

FIRE PROTECTION PLAN

HARRIS CREEK HEIGHTS SUBDIVISION

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 road (Vista Creek Way) shall be constructed in accordance with Boise County Road Standards and Wildland Urban Interface (WUI) standards that will allow for unobstructed vehicle circulation that includes adequate widths for two-way traffic. Including two ingress-egress access intersections with Harris Creek Road. 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 through the neighboring subdivision (Trail Creek Meadows Subdivision, preliminary plat approval) and will provides an engineered dry hydrant connected to an underground pit cistern for year-round water pumping access adjoining Harris Creek Road. (i.e. in proximity to location Boise County Road & Bridge Department currently uses as an extraction point). Through an affiliate entity, Developer holds adequate CFS rights from Trail Creek that will support a large capacity associated water rights from Trail Creek. This year-round water supply will also be available as a water source for adjoining residences in Star Ranch and is anticipated to enhance the fire rating for the entire area. For reference, see Dry Hydrant Construction illustration attached.

3. Building Construction – Fire Safety Standards

Per Subdivision 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, Metal, Clay, Cement tile.*
- 2. Use Fire-Resistant Building Materials on Exterior Walls. Wood siding is allowed, but fire-resistant building materials are encouraged. 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 CCRs 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 on adjoining parcels.

6. Evacuation Plan

The Subdivision plat has been designed with a road (Vista Creek Way) that has two ingress/egress points. Evacuation of the subdivision to Harris Creek Road shall use both of the Vista Creek Way ingress/egress locations that connect to Harris Creek Road. Should a fire event occur within the subdivision impacting one of the ingress/egress locations, emergency fire evacuation and emergency access will be available via the non-impacted road for safe evacuation to Harris Creek Road. Vista Creek Way road widths will allow for two-way traffic. Evacuation routes from the Boise Basin area include Harris Creek Road, Centerville Road and Alder Creek Road.

7. Responsible Fire Protection Agencies

Placerville Volunteer Fire Department or Centerville Volunteer Fire Department

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

*[*To be provided by Ardurra engineers]*

9. Proposed on-site/off-site improvements

Developer will be constructing the engineered, year-round water supply per section 2 above. It is anticipated that future lot owners will also be represented within the volunteer participants of local volunteer fire or ambulance services. Further, the Harris Creek Heights subdivision will benefit from the joint Development Agreement that includes Trail Creek Meadows subdivision that provides for the formalization of public road equipment and emergency service/Life Flight use of a portion of property adjoining the subdivision that will benefit the subdivision and area residents.

10. Construction Schedule

Vista Creek Way, to be constructed within 1 year of final plat approval and prior to the completion of any residential construction.

11. Proposed Restrictive Covenants - Fire Protection

See CCRs attached that contain Firewise standards and CCR Section 2.19 on fire protections:

2.19 Wildfire Management: *The potential for wildfire is the concern of every Owner. Harris Creek Height 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 or branches of trees shall not overhang structures in a hazardous manner.

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.

v. All firewood or other fuel must be stored away from structures in compliance with recommended Firewise or WUI standards.

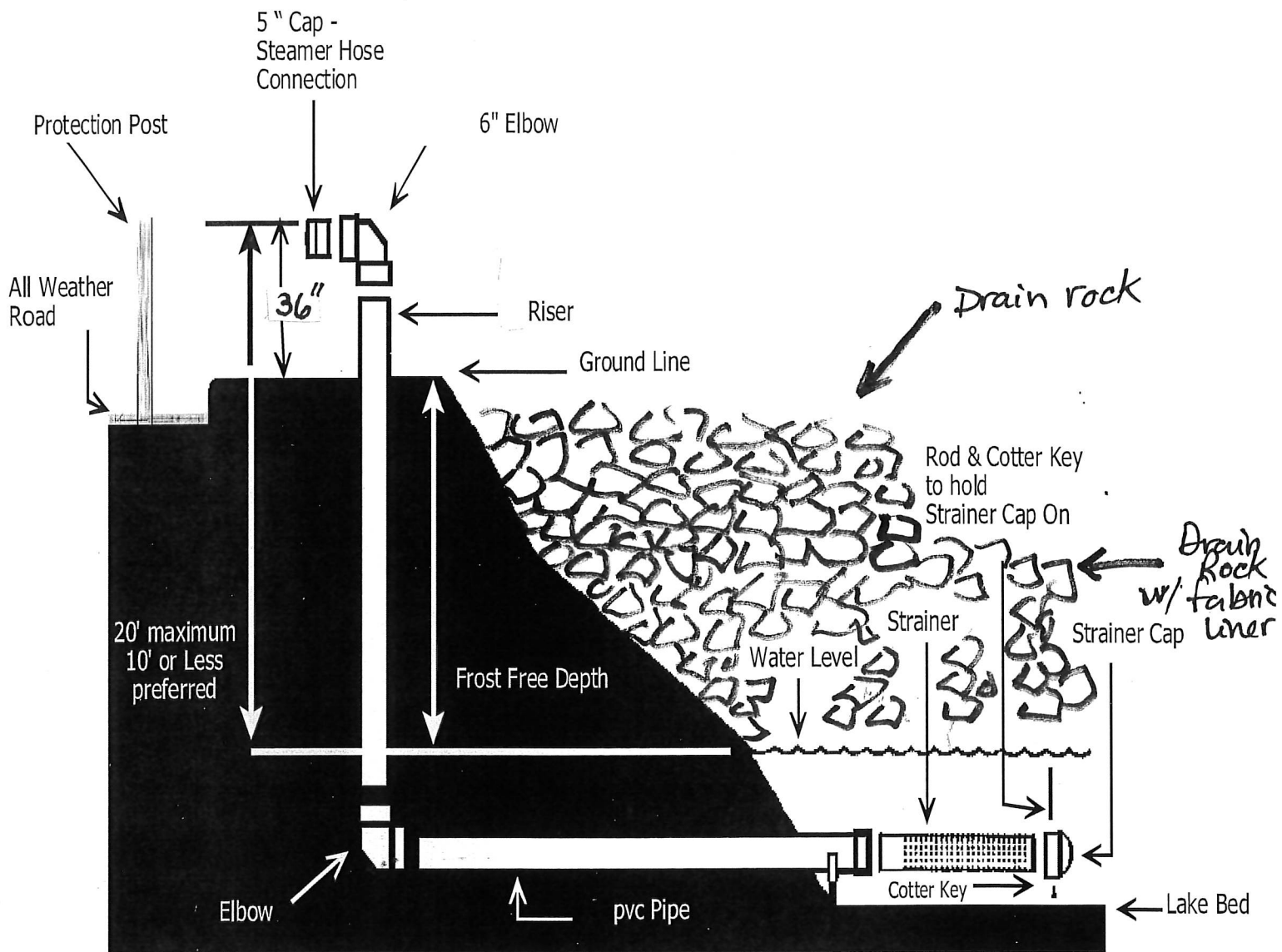
b. All chimneys should be equipped with UL or I.C.B.U. approved spark arrester. Only barbeque grills with lids will be allowed for outdoor cooking.

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 CCRs Exhibits C and D.

12. Mapping, Land Classifications and Layouts

See exhibits submitted with Pre-Plat Application



Dry Hydrant Construction

Google Maps



Imagery ©2024 Google, Imagery ©2024 CNES / Airbus, Maxar Technologies, Map data ©2024 50 ft

Measure distance

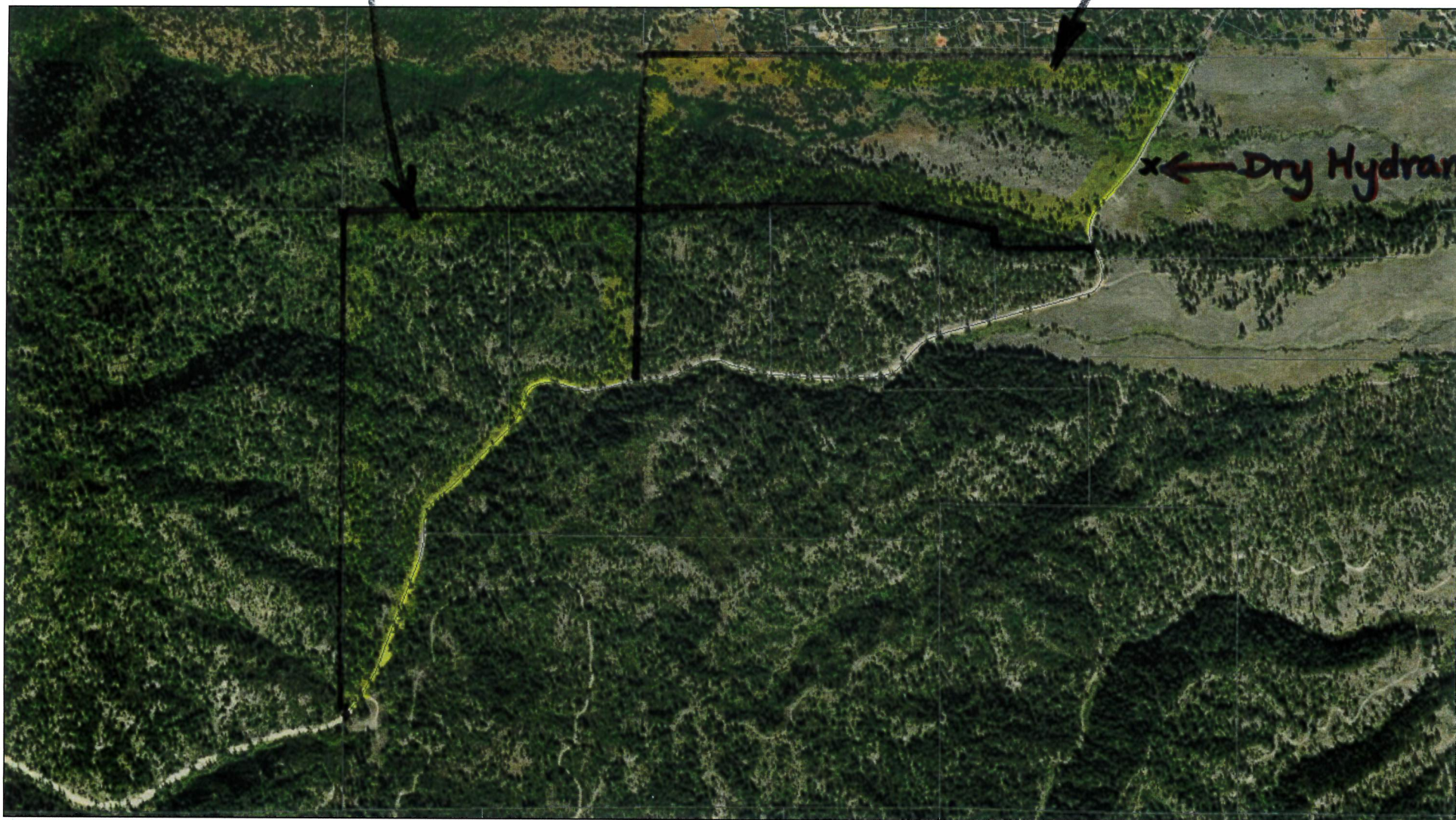
Total area: 10,632.62 ft² (987.80 m²)

Total distance: 430.82 ft (131.31 m)

Harris Creek Heights

ArcGIS Web Map

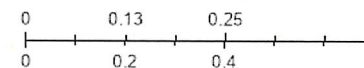
Trail Creek Meadows



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 Parcels

1:14,180



Maxar