

# **Hawk View**

## **Wildfire Fire Safe Plan**

**Prepared for:**

**Hawk View Joint Ventures**

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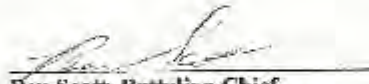


Hawk View

Plan Approved by:


  
Fred Russell  
Division Chief-Fire Marshall  
El Dorado Hills Fire Department

10-17-05  
Date

  
Ben Scott, Battalion Chief  
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10/27/05  
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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 Hawk View development. 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 development both on and adjacent to the project.

The possibility of large fires occurring when the Hawk View 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 this 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 emphases on the interface of homes and wildland fuels.

The scope of the Hawk View 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 utility easements, open space areas 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.

## **I. FIRE PLAN LIMITATIONS**

The Wildfire Fire Safe Plan for the Hawk View development 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 attention to aid in home wildfire safety.

## **II. THE HAWK VIEW WILDFIRE FIRE SAFE PLAN**

### **1. PROJECT DESCRIPTION**

Hawk View is located within the unincorporated community of El Dorado Hills on a generally west facing slope and west of the new Bass Lake Road alignment. This development is planned for 114 lots ranging in size from 6,476 sq. ft to 29,789 sq.ft.. Sixty-seven of the lots are under 10,000 sq. ft. in size. Access is from Bass Lake Road to Silver Dove Way. Silver Dove Way will connect and realign the existing Hawk View Road. The key topographic feature is an intermittent drainage just to the west of the development. Elevations generally range from 1120 to 1230 feet. Slopes range generally 2-10% with most of the area less than 6% slope.

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 (CDF). A fire hydrant system will serve the new area.

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

For wildfire planning purposes the vegetation is classified as follows:

- (a) ground fuels- annual grasses with scattered down trees and limbs
- (b) overstory- small stand of Blue and Live Oak in a pocket near the northeast corner of the development

There are a few down tree limbs and one oak with heavy mistletoe in one it. The problem of fuel laddering is minimal but exists. Oak canopy will require some pruning of the lower limbs. Serious consideration must be given for the removal/replacement of the oak with the heavy mistletoe.

### **3. PROBLEM STATEMENTS**

#### **A. The grass fuels on the western facing slopes will ignite and have a rapid rate of spread.**

Fire in the grass fuels on the side slopes of the ridge is the most serious wildfire problem for this project.

#### **B. The steeper slope on the west will have increased rates of wildfire spread.**

Wildfires rate of spread increases dramatically as slope increases. This project has a steep grassy slope adjacent to it.

#### **C. 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 uses on these areas increase.

**D. 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.

**E. 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.

**Hawk View**

This development is adjacent to rural large parcels to the south and west. It will abut an existing development on the north. Sixty seven lots are under 10,000 square feet on slopes of less than 10%. Lots 34, 35, 56, and 57 are adjacent to designated open space. Lots 57 – 74 border undeveloped property along the west side of the project. Lots 1, 9 -28, 75, and 89 – 93 border landscaped area with a roadway beyond. Lots 28 -32, 39, 40, and 56 border the development to the north. All the remaining lots (67 of the 114) are interior bordering 50 foot roadways and the neighboring lots. Four cul-de-sacs each have a turn-around with a 60 foot radius. Fuels are a small pocket of oaks and open grassland. Emergency vehicle access will be provided to the open space areas.

**Mitigation Measures:**

- **Lots shall be landscaped to Firescaping Standards for Zone I.**

- a. **Responsibility- homeowner within one year of occupancy**
- **All fences that border on open space areas (Lots A and B) shall be of noncombustible material. Pedestrian gates to the open space shall be provided and may be lockable. Lots 34, 35, 56, and 57**
  - a. **Responsibility- homeowner**
- **Lots bordering wildland, if fenced along this area shall have fences of noncombustible material with a lockable pedestrian gate on each lot. Lots 28-31 and 57-74.**
  - a. **Responsibility- homeowner**
- **Lots 28-31 and 57-74 shall have a 30 foot setback from the rear property line.**
  - a. **Responsibility- homeowner**
- **All homes shall have Class A listed roof assembly and siding of fire resistant material. One/two coat stucco over foam insulation is not acceptable.**
  - a. **Responsibility- homeowner**
- **El Dorado Hills Fire Department Weed Abatement Resolution shall apply to vacant lots adjacent to lots with structures.**
  - a. **Responsibility- lot owner and Fire Department**
- **The all utility, drainage and conservation easements shall have the fuels treated, within the easement, annually to the specifications in Appendix B.**
  - a. **Responsibility- utility purveyors and developer**
- **Firescaping standards will be implemented to the building front, side and back yards to the lot lines, regardless of distances to these lines.**
  - a. **This will ensure a continuous belt of Firescaping to neighboring lots.**
  - b. **If adjacent lot is vacant, El Dorado Hills Fire Department Weed Abatement Resolution will apply and the vacant lot fuels will be treated for 30 feet from any structure.**
- **Setbacks will not be less than those required by El Dorado County Zoning Ordinance 17.28.040(D).**
- **Rock outcroppings are part of the Firescaping.**
- **Windows and doors on the side(s) of the structure that is less than 30 feet from a property line shall be tempered glass.**
- **Rafter tails will be enclosed with noncombustible material on the side(s) of the structure that is less than 30 feet from the property line.**
- **Exterior wall sheathing shall be one hour rated noncombustible sheathing on the side(s) of the structure that is less than 30 feet from the property line.**
- **Gutters and downspouts shall be noncombustible.**



- Attic and floor vents shall be covered with ¼ inch or less noncombustible mesh and horizontal to the ground.

## 6. OTHER FIRE SAFE REQUIREMENTS

- A. Every 5 years the Fire Department shall review Open Space areas with the HOA to determine if additional fuel hazard reduction work is necessary.
- B. 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.
- C. 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.
- D. A legal entity (HOA, CSD etc.) shall be created with authority for maintaining and enforcing all fuel treatment mitigation measures if homeowners fail to implement or maintain. Covenants, Conditions and Restrictions must be developed to ensure the enforcement of the structural Fire Safe regulations.
- E. The water hydrant system shall meet the Uniform Fire Code specifications to water volume and pressure.
- F. The homeowner/property owner is responsible for any future fire safe or building code changes adopted by the State or local authority.
- G. Landscaped areas C, D, E, F, and G shall be irrigated and bark landscape material will not be used for a ground cover if the areas are dripped irrigated.
- H. Emergency vehicle access per Appendix C shall be at the end of Court "E" accessing open space "A". Also access will be provided to open space "B" at Court "A" and at the intersection of Road "B" and Court "A".
- I. A 12 foot wide all weather gated emergency access road capable of supporting 40,000 pound emergency vehicle shall provide access through Open Space "A" and connect to the conservation easement of the west side of the development.

## F. Appendix

## APPENDIX A

### HAWK VIEW

#### FIRESCAPING STANDARD

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.

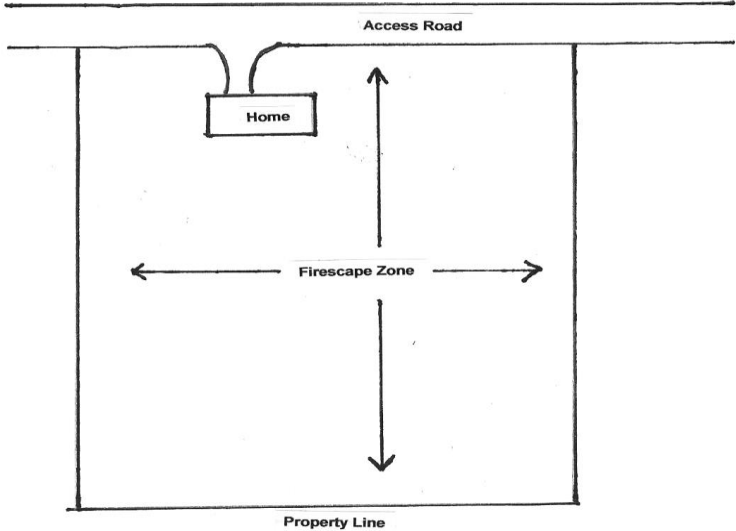
##### Zone I

The zone extends to not less than 100 feet from the house **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 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. 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.

##### For All Areas 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. Remove clumps of mistletoe.

**APPENDIX A-1  
FIRESCAPING ZONE  
EXHIBIT**



**Typical Lot in  
Oak Woodland Thicket  
(schematic, no scale)**

**APPENDIX B**

**HAWK VIEW**

**FUEL TREATMENT SPECIFICATIONS**

**For**

**OAK WOODLAND VEGETATION**

**Within The Designated Fuel Treatment Areas**

1. Leave all live trees.
2. Remove all dead trees.
3. Remove all brush.
4. Prune all live trees of dead branches and green branches up 8 feet from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown should be removed. Remove all mistletoe. All slash created by pruning must be disposed of by chipping or hauling off site.
5. Annually by June 1, reduce the grass or weeds to a 2 inch stubble by mowing, chemical treating, disking or a combination of treatments.
6. Mature, multi stem Live Oak trees: remove all dead limbs and stems, 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 C**

**HAWK VIEW**

**EMERGENCY VEHICLE OPEN SPACE ACCESS  
SPECIFICATIONS**

The purpose of the Emergency Vehicle Access to Open Space areas is to provide rapid access to wildland fuels in open space areas for wildfire suppression resources such as bulldozers, 4-wheeldrive fire engines, firefighters, hoselays etc.

Specifications are:

- a. 15 feet in width
- b. "Break" in the curb
- c. Signed
- d. Gated and gate equipped with a Knox Lock

Access Road

Home

Firescape Zone

Property Line

Zone I

Zone II

