

SANTA LUCIA PRESERVE FIREWISE COMMUNITY

2nd ANNUAL EVENT



Pictured above, a panel of speakers from the workshop's morning session. From left to right: Forrest Arthur, Cameron Daroczy, Rob Kingsley, Emily Aiken, Scott Anderson, Matt Lumadue and Jamison Watts.

JAN. 23, 2023, FUEL MANAGEMENT PLAN WORKSHOP TAKEAWAYS:

- A diverse group of 70 people were in attendance including SLP property owners, local fire professionals, landscape architects, arborists, fuel mitigation contractors, and wildfire pre-planning cooperators; increasing community cohesion in working together to reduce our wildfire risk as we consider the ecological health and beauty of the Preserve.
- State Defensible Space regulations for the 0-5 foot zone are currently underway and are expected to be in place by October of this year for all new homes and Oct. 2024 for all existing homes.
 - The 0-5 foot zone (also known as the non-combustible zone in the Preserve's Fuel Management Standards) is leaning towards ZERO COMBUSTIBLES within 5 feet of the building footprint (including decks). This is important to keep in mind during the design/review phase of all new homes in the Preserve.
 - Other new regulations in this zone include replacing combustible fences, gates and arbors attached to the home with non-combustible alternatives.

- CAL FIRE is proposing new Fire Hazard Severity Zones (FHSZs), which are currently under public review until April 4th. Please view this [STORY MAP](#) to see how these zones changed at the Preserve. To learn more, please visit this [website](#). If you would like to submit a public comment before the closing period, send an email to: FHSZcomments@fire.ca.gov
- The Santa Lucia Preserve is entirely within the high to very high FHSZ. The FHSZs were modeled to predict the probability of wildfire hazards, however, they do not incorporate risk reduction efforts (like defensible space maintenance, home hardening or fuel mitigation). Insurance companies do look at the FHSZ maps, but there is no authoritative risk reduction map (akin to the FHSZ map) that exists. Therefore, it is up to the homeowner to provide authoritative risk reduction evidence (such as fuel management plans, defensible space inspections, and firewise community certifications) to their insurance companies.
- The California Department of Insurance (CDI) released [new regulations](#) that require insurance companies to develop a plan that incorporates wildfire risk reduction efforts (home hardening, defensible space and firewise communities) by April of this year, which can result in discounted premiums once the plans are reviewed by the CDI.
- One example of wildfire risk reduction evidence that has been backed by the insurance industry is a [Wildfire Prepared Home Certificate](#) conducted by the Institute for Business and Home Safety. It is a much more conservative inspection than the State Defensible Space Inspection (or LE100).
- On and after July 1, 2021 when you sell property that is located in a high or very high fire hazard severity zone (which includes the entire Preserve), you'll need documentation of a compliant Defensible Space Inspection. For more information about requesting an Assembly Bill 38 Defensible Space Inspection: <https://www.fire.ca.gov/dspace/>
- All new homes at the Preserve are required to have a Lot-Specific Fuel Management Plan submitted to the Final Design Review Board. Please contact Emily Aiken to initiate the process of getting an FMP: eaiken@santaluciapreserve.com
- All homes at the Preserve are required by law to get an annual State Defensible Space Inspection. The Preserve's Defensible Space Inspection Program has combined forces with our partners, Monterey County Regional Fire District, to conduct both the defensible space and lot-specific fuel management plan inspection together while providing the homeowner an opportunity to be present during this very informative inspection. Firefighters do not have permission to access the property in order to do a thorough walkthrough unless they have permission from the homeowner. Otherwise, they will only examine the front of

the property and leave an inspection report, but unseen potential wildfire hazards may exist elsewhere on the property. If you would like to sign up for your inspection, please view [this calendar](#). If you are not able to attend, but would like your property thoroughly inspected, please email Emily Aiken: eaiken@santaluciapreserve.com. Examples of what other Preserve homeowners are doing with their defensible space can be viewed in this [story map](#).

- If you are looking for risk reduction evidence to submit to you insurance carrier, here are some items to start with:
 - Your lot-specific fuel management plan
 - This [story map](#) highlighting the Preserve Community's fuel mitigation and wildfire preparedness efforts
 - The [Santa Lucia Preserve Firewise Community Certificate](#)
 - [SLP Fire Fact Sheet \(2022\)](#)