

FIRE MITIGATION PLAN

HARRIS CREEK HEIGHTS SUBDIVISION

In accordance with Boise County ULO 4.4, the following mitigation plans is provided:

I. General Assessment. The subdivision is located approximately one mile north of the Harris Creek summit and is bordered on the east by Harris Creek Road, a public roadway. The property is in a wildland fire hazard area given the timbered forest land on each lot. Depending on the winter snowpack and Spring/Summer weather, the subdivision is most vulnerable to wildland fire in the peak season of the July-August time period, depending on seasonal climate conditions. Forest fire is a natural part of the Boise National Forest land and state of Idaho lands surrounding or in proximity to the subdivision. Multiple species of flammable vegetation are located on the primarily Ponderosa pine and Douglas Fir timbered forest land. The property also includes some pockets of snowbrush ceanothus.

II. Specific Mitigation Plan and Assessment Topics.

- A. Fire Department Accessibility.** The subdivision is located 4.1 miles from the Placerville Fire Department with a projected driving time response of 8-10 minutes.
- B. Slope Topography.** The property has varying terrain with flat areas for cabin sites through the property; however the overall property falls under the Boise County Hillside Development provisions given general slope.
- C. Water sources.** The property has a year-round creek that flows through the middle of the property. This creek could be used for supplying an underground water tank.
- D. Water source storage capacity.** As noted in the Fire Protection Plan and Development Agreement, the Developer will work with Star Ranch and the Placerville Fire Department to construct a dry hydrant connected to a pit cistern to allow for year-round water filling. This dry hydrant and pit cistern will be located approximately 1 mile from the subdivision property. It is anticipated that the dry hydrant/cistern is estimated to hold thousands of gallons of water.
- E. Access.** The property is
- F. Building ignition and fire resistance factors**
- G. Evacuation Routes.** The fire evacuation plan provides for evacuation of the subdivision to Harris Creek Road using the subdivision road, namely Vista Creek Way. Should a fire event occur within the subdivision impacting egress on this road, the emergency fire access will be available for connection to the non-impacted road for safe evacuation to Harris Creek Road. Evacuation routes from the Boise Basin area include Harris Creek Road, Centerville Road and Alder Creek Road.
- H. Fire Protection.** The Developer has invested in forest and fuel thinning practices on adjoining parcels. Further, each lot will have some fuel reduction work completed prior to the construction of any structures thereon.
- I. Vegetation Management.** The Manager of the Association shall proactively manage the condition of any fuels in the Common Area. The CCRs and Fire Plan require lot owners conduct a Firewise assessment and compliance campaign.