

Sierra Springs Owners Association (SSOA)
Architectural Application

INSTRUCTIONS: Complete and return pages 1 and 2 with the required documents. NOTE: page 3 of this form includes a copy of the "Safer From Wildfire Checklist" (IBHS website) that provides guidance for the 0-to-5-foot noncombustible zone (Zero Zone). Although not enforced by SSOA at this time, the zero zone will be enforced for fire safety purposes when regulatory provisions are available and enforceable (expected in 2029 for existing homes). When enforced, the homeowner will be responsible for compliance with the law and any applicable fines once the grace period ends. "Grandfathering" provisions will **not** apply. Please consider the information carefully when beginning any new projects.

Submit a separate application for each project. Incomplete application forms will be returned. Application forms returned to you will be considered as 'Disapproved' and the 30 days for automatic approval will start again once the requested information is received.

Approval is required for new, modified, additions, alterations or changes to buildings, decks, driveways, fences, paint colors, roofs, ground-mounted solar systems, patio/interior covers, and sheds. An application is also required for the parking of recreational vehicles and the erection of retaining walls. Refer to the SSOA Exterior Property Rules available on the SSOA website: www.sierraspringsowners.org for details.

The approval of this application shall in no way be deemed to be satisfaction of, or compliance with any property boundaries, building permit processes, or any governmental requirements; the responsibility which lies solely with you, the owner. Nor shall approval of the application assume any responsibility or impose any liability on SSOA as to the accuracy, efficacy, or sufficiency of such proposals, plans or other submittals.

Documents required include a description of the proposed project and a copy of the plans and specifications (shape, height, materials) and location for the project. Describe specifically the materials to be used, heights, dimensions, and placement. Provide pictures and plans if applicable. If painting, include paint samples.

OWNER(S): _____ UNIT-LOT # _____

PROPERTY ADDRESS: _____ POLLOCK PINES, CA 95726

MAILING ADDRESS: _____

PRIMARY PHONE #: _____ ALTERNATE PHONE #: _____

EMAIL ADDRESS: _____

PROPERTY IS: ☐ PRIMARY RESIDENCE ☐ SECOND HOME ☐ RENTAL HOME

Structure: New/Replace/Addition				Parking/Storage of Vehicles			
ADU/JADU	☐	☐	Painting Exterior	☐	☐	☐	☐
Carport	☐	☐	Parking/Storage Pad	☐	☐	☐	☐
Decking	☐	☐	Residence	☐	☐	☐	☐
Driveway	☐	☐	Retaining Wall	☐	☐	☐	☐
Fencing	☐	☐	Roof	☐	☐	☐	☐
Garage	☐	☐	Shed	☐	☐	☐	☐
Gazebo	☐	☐	Solar - Ground	☐	☐	☐	☐
				Other			

Expected Completion Date _____

Vehicle Requests must include Plate or CF#, make, model & color, size

Total Vehicles on Property: Cars: _____ Trucks: _____ RV's _____ Campers: _____ Boats: _____ Trailers (utility) _____

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Lot Size: _____ First, fill in existing structures and recreational vehicles, relative to property boundaries (house, decks, driveway(s), fences(s), parking pad(s), RV(s), trailer(s), shed(s) currently located on the property boundaries.

Next ADD placement and identify new Exterior Addition or Replacement showing the lines and distance between the property boundaries and the new structure. *Not required for Painting or Roofing.*

Owners' property lines end approximately 30' from the center of the road. Work crossing El Dorado County (EDC) owned property requires an EDC permit. EDC owns a MINIMUM of 60' around the road, which isn't always centered within the 60'.

Owner's Signature	Print Name Clearly	Date
Committee/Board Member Signature	Print Name	Date
Committee/Board Member Signature	Print Name	Date
Committee/Board Member Signature	Print Name	Date

Office Use only: ☐ Approved ☐ Approval with Conditions ☐ Disapproved ☐ Returned AA Incomplete

Conditions/Reason for Disapproval/ Required Information for AA to be considered.

Date Owner(s) Informed of Status: _____ Emailed ☐ Mailed ☐ Phone ☐

Follow up Date _____ Committee Member _____
Observation _____

0–5 FOOT NONCOMBUSTIBLE ZONE (Zero Zone) - Although the Zero Zone is only a recommendation in Sierra Springs Owners Association (Eldorado County) at this time, the Zero Zone is expected to be enforced for existing properties by Cal Fire in 2029 and for new home construction in 2026. It is important to note, however, that most Insurance Companies, including the California Fair Plan, are generally verifying the presence of the five foot noncombustible zone when deciding whether or not to insure a home AND when providing any available discounts.

The "noncombustible zone," the first five feet surrounding the home and its attachments (e.g., decks, patios, overhead structures, stairs), forms the most critical area of defensible space. This area is sometimes called Zone 0. This zone must be entirely noncombustible, acting as a "moat" to prevent embers from igniting materials next to the home.

The 0-5 Foot noncombustible zone is measured horizontally from the edge of the home's exterior walls and, if present, the outermost posts of a deck, porch, or overhead structure, extending outward to five feet. This noncombustible zone also extends vertically to the sky to include trees. If you do not have a 5-foot setback between the house and property line, you may need to work with your neighbor or HOA to achieve this requirement.

A Checklist of the general zero zone requirements (base requirements) is shown below:

- ☐ **VEGETATION:** Remove all vegetation within 5 feet to bare mineral soil, including grass, artificial turf, weeds, flowers, succulents, cacti, plants, shrubs, bushes, vines, and vegetative debris. No exceptions, even if irrigated or classified as fire-resistant.
- ☐ **TREES:** Remove all trees, limbs, and branches within or overhanging (looking vertically to the sky) the 0–5 Foot Noncombustible Zone.
- ☐ **GROUND COVER:** Remove all combustible ground cover materials (e.g., wood/rubber mulch, pine needles, and exposed weed cloth) down to bare mineral soil. Permitted noncombustible hardscapes include gravel, pavers, river rocks, decomposed granite (DG) base, steppingstones, and concrete.
- ☐ **FENCES & RETAINING WALLS:** Remove all combustible fencing materials (e.g., wood, vinyl) including posts, gates, and retaining walls within 5 feet of the home. Permitted noncombustible fences include metal (e.g., aluminum, chain link, steel, iron) or concrete. Fire-resistant materials (e.g., vinyl, composite, or fire-rated paint) are not permitted.
- ☐ **PARKED ITEMS:** Do not store vehicles, motorcycles, trailers, boats, campers, RVs, ATVs, golf carts, or similar vehicles within 5 feet of the home. During Red Flag Warnings or extended absences, relocate them at least 30 feet away or store them in a closed garage.
- ☐ **COMBUSTIBLE ITEMS:** Remove all combustible items from within 5 feet of the home, including but not limited to: firewood, furniture, hanging lamps, window-mounted AC units, large area rugs, combustible privacy dividers, plastic rain barrels, wine barrels, wood planters, sheds, saunas, storage containers, shade screens, and retractable shade screens without a noncombustible housing.

* The checklist is copied from the IBHS website.