

Are You Prepared?

This pamphlet contains important Information regarding current Defensible Space requirements in effect within the Northstar Community, and is to be reviewed by both the Seller and Buyer of a property within the Community.



LEGAL REQUIREMENTS

A signed copy of this brochure must be returned to the Northstar Fire Department prior to close of escrow, per Public Resources Code (PRC) 4291, California Code of Regulations (CCR) 1299 and Northstar Community Services District Fire Ordinance 26-09.



Northstar Fire Department
910 Northstar Drive
Northstar, CA 96161

Phone: 530-562-1212
Fax: 530-562-0702

www.northstarcsd.org



Be Fire Aware!

Defensible Space Pamphlet

**TO BE COMPLETED
PRIOR TO CLOSE
OF ESCROW**



**For compliance questions,
contact:**

**Northstar Fire Department
910 Northstar Drive
Northstar, CA 96161
530-562-1212
www.northstarcsd.org**

DISCLOSURE DOCUMENT

Review the following information with both Buyer and Seller during escrow, have this document signed where indicated, and return it to the Northstar Fire Department prior to close of escrow.



The Northstar Fire Department, in conjunction with Cal Fire, requires all homeowners to maintain their property in compliance with Public Resource Code (PRC) 4291, California Code of Regulations (CCR) 1299 and Northstar Ordinance 26-09 guidelines. Provided below is a Defensible Space checklist to assist both Seller and Buyer in identifying potential areas of concern. We have also included a quick reference guide to be utilized in the explanation of the checklist below.

The purpose of the Guidelines listed by PRC 4291, CCR 1299 and Northstar Ordinance 26-09 is to provide a checklist of items that are essential in a property meeting minimum compliance standards. These Guidelines apply to any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.



DEFENSIBLE SPACE GUIDELINES

1. Create a lean, clean and green zone; 30-foot circumference around structures. (PRC 4291)
2. 5 feet of clearance (the "Buffer") from all combustible ground fuels around the perimeter of any structure. (NS 26-09)
3. Beyond the Buffer, and up to 100 feet of the property line (whichever is less), maintain an average pine needle/forest duff depth of 1 inch, and in no case exceed a maximum depth of 2 inches. (NS 26-09)
4. Remove all dead trees, limbs and vegetation from properties. Reduced Fuel Zone (30'-100'). (PRC P4291)
5. Property address must be visible to the street. Numbers shall be a minimum of 5 inches in height, on a contrasting background. (PRC 4291)
6. Remove any tree limbs that are within 10 feet horizontally or vertically from a structure. (NS 26-09)
7. Remove portion of any tree that extends within 10 feet of the outlet of chimney or stovepipe. (PRC 4291)



8. Maintain any tree adjacent to or overhanging any building free of dead or dying wood. (PRC 4291)
9. Maintain the roof of a structure free of leaves, needles, other dead vegetation. (PRC 4291)
10. Remove all of the lower tree limbs to a minimum of 8 feet high (for shorter trees remove limbs on the bottom third of the tree). This distance shall be measured from the lowest hanging portion of the drip line to the ground. (NS 26-09)
11. Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than 1/2-inch in size. (PRC 4291)
12. Remove the undergrowth from mature tree fields. (PRC 4291)
13. Remove all flammable vegetation within 10 feet of a structure. (PRC 4291) Beyond the 10-foot zone, maintain shrubs on the entire property according to the minimum horizontal spacing edges of shrubs, based on the slope of the property, as follows (Reg. 14, CCR 1299, NS 26-09):
 - 0-20% slope: 2X the height of the shrub
 - 21-40% slope: 4X the height of the shrub
 - Slopes greater than 40%: 6X the height of the shrub
14. All trees the District or the State classifies as intermediate or co-dominant must have the following spacing distances from the edge of one canopy to the next (Reg. 14, CCR 1299; NS 26-09):
 - 0-20% slope: 10 feet of canopy spacing
 - 21-40% slope: 20 feet of canopy spacing
 - Slopes greater than 40%: 30 feet of canopy spacing

Tear along perforation and return this signature page to the Northstar Fire Department prior to close of escrow.

SIGNATURES:

SELLERS

Date

Sellers Agents

The undersigned acknowledge that they have received a copy of this Pamphlet:

BUYERS

Date

Buyers Agents

The undersigned acknowledge that they have received a copy of this Pamphlet:

Street Address of Property

Assessor's Parcel Number