



# PINE MOUNTAIN LAKE ASSOCIATION

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209.962.8600 • [www.PineMountainLake.com](http://www.PineMountainLake.com)

## **NOTICE OF ANNUAL FIRE SAFETY INSPECTIONS**

The wildland-urban interface is breathtaking and beautiful but communities adjacent to and surrounded by wildlands are at major risk for loss due to wildfire. As fire season quickly approaches, we must prepare and do our part. Removing fire hazards and reducing fuels is an ongoing effort to decrease the possibility of a catastrophic wildfire in Pine Mountain Lake.

Creating defensible space is essential to improve the chances of survival of your home and neighboring homes should a wildfire occur. It is the buffer you create between a structure on your property and the grass, trees, shrubs, or any wildland area that surround it. Unimproved Lots are also required to perform fire abatement procedures to remove fire hazards and reduce the risk of impacting neighboring properties. These preparations are absolutely needed to slow or stop the spread of wildfire and are also important for the protection and safety of the firefighters defending your home.

**The DEADLINE to have your lot fire safe compliant is JULY 1** (Resolution #95.04) To assist you in bringing your lot into compliance, we will be conducting preliminary inspections during the months of **May and June** (CC&Rs, Article III, Section 6(b)). The enclosed inspection form is a copy of what will be used during these preliminary inspections; also enclosed is a "Prepare for Wildfire" tip sheet to be of assistance as you prepare for your defensible space inspection. Once the preliminary inspection is complete, an official yellow copy will be mailed to the property owner stating that either your lot had no violations at the date of inspection or that violations were noted and promptly need to be corrected. A return date (after July 1) for re-inspection of any violations, will also be provided.

**After July 1**, any violations still remaining will warrant a Non-compliance notice for immediate action (PML Enforcement Procedures). Remember, fire prevention is everyone's responsibility. Please do your part to keep our homes, our families and our community safe.

If you have any questions or concerns regarding your fire safety inspection, please do not hesitate to contact me at (209) 962-1240. You may also visit our website, [www.pinemountainlake.com](http://www.pinemountainlake.com) for detailed information regarding defensible space standards and tips on fire prevention.

**Thank you for your anticipated cooperation. Let's have another fire-safe season at Pine Mountain Lake!**

Sarah L. Ruhl  
Community Standards Director  
Email: [CommunityStandards@pinemountainlake.com](mailto:CommunityStandards@pinemountainlake.com)

# PREPARE FOR WILDFIRE



Protect your family, home and property by creating and maintaining defensible space now.

Creating defensible space is essential to improve your home's chance of surviving a wildfire. It's the buffer you create between a building on your property and the grass, trees, shrubs, or any wildland area that surround it. This space is needed to slow or stop the spread of wildfire and it protects your home from catching fire-either from direct flame contact or radiant heat. Defensible space is also important for the protection and safety of the firefighters defending your home.

## Defensible Space Zones

Two zones make up the required 100 feet of defensible space.

**ZONE 1** extends 30 feet out from buildings, structures, decks, etc.

- ✓ Remove all dead plants, grass and weeds (vegetation).
- ✓ Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- ✓ Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- ✓ Remove branches that hang over your roof and 10 feet away from your chimney.
- ✓ Relocate wood piles into Zone 2.
- ✓ Remove or prune flammable plants and shrubs near windows.
- ✓ Remove vegetation and items that could catch fire from around and under decks.
- ✓ Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, play structures, etc.

**ZONE 2** extends 100 feet out from buildings, structures, decks, etc.

- ✓ Cut or mow annual grass down to a maximum height of 4 inches.
- ✓ Create horizontal spacing between shrubs and trees. (See diagram)
- ✓ Create vertical spacing between grass, shrubs and trees. (See diagram)
- ✓ Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3".

## Fire Abatement for Lots without homes

- ✓ Cut grasses on entire Lot to 3".
- ✓ Remove all dead trees, downed limbs, dead limbs on live trees and any dead vegetation.
- ✓ Create horizontal spacing between shrubs and trees. (See diagram)
- ✓ Create vertical spacing between grass, shrubs and trees. (See diagram)
- ✓ Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3".

# Vertical Spacing

Remove all tree branches at least 6 feet from the ground.

Allow extra vertical space between shrubs and trees. Lack of vertical space can allow a fire to move from the ground to the brush to the tree tops like a ladder.

To determine the proper vertical spacing between shrubs and the lowest branches of trees, use the formula below.



Example: A five foot shrub is growing near a tree.  $3 \times 5 = 15$  feet of clearance needed between the top of the shrub and the lowest tree branch.

# Minimum Horizontal Spacing Guidelines

| Slope                               | Shrubs, Ground Covers & Other Ornamental Plants<br>Space required between clumps of ground cover, plants, bushes, shrubs, seedlings or sapling trees, etc. | Trees<br>Space required between tree canopies or groups of trees |
|-------------------------------------|--|--|
| Flat or gentle slope<br>(0% to 20%) | 2 times the height of the plant  | 10 feet  |
| Moderate slope<br>(20% to 40%)      | 4 times the height of the plant  | 20 feet  |
| Steep slope<br>(greater than 40%)   | 6 times the height of the plant  | 30 feet  |

Questions or concerns, please contact the Community Standards Director at (209) 962-1240 or [CommunityStandards@pinemountainlake.com](mailto:CommunityStandards@pinemountainlake.com)



# NOTICE OF FIRE SAFETY INSPECTION

A Community Standards representative from Pine Mountain Lake Association has inspected your property for fire safety standards. You are hereby notified to correct the violation(s) indicated below.

*Failure to correct these violations may result in further enforcement procedures.*

|                     |           |                                    |
|---------------------|-----------|------------------------------------|
| Member Name:        | Member #: | Date:                              |
| Inspection Address: | Unit/Lot: | Lot Only: <input type="checkbox"/> |
| Mailing Address:    | Phone#:   |                                    |

Checked boxes indicate fire safety violation

| INSPECTION               |                          |                          | Zone 1 (within 30 feet of all structures or to property line):  |
|--------------------------|--------------------------|--------------------------|---|
| 1                        | 2                        | 3                        |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Remove all branches within 10 feet of any chimney or stovepipe outlet, pursuant to PRC § 4291 (a)(4) and 14 CCR § 1299.03(a)(2). PMLA Declaration of Restrictions Article VII § 2. PMLA Declaration of Restrictions Article VIII § 1(d).  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc. pursuant to PRC § 4291 (a)(6) and 14 CCR § 1299.03(a)(1). PMLA Declaration of Restrictions Article VII § 2. PMLA Declaration of Restrictions Article VIII § 1(d).   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Remove dead or dying trees, branches, shrubs or other plants adjacent to or overhanging buildings, pursuant to PRC § 4291 (a)(5) and 14CCR § 1299.03(a)(2). PMLA Declaration of Restrictions Article VII § 2. PMLA Declaration of Restrictions Article VIII § 1(d).   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds and needles, pursuant to 14 CCR § 1299.03(a)(1). PMLA Declaration of Restrictions Article VII § 2. PMLA Declaration of Restrictions Article VIII § 1(d).   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Remove or separate live flammable ground cover and shrubs, pursuant to PRC § 4291 (a)(1) and BOF General guidelines item 1. PMLA Declaration of Restrictions Article VII § 2. PMLA Declaration of Restrictions Article VIII § 1(d).   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Remove flammable vegetation and items that could catch fire which are adjacent to or below combustible decks, balconies, and stairs, pursuant to 14 CCR § 1299.03(a)(4). PMLA Declaration of Restrictions Article VII § 2. PMLA Declaration of Restrictions Article VIII § 1(d).  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Relocate exposed wood piles outside zone 1 unless completely covered in a fire resistive material, pursuant to 14 CCR § 1299.03(a)(3). PMLA Declaration of Restrictions Article VII § 2.  |
|                          |                          |                          | Zone 2 (within 30-100 feet of all structures or to property line):  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cut annual grasses and other flowering growth to a maximum of 4 inches in height, pursuant to 14 CCR § 1299.03(b)(2)(B). PMLA Declaration of Restrictions Article VII § 2. PMLA Declaration of Restriction Article VIII § 1(d).   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Reduce fuels in accordance with the Fuel Separation or Continuous Tree Canopy guidelines, pursuant to BOF General Guidelines item 4. PMLA Declaration of Restrictions Article VII § 2. PMLA Declaration of Restrictions Article VIII § 1(d).  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All exposed wood piles must have a minimum of ten feet clearance, down to bare mineral soil, in all directions, pursuant to 14 CCR § 1299.03(b)(2)(C).  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark cones, and small branches, shall be permitted to a maximum depth of three inches (3 in.), pursuant to 14 CCR § 1299.03(b)(2)(A). PMLA Declaration of Restrictions Article VII § 2. PMLA Declaration of Restrictions Article VIII § 1(d). |
|                          |                          |                          | Other Requirements:   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have ten feet (10ft.) of clearance to bare mineral soil and no flammable vegetation for an additional ten feet (10ft.) around their exterior, pursuant to 14 CCR § 1299.03(c)(1). PMLA Declaration of Restrictions Article VII § 2.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Address numbers shall be displayed in contrasting colors (4in. minimum size) and readable from the street or access road, pursuant to 2013 CFC § 505.1. PMLA Resolution #89.20  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch, pursuant to 2013 CBC § 2113.9.2  |

**NO violations observed at date of inspection**

COMMENTS:

1. Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

2. Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

3. Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

**A re-inspection will occur on/after:**

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