

**Dos Vistas Parcel Split  
APN 070-030-41**

**Wildfire Fire Safe Plan**

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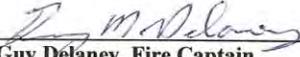
**April 29, 2007**

# Dos Vistas Fire Safe Plan

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## Dos Vistas Fire Safe Plan

Plan Approved by:

  
\_\_\_\_\_  
Guy Delaney, Fire Captain  
Fire Prevention  
Rescue Fire Protection District

4-28-07  
Date

  
\_\_\_\_\_  
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Date



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## **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 Dos Vistas 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 Dos Vistas 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 properties 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 Dos Vistas 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 Dos Vistas 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. THE DOS VISTAS WILDFIRE FIRE SAFE PLAN**

#### **1. PROJECT DESCRIPTION**

This project is a four way split of parcel 070-030-41. The property is bisected by Dos Vistas Drive. The Dos Vistas parcel split is located within the unincorporated community of Shingle Springs on a gentle ridge generally sloping to the east and west with flat to moderate slope and lies in between Meder Road to the south and Green Valley Road to its north. This project will divide 10.05 acres into 4 lots ranging in size from 2.03 acres to 3.55 acres. All lots are over 1 acre in size and must meet the full fire safe clearance requirements. Access is from Meder Road to Sierrama Drive to Dos Vistas. The second access road will be from Green Valley Road to Walnut Drive south to Dos Vistas. Dos Vistas for the length of the parcel being split, approximately 680 feet, will be brought up to a 24 foot wide road. Sierrama Drive and Walnut Drive vary in traveled surface width from 18 to 20 feet. Neither road has a formal road maintenance program nor do they have regularly maintained fuel treatment zones along the roadways. Much of Walnut Drive has fuel treated along the roadway by individual property owners. The project is 1.7 miles from Green Valley Road by way of Walnut Drive. Access by way of Sierrama Drive is .7 miles to the site. The fuels along this road need treatment. The key topographic features are the flat to gentle slopes. There is a third access route from the project site by way of Oak Lane Drive. This road is least desirable as a regular travel route and has poor surfacing, narrow width and roadside vegetation problems. It can be an emergency route. Noblecrest Lane, a narrow road, runs the length of the project on its western border.

Structural fire protection is provided by the Rescue Fire Protection District and wildland fire protection by the California Department of Forestry and Fire Protection (CDF). A fire hydrant system will serve the new site. Water is to be supplied by El Dorado Irrigation District. Water pressure for normal fire flow may be less than desired.

#### **2. PROJECT VEGETATION (FUELS)**

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels- annual grasses, red bud, coffeeberry, chamise, ceanothus, manzanita, and toyon (Brush)
- (b) overstory- scattered Black Oak, Live Oak and individual Gray Pines

Light to moderate fuel loading is throughout the majority of the property due to a significant brushing project undertaken in the recent past. An untreated buffer has been left along the property lines of adjacent parcels to provide screening. Sprouting is occurring in the brushed areas. Without maintenance to the sprouts, the brushing benefit will be lost in another 2-3 years. There are pockets of wildland along the borders of the project in the developed parcels. A dense canopy of brush with dead material comprises the problem of fuel loading. Separation of fuels, brush from brush and brush from trees, will help in the reduction of fire spread from wildland to structures and vice versa. Gray Pines (digger pines) should be eliminated as they are a very hazardous tree.

#### **3. PROBLEM STATEMENTS**

- A. The grass/brush fuels will ignite and have a rapid rate of spread.**

Fire in the grass/brush fuels on the slopes of the development is the most serious wildfire problem for this project.

**B. Risk of fire starts will increase with development.**

The greatest risk from fire ignition will be along roads, in the open space areas and on large lots as human use on these areas increase.

**C. Provisions must be made to maintain all fuel treatments.**

The wildfire protection values of fuel reduction are rapidly lost if not maintained. Annual maintenance by June 1 of each year is necessary.

**D. Typical home design and siting often does not recognize adequate wildfire mitigation measures.**

A review of many wildfires has conclusively shown that most home losses occur when: (1) there is inadequate clearing of flammable vegetation around a house, (2) roofs are not fire resistant, (3) homes are sited in hazardous locations, (4) firebrand ignition points and heat traps are not adequately protected and (5) there is a lack of water for suppression.

**4. GOALS**

- A. Modify the continuity of high hazard vegetation fuels.
- B. Reduce the size and intensity of wildfires.
- C. Ensure defensible space is provided around all structures.
- D. Design fuel treatments to minimize tree removal
- E. Ensure fuel treatment measures are maintained.
- F. Identify fire safe structural features.
- G. Help homeowners protect their homes from wildfire.

**5. WILDFIRE MITIGATION MEASURES**

Wildfire mitigation measures are designed to accomplish the Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these mitigation measures. The Wildfire Fire Safe Plan places emphasis on defensible space around structures.

**Dos Vistas Parcel Split**

Four lots are planned that are 2 to 3.5 acres in size. The existing section of Dos Vistas running through the parcel will be built to a minimum of 24 feet of travel surface and shall conform to El Dorado Department of Transportation specifications with a 10 foot wide fuel treatment zone along each side of the roadway. The fuel treatment zone shall be annually maintained within the project boundary. The fuel treatment within this zone is cutting of grass to 2 inch stubble, chemically treating or disking. 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. Parcels B and C have an El Dorado Irrigation District (EID) running through the parcel and parallel to the road. This will create an added setback on these lots.

More restrictive standards maybe applied by approving El Dorado County authorities.

**Mitigation Measures:**

- All lots shall be landscaped to Firescaping Standards Zones I and II (Appendix A).
  - a. Responsibility- homeowner within one year of occupancy
- Driveways over 150 feet shall provide for a turnout near the midpoint of the driveway. Vertical clearance for the entire length of the driveway will be 15 feet.
  - a. Responsibility- homeowner
- All homes shall have Class A listed roof and assembles and siding of fire resistant material.
  - a. Responsibility- homeowner
- Decks that are cantilevered over the natural slope shall be enclosed.
  - a. Responsibility- homeowner (See Appendix B for guidelines)
- All lots shall have a 30 foot setback for buildings and accessory buildings or to all property lines which ever is less and a 30 foot setback from the center of the road.
  - a. Responsibility- builder
- All residences shall have a NFPA 13D Fire Sprinkler system designed and installed by a licensed engineer. Rescue Fire Protection District shall review and approve the sprinkler system design prior to installation.
  - a. Responsibility- builder

**6. 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.

**7. OTHER FIRE SAFE REQUIREMENTS**

- A. 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.
- B. A copy of the Wildfire Fire Safe Plan shall be given to each new landowner within the development.

- C. Road improvements and fire hydrant shall be completed prior to the filing of the final map or completion of a “Bonding and Completion Plan”.**
- D. The project shall meet all the Public Resource Codes 4290 as amended (the 1991 SRA Fire Safe Regulations- Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department ordinances.**
- E. Fire hydrant location shall be approved by Rescue Fire Protection District.**
- F. The water hydrant system shall meet the California Fire Code specifications to water volume, pressure and spacing. Contact EID for hydrant specifications.**
- G. The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority.**
- H. All driveways must be a minimum of 12 feet wide with a minimum of 15 feet of vertical clearance over the driveway and a 10 foot wide fuel treatment zone on both sides.**
- I. All gates must be at least 2 feet wider than the driveway they gate. Gates must be set into the property a minimum of 30 feet from the edge of the roadway. Contact Rescue Fire Protection District for specifications.**
- J. Fuel treatment along public the road and driveways shall have all fuels within 10 feet of the shoulder of the roadway treated annually by June 1.**
- K. Clearance requirements may be required by El Dorado County at the time of construction.**
- L. All roads 24 feet wide or less shall be posted “No Parking”.**
- M. A one time fuel treatment of 10 feet on both sides of Sierrama Drive, Dos Vistas Drive and Walnut Drive shall be completed prior to the filing of the final map.**

## **E. Appendix**

## Appendix A

### DOS VISTAS

#### 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

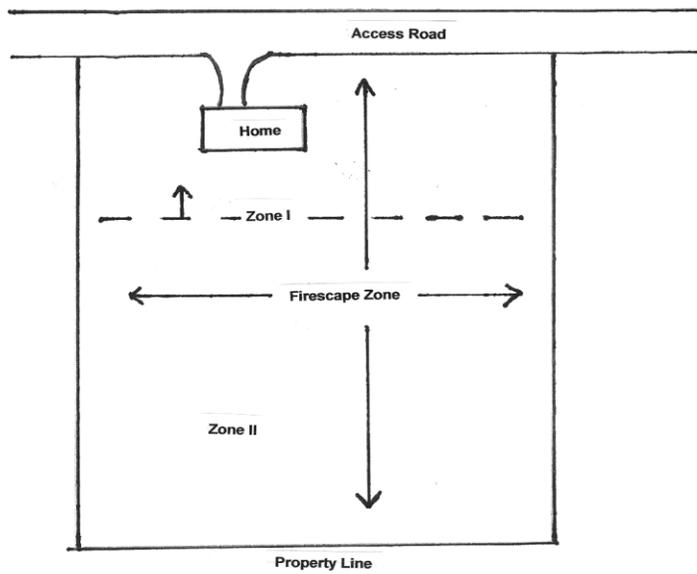
This zone adds to Zone I and extends 70 feet or to the property line from all structures in all directions and is a transition area to the outlying vegetation. The zone is a band of low growing succulent and ground covers designed to reduce the intensity, flame length and rate of spread of an approaching 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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**Typical Lot in Oak Woodland**  
(Schematic, no scale)

## **APPENDIX B**

### **DOS VISTAS ENCLOSED DECK GUIDELINES**

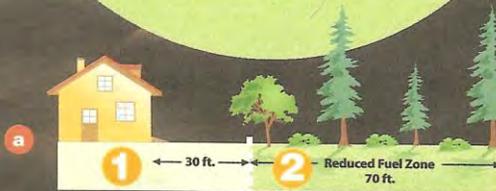
The purpose of enclosing decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck.

1. Does not apply to decks that are constructed using fire resistant materials such as concrete, steel, stucco etc.
2. Applies to decks one story or less above natural slopes.
3. Combustible material must not be stored under the deck.

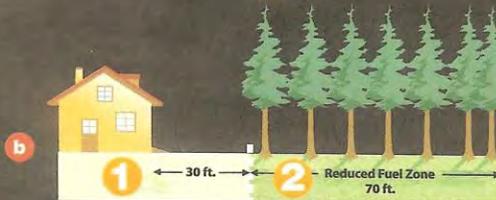
# CDF GUIDELINE

## CDF GUIDELINE

# 100' DEFENSIBLE SPACE Make Your Home FIRE SAFE



or



Contact your local ODF 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 ½ 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 2006

# DOS VISTAS

## TENTATIVE PARCEL MAP A PORTION OF THE EAST HALF OF THE WEST HALF OF THE S.W. 1/4 OF SECTION 26 T. 10 N., R. 9 E., M. D. B. & M. BEING PARCEL C OF PARCEL MAP, BOOK 13, PAGE 3

WILLIAM E. JACKSON PLS 5787

EL DORADO COUNTY CALIFORNIA

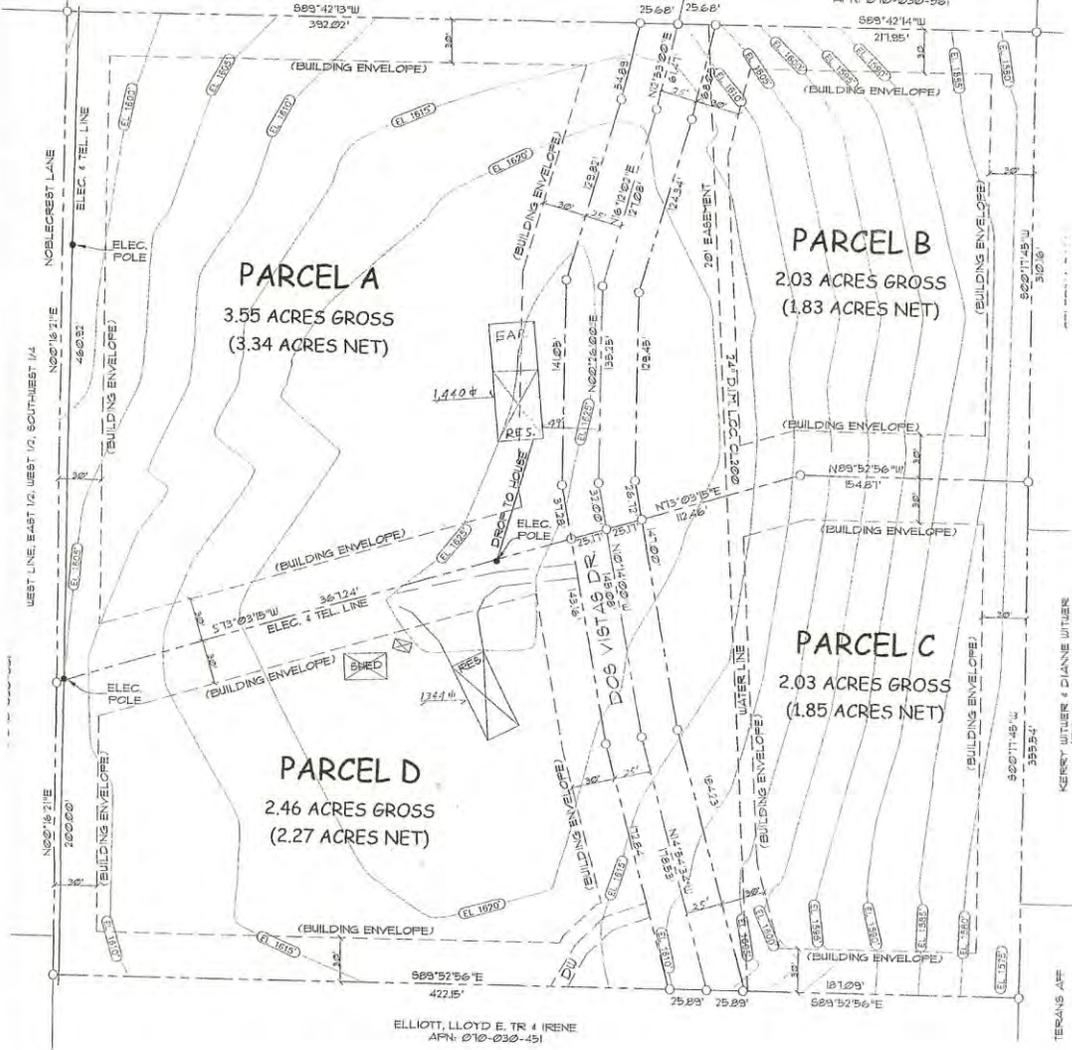
ASSESSOR PARCEL NO. 070-030-41-100

JANUARY 2007

STUDELEKA, PETER H. TR ET AL  
APN: 070-030-551

BHATT KARTIK TR  
APN: 070-030-561

WROGQUIST, TODD  
APN: 070-030-511



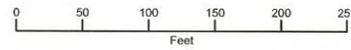
# DOS VISTAS

## APN 07003041



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.

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

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