

Dear Community Members:

September 21, 2020

Thus far, the 2020 fire season has experienced over 7,900 wildfires that have burned more than 3.4 million acres of California land. In August and September alone, over 5,500 structures have been destroyed. Due to the valiant efforts of local and state firefighter's to control the Carmel and River Fires, the Santa Lucia Preserve was spared from any fire damage, however, the fire season is far from over and we must remain diligent in our efforts. Of most importance, each property owner should work with the SLC to update the **Fuel Management Plan (FMP)** for their specific property. Please reach out to Lindsay Cope, lcope@slconservancy.org or at (831) 626-8595, ext.103 to facilitate this process.

Early indications from industry experts predict escalating challenges in the insurance market throughout the state, which will most certainly impact the Preserve. Extreme fire activity in the past few years have caused insurers to limit exposure on high valued properties in California, with many reducing their willingness to renew policies or requiring significant increases in premiums.

There has been a great deal of work done by the Preserve since the 2016 Soberanes Fire, including coordination to expand and strengthen a community-wide strategy for fire prevention and protection. The Santa Lucia Community Services District (CSD), Conservancy (SLC), Preserve Association and Preserve Board and our partner, Monterey County Regional Fire District (MCRFD), have all been involved in this effort.

This letter is yet another update for the community, and we have attached the following documents which are linked below for your convenience:

- **SLP Fire Fact Sheet**
- **Improved Protection Class Rating (ISO) Press Release**
- **2018 Preserve-Wide Fuel Management Standards**
- **CALFIRE Press Release - Fire Roads Project 2019**

These documents have been distributed to brokers within the local insurance and real estate community. We urge each of you to also send these documents to your individual brokers/carriers to educate them on our efforts to protect the Preserve from wildfires. If your lot or home is for sale, please send these documents to your real estate agent.

To further safeguard and protect your property, we highly recommend that property owners individually complete or update their Fuel Management Plans immediately. Once completed or updated, these plans should be given to your brokers/carriers as well as the more general documents listed above. In the meantime, MCRFD can inspect your property to ensure it is compliant and conforms to Public Resource Code 4291. Please reach out to the CSD at (831) 620-6791 to guide you through the FMP process and to arrange for this inspection. If work needs to be done, we will guide you in order to ensure your property maintains the minimum defensible space while a Fuel Management Plan is being developed.

Regarding actions taken thus far by the Preserve, including reaching out to local brokers and real estate agents, we have specifically discussed the unique measures and plans the Preserve has implemented to prevent damage from wildfires, from the infrastructure put in place including undergrounding power lines, the installation of fire hydrants within 1000 feet of each building envelope, to the requirement that every structure be outfitted with 24 hour monitored smoke and fire sprinkler systems.

As we all know, the situation in California resulting from the wildfires has jeopardized many property owners throughout the state. Insurers balance risk and actuarial statistics. While insurance carriers will make individual assessments regarding each property and its owner, and we cannot require the carriers to make exceptions for homeowners at the Preserve, we are hopeful they will recognize the lengths the Preserve has taken to ensure community-wide preparation for wildfires. The overall efforts of the Preserve will be repeatedly brought to the attention of the insurance industry. As previously emphasized, we are urging property owners to keep their Fuel Management Plans updated and we are also continuing to spread the word that the Preserve should not properly be included within other California high risk fire areas. The Preserve stands out above other communities because of our coordinated, community-wide approach. We hope this information is helpful as we work through the effects of the wildfires on the insurance industry and its coverage of our area.

Please reach out to Forrest Arthur at forresta@santaluciapreserve.com if you have any questions or concerns. The MCRFD Fire Chief has also offered to help you directly with an insurance broker or carrier. You may reach Michael Urquides at (831) 455-1828 or murquides@mcrfd.org. Please find attached a signature page endorsing the information provided above.

Regards,

Santa Lucia Preserve Board