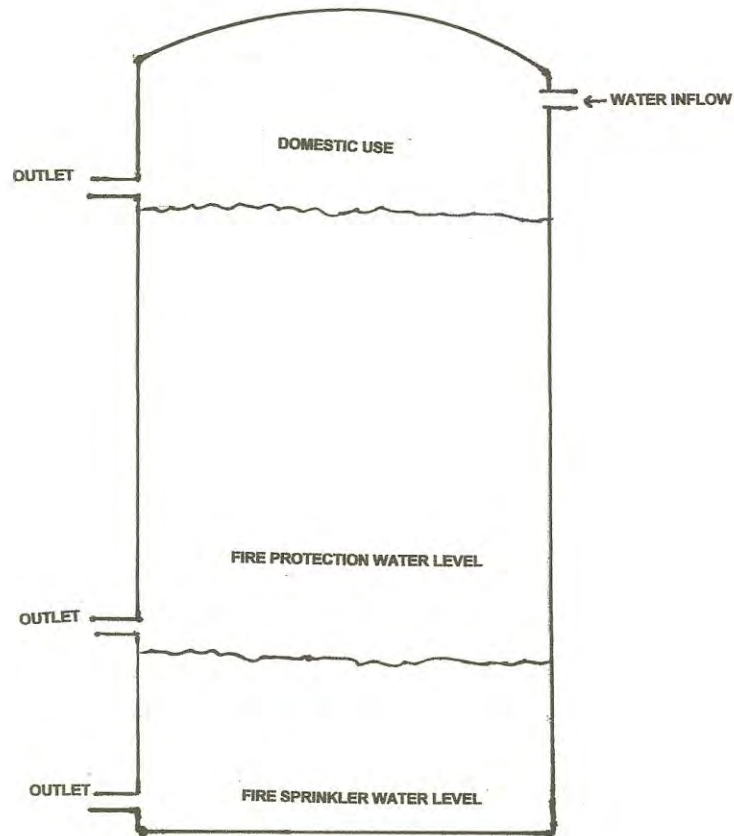


EXHIBIT B

**WATER STORAGE TANK
(SCHEMATIC)**



(Not to Scale)

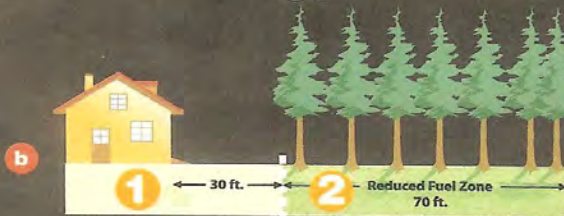
CDF GUIDELINE

CDF GUIDELINE

100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



or



Contact your local CDF office, fire department,
or Fire Safe Council for tips and assistance.
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.¹ 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.

¹ 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.

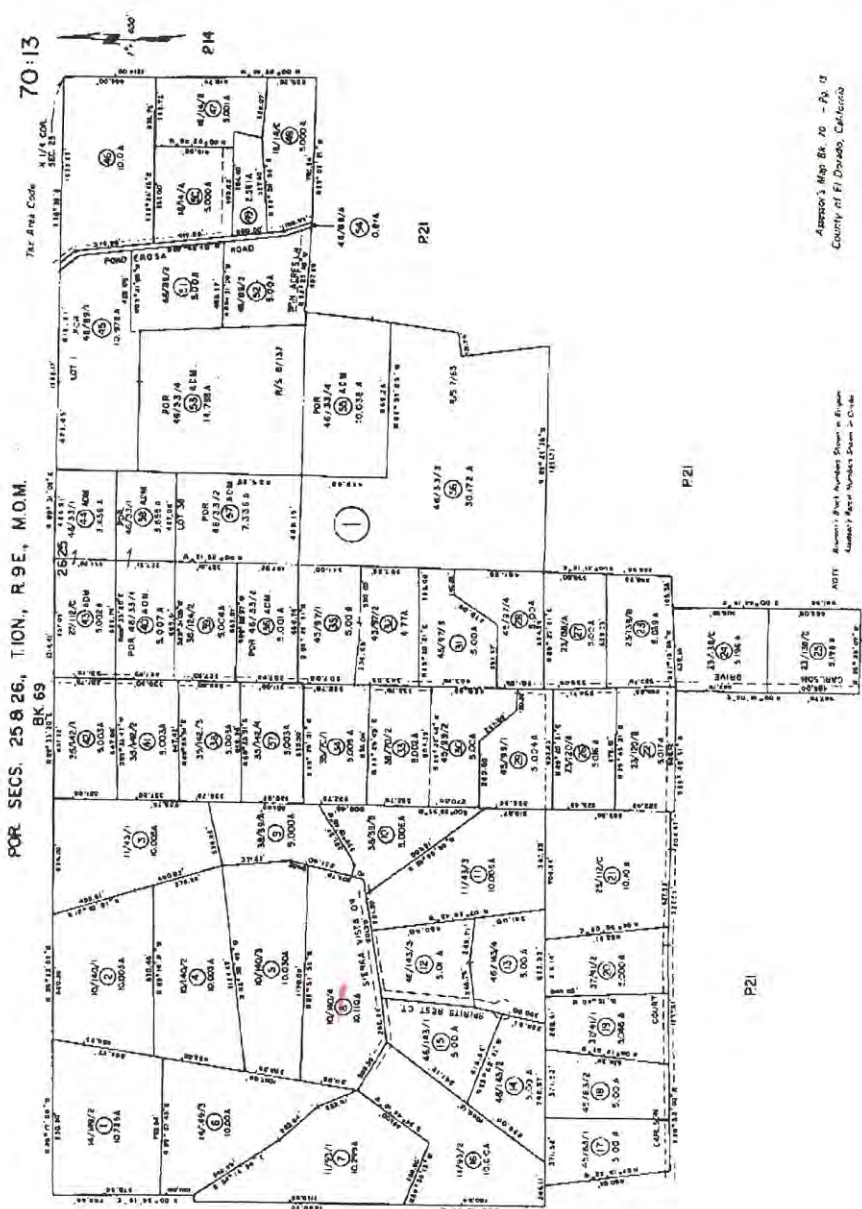


Sierra Vista Road APN: 070-131-08

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Assessor's Map No. 10 - Pg. 13
County of El Dorado, California

Assessor's Parcel Number System - El Dorado
County's Parcel Number System - 070-131-08

APN 07013108



Disclaimer: This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Printed on May 14, 2007 from El Dorado County Surveyor's Office



Map displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)
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