

**LUNGREN PARCEL SPLIT
APN: 102-060-35**

WILDFIRE FIRE SAFE PLAN

Prepared for:

Leslie Lungren

Prepared by:

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June, 2006

LUNGREN PARCEL SPLIT

Plan Approved by:

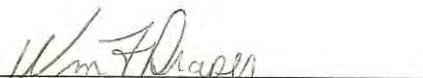

Guy Delaney
Fire Captain
Rescue Fire Protection District

6-17-06
Date

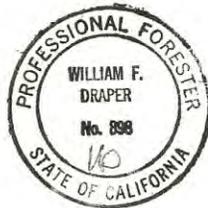

Ben Scott, Battalion Chief
Fire Prevention
California Department of Forestry
and Fire Protection

6/15/06
Date

Prepared by:


William F. Draper
RPF 898

6-15-06



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 Lungren Parcel Split, and to identify measures to reduce these hazards and risks and protect the native vegetation. There are moderate fuel hazards and gentle topography associated with this proposed parcel split both on and adjacent to the project.

The possibility of large fires occurring when the project is complete will not be significantly changed. It may decrease small wildfires in the open space areas and along the road. This project is not designed for new structures/dwellings to be added to the existing parcel or the newly created parcel. Any new house construction on either parcel will require additional Fire Safe requirements.

Incorporation of the fire hazard reduction measures into the design and maintenance of the current houses 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 to provide additional fire hazard reduction measures.

The scope of the Lungren Parcel Split Wildfire Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space around 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 Lungren 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. WILDFIRE FIRE SAFE PLAN

The Lungren Parcel is located approximately ½ mile in on Old Neumann Road off of Deer Valley Road in the unincorporated community of Rescue. It is a 20.005 acre parcel which is being split into two 10 acre parcels to accommodate the two existing houses currently on the larger parcel. Each new parcel shall have one house. A new access to Lot 2 shall be a new driveway.

Structural fire protection is provided by the Rescue Fire Protection District and wildland fire protection is provided by the California Department of Forestry and Fire Protection (CDF). A fire hydrant system does not serve this area. Since this project does not allow for any additional homes, no water storage is being required.

The area is oak woodland and nearly flat topography. The Lungren property is heavily wooded with liveoak, white oaks and gray pines as an overstory to mostly toyon, buckeye and poison oak. The understory around the Lot 2 house is cleared very well. The larger house on Lot 1 will need additional clearance to meet PRC 4291.

Old Neumann Road is sub-standard with regards to road width. It varies from 14 to 16 feet of paved road surface. There are no defined turnouts currently. A road association is in existence for the road surface maintenance. Additionally, fuel treatment on both sides of the roadway will have to be maintained annually.

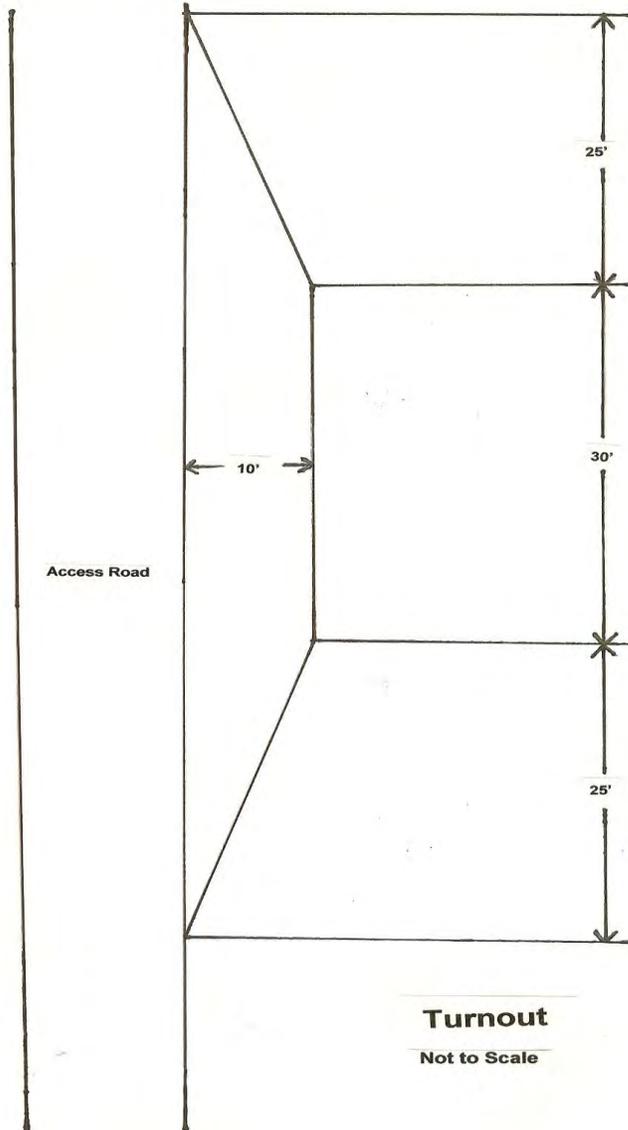
WILDFIRE MITIGATION MEASURES

- **Old Neumann Road shall have 5 turnouts installed (see Map A). Turnouts shall be a total of 80 feet long, all weather surfaced and capable of supporting a 40,000 pound emergency vehicle(see Diagram).**
- **Old Neumann Road shall have a 10 foot fuel treatment zone on both sides starting at Deer Valley Road and ending at turnout 1. Fuels will be treated annually by June 15. All brush shall be removed. Trees shall be limbed up 15 feet. Grass shall be mowed to a 2 inch stubble.**
- **Driveways shall be 12 feet wide with 15 feet of vertical clearance and the road surface shall be all weather and capable of supporting a 40,000 pound emergency vehicle.**
- **Driveway gates shall be set off of Old Neumann Road by at least 30 feet, and the gate opening must be 2 feet wider than the driveway.**
- **Driveways over 150 feet in length shall have a turnout at the mid-point.**
- **All structures shall have the Public Resource Code 4291 (PRC) clearance of 100 feet. This shall be completed by October, 2006. Clearances shall be maintained annually by June 15. (See CDF Guidelines attached)**
- **A Notice of Restriction shall be filed with the final parcel split map which stipulates that a Wildfire Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented.**
- **The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority when a new building permit is issued.**

FUTURE HOUSING EXPANSION

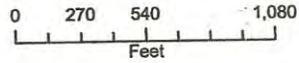
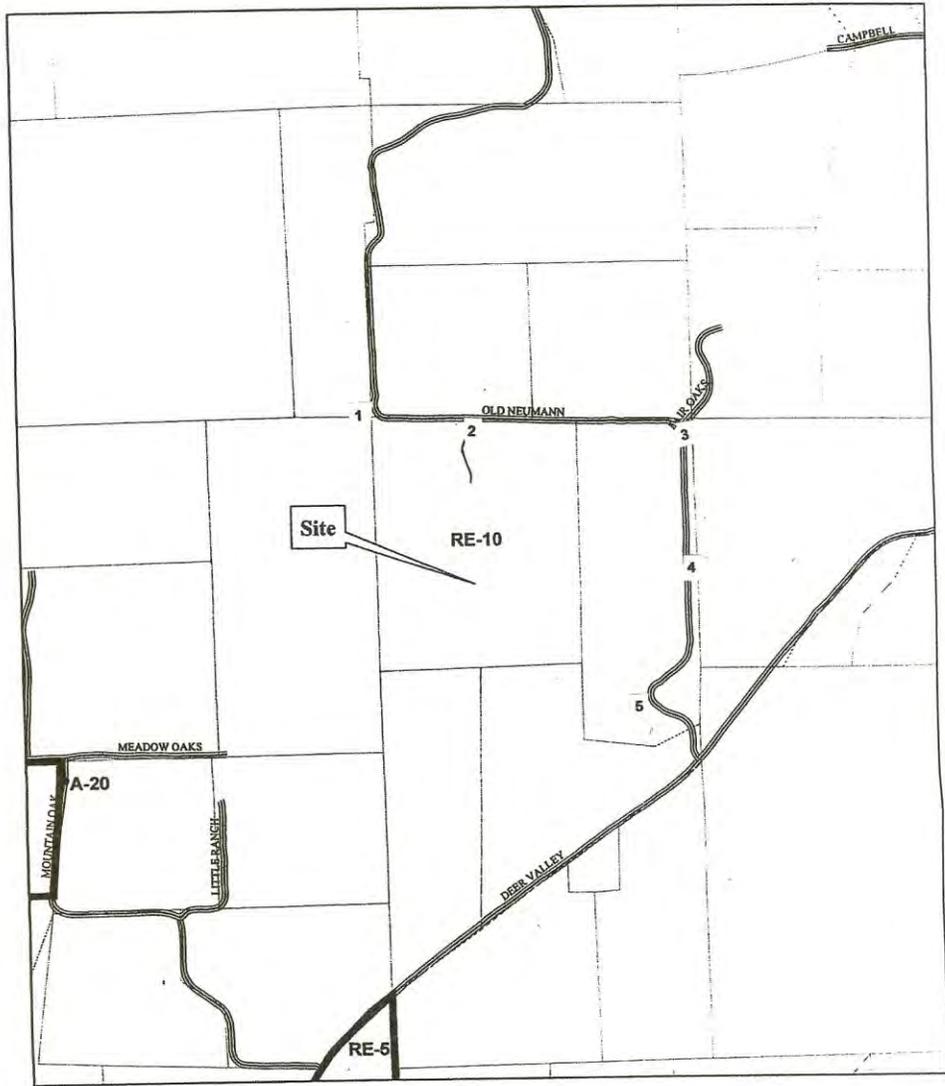
If additional dwellings are added to either parcel the following additional Wildfire Fire Safe Requirements shall be implemented at a minimum.

- **Old Neumann Road shall be widened to 24 feet of roadway built to El Dorado DOT standards.**
- **A minimum of 2,500 gallons of water shall be stored for each structure with a 2 and a 1/2 inch National Hose Thread hydrant. The hydrant shall have a minimum of 20 pounds of pressure. The hydrant shall not be closer than 50 feet to the structure nor more than 150 feet. Water storage is dedicated for fire protection and must be kept full at all times. Water storage, fire hydrant consolidation and location are subject to fire department approval.**



Turnout
Not to Scale

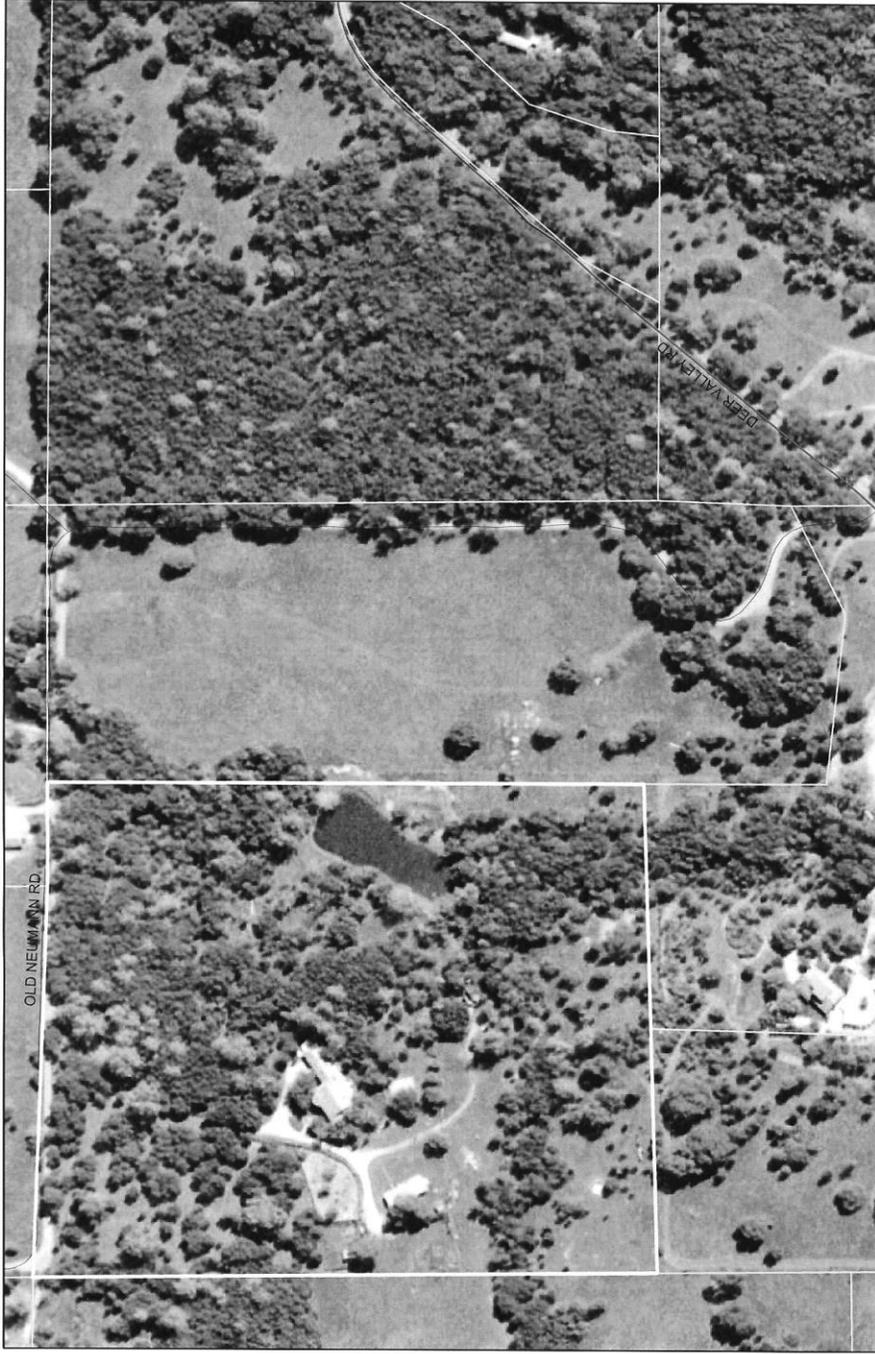
MAP A TURNOUTS



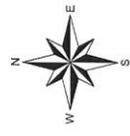
RE-5 = Estate Residential Five-Acre
RE-10 = Estate Residential Ten-Acre
PA-20 = Planned Agriculture 20-Acre

File No. P 06-0004

APN 10206035



0 110 220 330 440 550
Feet



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.

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

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