

**SANTA LUCIA COMMUNITY SERVICES DISTRICT**  
**NOTICE OF PUBLIC HEARING ON**  
**PROPOSED BRUSH MANAGEMENT AND FIRE SAFETY**  
**INFRASTRUCTURE FEE**

**The New Corporation Yard, Bldg A**  
**121 Rancho San Carlos Road**  
**Carmel, California**

**June 1, 2021**

**9:00 A.M.**

Fire Prevention ~ Fuel Management Specialist, Roadsides, Bunkhouse and Trails  
Fire Prevention

The need to accelerate fire protection within the scope of our established fuel management standards, is time sensitive and vital towards protecting the safety of our property, residents, and members as they live, visit, and recreate on property. Enhancing our fire protection and prevention is strategic with respect to obtaining fire insurance. Industry experts predict escalating challenges in the insurance market throughout the state. Our recent fires and costly homes and infrastructure give the Preserve particular challenges.

In 2021, the Preserve's Property and Liability insurance broker approached 65 carriers in the insurance market. Only 8 were willing to quote and the result was reduced coverage and significant deductibles and a greater than 150% premium increase.

Fire behavior has changed toward greater severity. Our fire program was already extensive and exemplary. We have worked with our fire safety partners and believe that there is a need to make our program more extensive and protective. We have attached an endorsement from Monterey County Regional Fire District.

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Existing Accomplishments

- Protection Class Rating (ISO) of 3
- SLP Fire Station
- Underground utilities
- Robust water system

· All existing homes and facilities are equipped with interior fire sprinkler systems

The Preserve, since its inception, was planned, permitted, and built with safeguards in place to proactively prevent and to effectively respond to fires. We feel our standards and planning processes are of the highest caliber, as one fire official stated in 2016, "The Preserve sets the Gold Standard in regard to fire prevention and planning". We have much more to accomplish.

Fuel Management Specialist

For the past 15 years, the Preserve, and its individual homeowners, have relied upon the

assistance of fuel management experts and consultants, most notably, Carol Rice. Our fire protection plan includes bringing this expertise in-house. As more homes are built, there will be greater homeowner need for updated fuel management plans and for coordination. There is currently a greater need for these plans than there is outside capacity. This new position would work in partnership with Property Owners, the CSD, Conservancy, CALFIRE, and MCRFD (Monterey County Regional Fire District). The goals and objectives would be to continually maintain and enhance our infrastructure, implement community-wide fuel management protocols, and promote prudent, science-based, landscaping and wildlands management. We expect that common and coordinated fuel management plans across Preserve lots and parcels, our roadways, and our trails and fire egress roads will bolster our case with the insurance industry.

#### Roadsides

In 2004, the Community Services District and Santa Lucia Conservancy developed and partnered on a roadside fuel management program with endorsement from both the local and state fire departments. This plan encompassed 10 years of development and is still maintained to this day. Over \$1.5 million has been invested in this program since inception. We plan to maintain and expand this program in future years for improved access and ingress and to improve fire breaking on the roadway system.

#### Fire Personnel Bunkhouse

Our partner, MCRFD (Monterey County Regional Fire District), currently provides fire and medical response on the Preserve. We are fortunate to have our own fire station and a paramedic on property during daytime hours. In a strategic effort to improve coverage, the District has designed a bunkhouse to be constructed at the New Corporation Yard to provide overnight accommodations for fire/medical personnel. This would augment the current schedule involving security staffing that live or perform overnight shifts in order to provide basic life support and fire response.

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#### Trails and Fire Roads

In 2008, 2016 and 2020, the Santa Lucia Preserve was threatened by large wildfires on its western and southern flanks. In response to the Basin Complex, Soberanes fire and Carmel Fires, MCRFD and CALFIRE utilized The Preserve for access, water supply, and as a defensive line to stop the advance of the fire. In respect to the 2016 fires, the Palo Corona-White Rock Ridge trail failed as a line of defense due to the lack of maintenance and upkeep. Recently CALFIRE collaborated with the Santa Lucia Conservancy and other agencies to improve fire lines and access roads along the Palo-Corona-White Rock Ridge, some of which crosses Preserve land.

In a similar fashion to the Palo Corona-White Rock project, a five-year focus on fuel management and trail enhancement would increase and improve access and ingress to remote locations, enhance ability to access water supply, and provide fire breaks to defend against the advance of future wildfire threats. Improved access would greatly improve Search & Rescue efforts into remote areas should the need arise. As part of a five-year plan beginning in the summer of 2021, the Santa Lucia Community Services District, Santa Lucia Conservancy, The Ranch Club, MCRFD and CALFIRE could partner to strategically improve the 80 miles of existing trails. Improved access and egress would provide firefighters the confidence to fight fire within safe zones and would provide escape routes if needed. All improvements would carefully follow a collaborative plan which respects the protected and environmental values we all hold dear as stewards of the land.