



# N·C·S·D

## Northstar Fire Department

Northstar Community Services District

910 Northstar Drive, Northstar, CA 96161

P: 530.562.1212 • F: 530.562.0702 • [www.northstarcسد.org](http://www.northstarcسد.org)

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### Fire Chief

SEAN BAILEY

January 17, 2020

To Whom It May Concern,

Northstar Community Service District's Ordinance 35-19 requires the following of both the Seller and the Buyer prior to the close of escrow:

1. Prior to the sale, transfer, or exchange of ownership of any real property within the jurisdictional boundaries of the District, buyers of such real property shall be required to read and sign a defensible space disclosure document, acknowledging the high risk of wildfire to the area and the laws requiring their obligation to ensure defensible space.
2. Prior to the sale, transfer, or exchange of ownership of any real property within the jurisdictional boundaries of the District, sellers of such real property shall be required to have a defensible space inspection pursuant to the applicable defensible space requirements referenced in this Ordinance.

**Attached you will find a revised sample of the Disclosure Form that the Buyer must sign. The two most significant changes to this Disclosure Form involve the following:**

1. A signature on the Disclosure Form acknowledges that the Buyer has reviewed a copy of the Defensible Space Inspection Report provided by the Seller. This acknowledgement is highlighted in **blue**.
2. The Disclosure Form requires the Buyer to record the Defensible Space Inspection Report number indicating that they reviewed the correct report. This acknowledgement is highlighted in **yellow**. Also included is a sample copy of a Defensible Space Inspection Report showing the Buyer where to find the inspection number.

An unadulterated copy of the Disclosure Form can be found on the Contractors Association of Truckee Tahoe (CATT) website. Additionally, the Northstar Fire Department has sent a copy of this Disclosure Form to the local Tahoe Truckee title companies.

Should you have any questions, please feel free to contact me at 530-562-1212 or [jgibeaut@northstarcسد.org](mailto:jgibeaut@northstarcسد.org).

Sincerely,

*Jason Gibeaut*

CCR Division Chief

Northstar Fire Department



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**Northstar Community Services District  
Wildfire Defensible Space Disclosure Form**

**Legal Requirements**

A signed copy of this Wildfire Defensible Space Disclosure Form (Form) must be returned to the Northstar Community Services District (NCSD or District), and a defensible space inspection must be completed before the close of escrow, pursuant to Public Resources Code (PRC)

section 4291, California Code of Regulations (CCR) title 14, section 1299.03, and NCSD Ordinance 35-19.

The NCSD area has been designated a *Very High Fire Severity Zone* by Cal Fire. This form contains important information regarding the defensible space requirements in effect within NCSD boundaries. This form is to be reviewed and acknowledged by the Buyer of real property within the District.

**Disclosure Document**

During escrow, the Buyer must review the information provided in and with this form, sign in acknowledgment of receipt, return a signed copy to the District, and include a copy in the transfer documentation packet that the Buyer retains.

The purpose of the defensible space requirements is to reduce the likelihood of wildfire spreading to homes. NCSD requires all homeowners to maintain their property in compliance with these state, county, and local laws to create a "defensible space" around the home.

Before the close of escrow, the Seller of real property within the District must request a defensible space inspection. If an inspection report identifies violations, the Seller is not obligated to make corrections before the close of escrow or transfer of ownership, but the Buyer assumes responsibility for correcting any remaining violations within the time frame noted on the inspection report. Failure to comply with defensible space requirements will subject a property owner to the enforcement measures identified in NCSD Ordinance 35-19.

Attached is a copy of the Defensible Space Inspection Report for the property up for sale. If the property is defensible space compliant, the box "No Violations Observed" will be marked on page 1 of 2. If the property has outstanding violations that must be corrected, such violations will be individually identified on page 2 of 2.

Homes are also periodically inspected by the Northstar Fire Department for compliance. The Fire Department identifies requirements for homeowners and sets timelines for remediation. NCSD is authorized to enforce the state, county and local defensible space requirements to the fullest extent of the law to ensure compliance.

**Signatures**

The undersigned acknowledges that they have received a copy of this Form:

The undersigned acknowledges that they have received a copy of the Defensible Space Inspection Report (Inspection Number # \_\_\_\_\_):

Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_

Street Address of Property \_\_\_\_\_

Assessor's Parcel Number \_\_\_\_\_



## Notice of Fire Hazard Inspection

<b>2019</b>	<b>389 SKIDDER TR</b>	<b>20-389</b>	<b>1st Non Compliant</b>
<b>Year</b>	<b>Physical Address</b>	<b>Inspection Number</b>	<b>Inspection Status</b>

This inspection number must be recorded on Disclosure Form.

A fire department representative has inspected your property for fire hazards.

You are hereby notified to correct the violation(s) indicated below.

**Failure to correct these violations within 30 days may result in a citation and fine.**

For questions or to schedule a reinspection, please call (530) 562-1212 Ext. 1

Or email Division Chief Gibeaut at [jgibeaut@northstarcسد.org](mailto:jgibeaut@northstarcسد.org)

Joe Sample	506 Tahoe Court		222-222-2222	
Owner/Occupant	Physical Address		Phone #	
No	Yes		Jason Gibeaut, CRR Chief	
Occupant Present	ROE on File		Inspector Name	
1/16/2020, 9:57 AM	Asphalt		Enclosed	
Date Inspected	Roof Construction		Eaves	
Wood	Undetermined	No Deck/Porch	Wood	Slope
Exterior Siding	Window Panes	Decks or Porches at Grade	Decks or Porches Elevated	Location of Structure
Inspector Notes:	This is a partial inspection since the property cannot be fully inspected due to snow covering the ground. Exposed trees and brush look good. No violations. However, pine needles, cones and dead branches may need to be removed from the property's ground.			

☐ No Violations Observed

This box will be checked if there are NO violations that must be corrected.

<b>Violation</b>	<b>Corrected</b>	<b>Description</b>
X		<b>A. Clear all combustible ground fuels within 5' of a structure</b>
		<b>B. Remove all flammable vegetation within 10' of a structure</b>
X		<b>C. Maintain a layer of pine needle/forest duff depth of 1" to a maximum of 2"</b>
		<b>D. Remove any tree limbs within 10' horizontally or vertically from structure</b>
		<b>E. Prune lower branches of trees to a height of 6' to 15' (or 1/3 tree height for trees under 18')</b>
		<b>F. Remove all branches within 10' of chimney or stovepipe outlet</b>
		<b>G. Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways</b>
		<b>H. Remove all dead and dying trees, branches, &amp; shrubs or other plants adjacent to or overhanging buildings</b>
X		<b>I. Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds &amp; needles</b>
		<b>J. Remove or separate live flammable ground cover &amp; shrubs</b>
		<b>K. Remove flammable vegetation &amp; items that could catch fire adjacent to or below combustible decks/balconies/stairways</b>
		<b>L. Relocate firewood piles at least 30' from any structure or cover with fire resistive materials (tarps)</b>
		<b>M. Cut annual grasses &amp; forbs to a maximum of 4 inches in height</b>
		<b>N. Remove fuels in accordance with fuel separation or CTC guidelines</b>
		<b>O. All firewood piles must have a minimum of 10 ft clearance down to bare mineral soil</b>
		<b>P. Dead &amp; dying woody surface fuels &amp; aerial fuels shall be removed</b>
		<b>Q. Logs or stumps embedded in the soil must be removed or isolated from other vegetation</b>
		<b>R. Outbuildings &amp; liquid propane gas storage tanks shall have 10' of clearance to bare mineral soil and no flammable vegetation for an additional 10'</b>
		<b>S. Address numbers shall be displayed in contrasting colors (6 inches minimum size) &amp; readable from the street or access road</b>
		<b>T. Equipment chimney or stovepipe will have metal screens with openings between 3/8" &amp; 1/2"</b>
		<b>U. Recommend clear vegetation 10' from sides &amp; 15' above all driveways &amp; turnaround areas</b>