

City of Dublin

Wildfire Management Plan



ADOPTED:
July 9, 1996
Resolution No. 84-96

REVISED:
March 5, 2002
Resolution No. 29-02; and

November 2, 2010
Resolution No. 159-10

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Implementation Guideline		
Responsible Parties	Timing	Action
<u>City</u> <ul style="list-style-type: none"> • Planning 	Determine Future Development	<ul style="list-style-type: none"> • Provide Wildfire Management Plan to Developer
Developer	Development Initiation	<ul style="list-style-type: none"> • Determines Open Space Ownership • Proposes Maintenance Program • Identifies Funding Source
<u>City</u> <ul style="list-style-type: none"> • Community Development • Fire • Finance 	Master Tentative Map Tentative Map Development Agreement	<ul style="list-style-type: none"> • Records Ownership • Records Maintenance Program • Approves Funding Source • Certification of Fees
<u>Developer</u>	Site Development Review Planned Development	Developer Submits- <ul style="list-style-type: none"> • Design of Fire Buffer Zone • Maintenance and Irrigation Plan • Maintenance Plan for Open Space • Maintenance Specifications and • Preliminary Landscape Plan for Private Property • Vicinity Plan
<u>City</u> <ul style="list-style-type: none"> • Community Development • Fire • Finance 	Building Plan Approval	<ul style="list-style-type: none"> • Wildfire Management Plan Specification Met • Certification of Fees
<u>City</u> <ul style="list-style-type: none"> • Fire • Building • Finance 	Final Construction Inspection and Sign-off	<ul style="list-style-type: none"> • Certification all requirements satisfied • Certification all fees are current
<u>Property Owner</u>	Transfer of Property	Notify purchaser of open space ownership, maintenance and funding responsibilities by recording on title.
<u>City</u> <ul style="list-style-type: none"> • Fire 	Inspection in conjunction with annual Weed Abatement Program Citizen complaints All Permit applications on affected properties	Inspect Properties for Compliance with Wildfire Management Plan Requirements
<u>City</u> <ul style="list-style-type: none"> • Community Development 	Proposed changes by the City or others that impact the Habitat	Evaluate Wildlife Habitat

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Purpose

The purpose of this plan is to reduce the risk of open land wildfire to the lowest practical level consistent with reasonable protection of wildlife habitat and other open space values

Authority

Adopted by Dublin City Council Resolution 84-96 dated July 9, 1996. Amended by Resolutions 24-01, March 20, 2001, 29-02, January 2002 and XX-10, November 2010.

Requirements

This plan will be implemented in conjunction with the incorporation into Chapter 7.32 of the Dublin Municipal Code (Building Code) of measures relating to "Materials and Construction Methods For Exterior Wildfire Exposure," and the State Board of Forestry *General Guidelines for Creating Defensible Space*.

Implementation of the Wildfire Management Plan is the responsibility of the City of Dublin.

Vegetation and habitat (in open space) will only change as a result of natural forces or other actions (weed abatement), since this plan does not impose requirements into the open space.

State defensible space guidelines provide for the development of firebreaks and clearance areas between open space/undeveloped lands and developed properties; therefore, no additional brush control measures are required in this plan.

Vegetation growth within areas affected by this plan will be enforced and monitored in two ways. First, all areas will be inspected in accordance with the Fire Department's Abatement Program. Second, provisions in Chapter 7.32 of the Dublin Municipal Code relating to "Materials and Construction Methods For Exterior Wildfire Exposure" provides for acceptable methods of compliance inspection and documentation for vegetation management.

Wildlife habitat will be evaluated by the City when there is any proposed change in open space/undeveloped lands.

Applicability

This Wildfire Management Plan, including the provisions in Chapter 7.32 of the Dublin Municipal Code relating to "Materials and Construction Methods For Exterior Wildfire Exposure" apply to all new development within the City of Dublin. The provisions in Chapter 7.32 of the Dublin Municipal Code relating to "Materials and Construction Methods For Exterior Wildfire Exposure" applies to areas the City has designated as wildland-urban interface fire areas as defined in Chapter 7.32.

Alternative Methods / Appeals

An applicant wishing to use alternative methods shall submit their request to the Fire Code Official in accordance with the California Fire Code, Section 104.9 as amended by the City.

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An applicant wishing to appeal a requirement placed on them by this plan shall file their appeal in accordance with the California Fire Code, Section 104.9 as amended by the city.

Ownership and Financing of Maintenance for Open Space

The property owner is responsible for maintenance of Open Space, which is defined as lands set aside to remain permanently undeveloped. The City also requires that the owner of record and maintenance responsibilities be disclosed to potential purchasers of property.

The following are types of approved ownership in the City of Dublin:

City Ownership - When the City determines that the needs will be best served by City ownership of the Open Space, the developer will be required to prepare the land according to approved specifications prior to transfer of ownership to the City.

Developer/Homeowner Association Ownership - When the developer retains control of the Open Space, the City will require that the developer post a bond adequate to ensure maintenance of firebreaks and clearance areas. The project approvals and any development agreement will specify performance standards to be met regarding Open Space maintenance.

Other Governmental Agency Ownership - Only with the City's approval will the ownership of Open Space be transferred to another governmental body.

Maintenance Sources

When not in conflict with other City policies maintenance of Open Space will be the responsibility of one party.

City Provided - when the City elects to maintain Open Space, all associated expenses are the responsibility of the City.

Homeowner Association Provided - When ownership of the Open Space is by a Homeowners Association, all maintenance shall be in accordance with City specifications at the expense of the Homeowners Association.

Other Governmental Agency Provided - When ownership of the Open Space is by another Governmental Agency, all maintenance shall be in accordance with City specifications at the expense of the Governmental Agency.

Potential Funding Sources for Maintenance

The City shall determine which is the most appropriate method of funding Open Space maintenance. Funding methods include:

- New Assessment District
- Annexation to Existing Assessment District
- Private funding from Homeowner Association or similar body

Notice to Owners

The developer will be responsible for disclosing to all purchasers of property the ownership and maintenance responsibilities and funding mechanism for Open Space, which is affiliated

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with the purchaser's property. In addition to any notices required by law, this disclosure shall be recorded on the title at the time of sale of the property.

Plan Submittal Requirements

Plans shall be submitted and will be reviewed for compliance with the Wildfire Management Plan in accordance with the following schedule:

Planned Development Rezoning Review - Plans submitted for PDR review shall include the following:

- Design of the Fire Buffer Zone
- Preliminary landscape plan for privately owned properties
- Vicinity Plan

Tentative Map - Map submittals shall include:

- Ownership of Open Space and the Fire Buffer Zone
- Maintenance of the Open Space and Fire Buffer Zone
- Funding mechanism for maintenance of Open Space and Fire Buffer Zone

Site Development Review - Plans submitted for SDR review shall include the following:

- Design of the Fire Buffer Zone
- Maintenance Specifications
- Maintenance and Irrigation Plan for the Fire Buffer Zone
- Maintenance plan for the Open Space
- Budget for the Maintenance Program
- Preliminary landscape plan for privately owned properties
- Vicinity Plan

Building Plan Review - Building plan submittal shall include the following:

- Construction requirements for specific properties adjacent to Open Space or Undeveloped Lands
- Final landscape plans

Final Approval Prior to Occupancy - All sites, tracts and buildings will be subject to final inspection by each approving department. Final approval shall be granted only after all conditions placed by each department have been complied with.

Fees - All fees related to the development must be current prior to any processing or approval of the following actions:

- PD Rezone
- Tentative Map Approval
- Site Development Review
- Building Permit Issuance
- Final Inspection and Occupancy

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Construction Requirements for Buildings Adjacent to Open Space or other undeveloped land

Construction of buildings adjacent to Open Space or other undeveloped land shall be done in conformance with the provisions in Chapter 7.32 of the Dublin Municipal Code (Building Code) relating to "Materials and Construction Methods For Exterior Wildfire Exposure."

Vegetation Maintenance

The City requires that a maintenance program be established for firebreaks or fire buffer areas, in accordance with state or local fire protection regulations and guidelines. The maintenance program should also plan for the replacement of dead plants and plants which are beyond useful life.

Open Space Access

All open space areas shall have two points of access suitable for wildland fire apparatus. Minimum unobstructed width shall be 20 feet. Gates, when used shall meet the key control requirements of the fire department.

Establishment and Maintenance of Fire Resistive Heritage Trees on Approved Lots

When any of the Vegetation Standards call for pruning of limbs and trees that are identified as Fire Resistive Heritage Trees, the following standards may be implemented in place of required ground clearance.

1. The property owner shall install and maintain an irrigated fuel break/greenbelt, outside the dripline of the Fire Resistive Heritage Trees. Size and compatibility of the greenbelt shall be determined following consultation with a Certified Arborist and review of the degree of slope surrounding the trees. The greenbelt vegetation shall be fire resistive and require little watering.
2. All vegetation shall be maintained per the Wildfire Management Plan standards or Alameda County Fire Department Removal Standards (Exhibit A), except as modified for Fire Resistive Heritage Trees.
3. Ground under the Fire Resistive Heritage Trees shall be kept free of weeds and dead wood. Leaf litter shall be allowed to remain as mulch to protect the soil.
4. Limited pruning shall be completed to thin foliage, remove dead wood, raise the foliage one-foot above the ground and where appropriate, separate the crowns of the trees. Crown separation shall be based on the recommendation of the Project Arborist and the City's Arborist. Branches larger than one inch in diameter shall not be pruned unless agreed to by the project Arborist and the City's Arborist.
5. All other applicable standards shall continue to apply except as modified above.

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