

Wilson Estates

Amendment A

Wildland Fire Safe Plan

Prepared by:

**CDS Fire Prevention Planning
William F. Draper
Registered Professional Forester
#898
4645 Meadowlark Way
Placerville, CA 95667**

May 28, 2014

Wilson Estates

Approved by:

Michael Lillenthal
Michael Lillenthal, DC
Fire Marshal
El Dorado Hills Fire Department

6/25/14
Date

Darin McFarlin
Darin McFarlin, FC
Fire Prevention
California Department of
Forestry and Fire Protection

6/26/14
Date

Prepared by:

William F. Draper
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RFF #898

6-26-14
Date



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All provisions in the original Wildland Fire Plan shall remain in effect. This amendment is for the reduction in the number of lots being created, change in access and the amount of open space being left undeveloped.

The original Wildland Fire Safe Plan approved in September, 2011 was for a 58 lot subdivision on 28.18 acres. The current map is scaled back to 28 residential lots. There is still to be open space along Green Valley Road and now also at the east end of the development. The primary access is still to be off of Malcolm Dixon Road and will be gated. The second access is also gated and being designed to be an emergency evacuation access road (eva). The gates in this development shall have an opticon type opener as specified by El Dorado Hills Fire Department. The gates shall also have a knox lock box. In the case of a power failure, the gates shall lock open.

The turn-around at lots 23 and 24 shall be a modified "T" and incorporated into the 2 driveways at the end of the roadway.

Any trails within the open space and all open space adjacent to the lots and roadways shall have a fuel hazard reduction zone (FHRZ). The FHRZ adjacent to any trail shall be 10' on both sides of the trail. It shall also be 10' adjacent to the roadway. The FHRZ adjacent to the lots shall be 30' from the rear of the each lot or to the subdivision property line, whichever is less.

The fuels within the fuel hazard reduction zones shall be cut to a 4" stubble. This must be done annually and maintained throughout the declared fire season.

TENTATIVE MAP WILSON ESTATES

COUNTY OF EL DORADO

AUGUST, 2014

STATE OF CALIFORNIA

OWNERS OF RECORD

USA VOGLSANG
CATHERINE RYAN
JULIE RYAN

1615 GREENWICH STREET
SAN FRANCISCO, CA 94123

APPLICANT

CTA ENGINEERING & SURVEYING
3233 WILSON CIRCLE
RANCHO CONCORD, CA 91742

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
1225 North Civic Center, CA 91702
Tel: 949.944.1100 • Fax: 949.944.1101

MAP SCALE

1" = 60'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FT-1"

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

PORTRION OF SECTIONS 13, 14 & 23, T.10N., R.5E., M.2M

ASSESSOR'S PARCEL NUMBERS

A.P.N. 126-070-22, 126-070-23, 126-070-30

GENERAL PLAN

HR-1 IN A COMMUNITY REGION

PRESENT ZONING

R1A

PROPOSED ZONING

R1A - P2/ OS-PD (ZONE BOUNDARY ESTABLISHED BY FINAL MAP)

TOTAL AREA

28.18 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS (1-28)	16.51 AC
PRIVATE ROAD LOT (LOT R)	1.45 AC
LETTERED LOT (B), LOT (C)	0.85 AC
OPEN SPACE, DRAINAGE & WATERLINE	8.41 AC (30% OPEN SPACE
NEW CONNECTION (LOT A)	0.65 AC
MALCOLM DIXON ROADWAY DEDICATION	0.62 AC
GREEN VALLEY ROAD ROADWAY DEDICATION	0.54 AC
TOTAL AREA	28.18 AC

MINIMUM LOT AREA

20,004 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

AUGUST, 2014

PHASING PLAN NOTICE

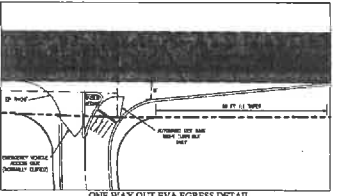
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 65456.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS WILSON ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

[Signature]
DAVID R. BOSAROL, R.C.E. 34520

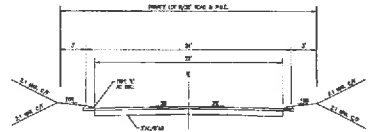
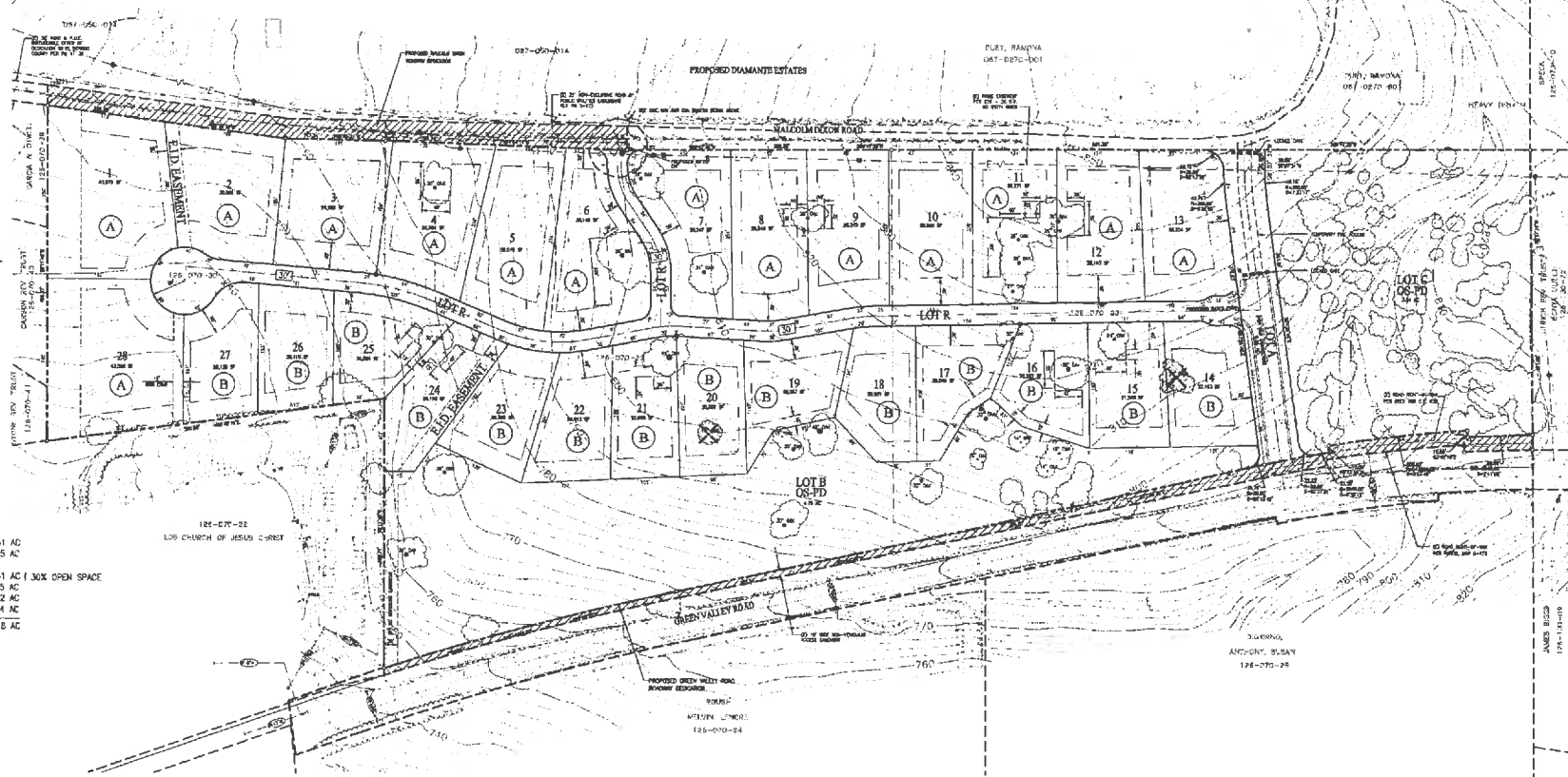
08/14



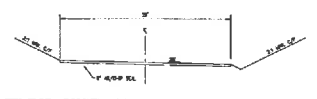
ONE WAY GUT EVA EGRESS DETAIL
SCALE: 1"=1'-0"



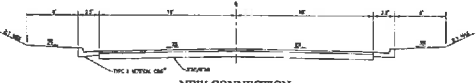
SCALE: 1"=60'



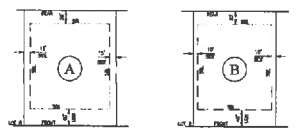
TYPICAL ROAD SECTION
SCALE: 1"=1'-0"



TEMPORARY FIRE ACCESS ROAD (GATED) ≤ 20%
SCALE: 1"=1'-0"



NEW CONNECTION
SCALE: 1"=1'-0"



MODIFIED R-1A SETBACKS UON MODIFIED R-20,800 SETBACKS UON
**TYPICAL BUILDING SETBACKS
ONE-FAMILY RESIDENTIAL
UNLESS OTHERWISE NOTED (UON) ON TENTATIVE MAP**

LEGEND:

- +— (P) FIRE HYDRANT
- - - - - (P) SUBDIVISION BOUNDARY
- — — — (P) RIGHT OF WAY LINE
- — — — (P) LOT LINE
- — — — (P) LOT R WIDTH

PLANNING COMMISSION: _____
APPROVAL/DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DATE: _____