

**Highland Hills Wildland Fire Safe Plan**

**APN: 067-800-01**

**Prepared for:**

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&  
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**Prepared by:**

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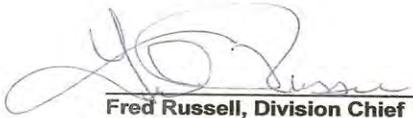
**May 8, 2007**

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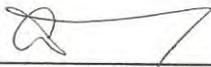
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**Approved by:**

  
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**Fred Russell, Division Chief  
Fire Marshal  
El Dorado Hills Fire Department**

5-18-07  
**Date**

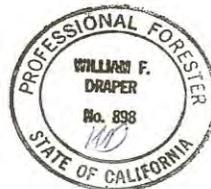
  
\_\_\_\_\_  
**Chris Anthony, Battalion Chief  
Fire Prevention  
California Department of Forestry  
And Fire Protection**

5-24-07  
**Date**

**Prepared by:**

  
\_\_\_\_\_  
**William F. Draper  
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5-24-07  
**Date**



# Highland Hills 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 Highland Hills Drive 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 Highland Hills project is complete will be greatly 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 Highland Hills 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 Highland Hills 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: 067-800-01 is being prepared for a two way parcel split of this 4.245 acre parcel. The parcel is located at 2467 Highland Hills Drive in the unincorporated community of El Dorado Hills. It is on the east side of Highland Hills drive and just south of the intersection with Silva Valley Parkway. It is the last parcel to be developed in this neighborhood. The new parcels shall be .70 acres in size.

Highlands Hills Drive is adequate in width and is in compliance with Fire Safe requirements of the El Dorado Hills Fire Department.

The current Drive has landscaped yards along sides of the roadway. This standard shall be adhered to with the development of the new parcel. No fuel treatment zone will be required with the landscaping. The parcel to be split off is open grass with oak trees and Gray pines. There is an existing residence on the larger portion of the parcel and this shall remain untouched by this split.

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. Fire hydrants are located throughout this neighborhood. Water is supplied by El Dorado Irrigation District.

### 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

- **All homes shall have Class A listed roof and assemblies 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 this parcel 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**
- **Residences over 3,600 square feet shall have an approved NFPA 13D residential fire sprinkler system if the fire flow is at 1,000 gallons per minute at 20 psi residual for 2 hours. If the fire flow is increased the square footage of residence may be increased prior to requiring a residential fire sprinkler system. Contact the El Dorado Hills Fire Department for specific conditions prior to design and construction. All sprinkler systems must be designed 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.**
- **The fire hydrant system shall meet the California Fire Code specifications to water volume, pressure and spacing.**
- **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.**
- **If the driveway is over 50 feet long and 20% grade, the residence shall be required to have a residential fire sprinkler**

**system designed and installed by a licensed engineer and approved by El Dorado Hills Fire Department.**

- **Clearance requirements may be required by El Dorado County at the time of construction.**

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