

FIRE PROTECTION PLAN

TRAIL CREEK MEADOWS SUBDIVISION No. 1

In accordance with Boise County ULO 5.11 and the Wildland Urban Interface Ordinance, the following plans and protections are addressed:

1. Access, ingress and egress, regarding both roadways and driveway standards; and

Subdivision roads (Star Creek Circle and Trail Creek Circle) shall be constructed in accordance with Boise County Road Standards and WUI standards that that will allow for unobstructed vehicle circulation that includes adequate widths for two-way traffic and necessary cul-de-sac/turnaround radius for emergency service vehicles. Further, the two cul-de-sacs will be connected by a 15 foot wide common area easement area containing a gravel pedestrian path. This area will serve as an emergency fire access. Driveways shall be not less than 12 feet wide. No shared driveway shall serve more than 2 lots.

2. Water Supply

Trail Creek, a year-round stream, runs the length of the subdivision and provides two water pumping access locations, one along Harris Creek that Boise County Road & Bridge Department currently uses as an extraction point, and another from the common area (Lot 32). Given associated water rights to the property, the Developer is considering future construction of a limited irrigation system to the subdivision that would serve as a secondary source of water supply from frost-free spickets on each lot.

3. Building Construction – Fire Safety Standards

Per CCR Exhibit C:

- 1. Use Rated Roofing Material. Roofing material with a Class A, B or C rating is fire resistant and will help keep the flame from spreading. Examples include: Composition shingle and Metal.*
- 2. Use Fire-Resistant Building Materials on Exterior Walls. Examples include: Cement, Plaster, Stucco, Masonry (concrete, stone, brick or block). While vinyl is difficult to ignite, it can fall away or melt when exposed to extreme heat.*
- 3. Use Double-Paned or Tempered Glass. Double-pane glass can help reduce the risk of fracture or collapse during an extreme wildfire. Tempered glass is the most effective. For skylights, glass is a better choice than plastic or fiberglass.*
- 4. Enclose Eaves, Fascias, Soffits and Vents. ‘Box’ eaves, fascias, soffits and vents, or enclose them with metal screens. Vent openings should be covered with 1/8” metal screen.*
- 5. Protect Overhangs. Remove all vegetation and other fuels from around overhangs and other attachments (room additions, bay windows, decks, porches, carports and fences). Box in the undersides of overhangs, decks and balconies with noncombustible or fire-resistant materials.*
- 6. Other Attachments. Fences constructed of flammable materials like wood should not be attached directly to the house. Anything attached to the house (decks, porches, fences and outbuildings) should be considered part of the house. These act as fuel bridges, particularly if constructed from flammable*

materials. If a wood fence is attached to the house, separate the fence from the house with a masonry or metal barrier. Decks and elevated porches should be kept free of combustible materials and debris. Elevated wooden decks should not be located at the top of a hill. Consider a terrace.

4. Defensible Space

The subdivision CCRs (see Exhibit D) specifically include Firewise standards and require 30 feet of defensible space along with specific zone protections.

5. Fuel types, vegetation on site

Current fuel types include grass, shrub and timber (Ponderosa pine, Douglas fir). The property is divided by a riparian area that acts as a natural firebreak. Further, Developer has taken proactive measures to engage in fuel mitigation by selective logging and removal of understory and ladder fuel trees/branches (i.e. January-February 2023).

6. Evacuation Plan

The fire evacuation plan provides for evacuation of the subdivision to Harris Creek Road using the subdivision roads, namely Star Creek Court and Trail Creek Court. Should a fire event occur within the subdivision impacting egress on one of these roads, the emergency fire access will be available for connection to the non-impacted road for safe evacuation to a public road. Evacuation routes from the basin area include Harris Creek Road, Centerville Road and Alder Creek Road.

7. Responsible Fire Protection Agencies

Placerville Fire Department. The subdivision has been annexed into the Placerville Fire Protection District

8. Latitude and longitude (GPS data) for the primary subdivision access points/approximate center points of each lot

As noted on the plat.

9. Proposed on-site/off-site improvements

Developer will be constructing an underground cistern to supply year round water for in proximity to the subdivision that will allow fire fighting equipment and other government agencies to access the water supply. It is anticipated that future lot owners will also be represented within the volunteer participants of local volunteer fire or ambulance services. Further, the Development Agreement provides for the formalization of public road equipment and emergency service/Life Flight access in proximity to the underground cistern location.

10. Construction Schedule

Installation of underground power, to be constructed within 1 year of final plat approval and prior to any residential construction.

11. Proposed Restrictive Covenants - Fire Protection

See CCRs attached that contain Firewise standards and CCR Section 2.20 on fire protections:

2.20 Wildfire Management: *The potential for wildfire is the concern of every Owner. Trail Creek Meadows Subdivision is committed to attaining and retaining status as a "Firewise Community" (see www.firewise.org). As part of that commitment, the ACC will require adherence to the following planning and design considerations:*

a. All structures shall include a 30' (or to the property line if less distance) "firebreak" surrounding them, consisting of the following:

i. Dry grasses are to be kept mown to less than 4" from July 1st to October 1st. Scattered bunchgrasses and other short or sporadic grasses are excepted.

ii. Trees overhanging structures to be essentially free of dead material.

iii. Roofs, gutters and decks shall be maintained essentially free of accumulations of pine needles and other debris from June 1st to October 1st.

iv. No trees or vegetation is allowed within 10 feet of chimney or stove outlets.

v. Flammable mulches (bark mulch, wood chips, pine needles, etc.) or dry grasses or ground cover is not permitted within 5 feet of structures, unless adjacent to areas of the structure with non-flammable siding.

iv. On pines and other flammable trees, branches shall be removed up to a minimum of six (6) feet and a maximum of eight (8) feet or to three times the height of flammable vegetation (dry grasses, brush) remaining within 3 feet of tree drip lines. On pines and other flammable trees shorter than twenty (20) feet, only the branches from the lower one-third 1/3 of the tree shall be removed. All trees shall be maintained substantially free of deadwood. Dead branches shall be removed to a minimum height of ten (10) feet.

b. All chimneys should be equipped with UL or I.C.B.U. approved spark arrester. Only barbeque grills with lids will be allowed for outdoor cooking.

c. All exterior vent openings in structures and open spaces under combustibile decks (if less than 12" clear above the ground) must be shielded with non-combustible, corrosion resistive screening with 1/4" maximum clear openings. Decks constructed of wood and greater than 12" above the ground must be kept clear of dead vegetative materials and other highly combustibile items underneath them.

d. Vegetation on the lot shall be developed and maintained by the Owner in accordance with the requirements of other rules established by the Association for compliance with Firewise standard provided in Exhibits C and D.

12. Mapping, Land Classifications and Layouts

See exhibits submitted with Pre-Plat Application