



# Community Wildfire Protection Plan

## An Action Plan for Wildfire Mitigation

**Wateredge Estates**

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# Community Wildfire Protection Plan

## About this Plan

The purpose of this plan is to create easy to follow guidelines for the Wateredge Estates Community to implement mitigation strategies that will reduce wildfire hazards within the community.

The development and implementation of this plan is the responsibility of the Firewise Committee of Wateredge Estates. All the following management recommendations are for your consideration. This plan is intended for planning purposes ONLY and is not intended for making economic decisions where more detailed information would be required.

## Wildfire Mitigation Objectives

- ◆ Ensure all homes have at least a 200-foot buffer area surrounding them that precludes ignition or sustainment of fires.
- ◆ Provide all homeowners the opportunity to join in a cost-sharing program, providing sweat equity and/or funding for community cleanup programs to remove woodland residue that could propagate wildfire.
- ◆ Provide education, communication with local fire & forestry departments, and discussion as part of an annual Firewise Day to ensure all homeowners are aware of wildfire implications for their property and that of their neighbors.
- ◆ Ensure that the community meets the required annual investment of at least one volunteer hour per dwelling unit in wildfire risk reduction activities.

## Introduction

The overall objective of the Wateredge Estate Community Wildfire Protection Plan is to set clear priorities for the implementation of wildfire mitigation in the identified community. This includes prioritized recommendations for the community as a whole and for individual homeowners where appropriate.

The goals are fuel reduction and structure ignitability reduction that will protect this community and its essential infrastructure.

## Community Overview

This plan has been prepared for the area defined and described below.

### *Community Description*

**County:** Stafford

**Latitude:** 38° 24' 26"

**Longitude:** -77° 30' 4"

**Frontage Road:** Kellogg Mill Rd

**Nearest Intersection:** Kellogg Mill Rd and Abel Ln

**Nearest Fire Department** (name/location): Mountain View VFD, 924 Kellogg Mill Rd, Fredericksburg, VA 22406

**Year Established:** 1991

### *Community Size*

**Number of Lots:** 56

**Number of Structures:** 53 (homes)

**Estimated Acres:** 297.54

**Development Status** (In Progress, Completed): In Progress (Only 3 undeveloped lots)

### Community Infrastructure

**Homeowners Association/Organization:**  Yes  No If yes, attach a copy of ordinances.

**Firewise USA Status:**  Yes  No

**Contacts:**

Larry Beard (President of HOA, Firewise Committee Member) 540-356-0696

4 Sleepy Cove Ct, Fredericksburg, VA 22406

John Eastman (Firewise Committee Member) 540-286-2286

109 Wateredge Lane, Fredericksburg, VA 22406

**Resident Population:**

Full-time

Part-time Percentage:  75-100%  50-75%  25-50%  Less than 25%

**Wildfire Hazard Rating:**

Low  Moderate  High  Extreme

**Date Evaluated:** 3/1/2022

**Community Assessment Highlights** (roads, water sources, primary fuel types, topography):

General Description of Topography: Hilly, heavily wooded terrain adjoins Abel Lake. Eight homes have lake front access. The origination point of Potomac Creek runs through the community and empties into Abel Lake. It's a unique community in that home lot sizes average 4.6 acres, on a total 297.5 acres, all wooded except the homes, long driveways, and state managed roads.

Fuel Type consists of timber litter (both broadleaf and needles). "Jackpots" or areas of heavy fuel are intermixed within the timber, mostly due to storm damage from the past few years. Understory also consists of shrubs like Mountain Laurel and cedar.

Utilities: Most are buried. All homes utilize wells in the area's aquifer, which runs quite shallow at an approximately 60 ft. depth. There is no public water source on this western side of Abel Lake. Within the community all electric lines and Xfinity cable are underground, but overhead lines supply power from outside the community

Nearest water source for fire suppression: Hydrants - surface Hydrants East on Kellogg Mill Rd about .6 mile from the Wateredge entrances; wet submersed lake hydrant in Abel Lake at the bottom of the hill from Wateredge entrance (0.6 ¼ mile)road, east on Kellogg Mill Rd, but access by a large fire truck is difficult at best, and nearly impossible when the public boat landing is busy with dozens of cars and trailers parked on the narrow gravel access road - effectively blocking access to the hydrant.

### Community Wildfire History (include surrounding areas)

**Relative Frequency:** Low

**Common Causes:** Debris Burning

**Areas of Future Concern:** The southern half of the community backs up to a 1200-acre tract of timber. The southern end of that tract seems to receive some management, but the part directly south of the community is mostly unmanaged. No fire break exists between the two. There is human activity within that area (hunters, ATV, and other recreational activity).

**Additional Comments:**

Community reports one small brush fire on northern edge of community that was human caused. [Note: Two chimney fires occurred between 2021 and 2023.]

DOF fire reports show three fires within 5 miles of the community since 2016. The most recent was a 25-acre fire located 2 miles south of the community caused by a campfire. One in 2017 was 3.6 miles away at 2.9 acres and caused by debris burning. The third was in 2016 and was 5 miles away at 5.4 acres, also caused by debris burning.

## Prioritized Mitigation Recommendations

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The following recommendations were developed by the Community Firewise Working Group because of the community wildfire risk assessment and follow-up meetings with local, state, federal and community stakeholders.

The recommendations are prioritized based upon the following factors:

Actions that most significantly mitigate the wildfire hazard in the community.

### *Proposed Community Hazard Reduction Priorities*

List area and treatment recommended.

1. Working with Stafford Co. GIS Dept., create concentric circles from each home in 30 and 100-foot radiuses. Develop an HOA master map and provide individual lot maps to homeowners.
2. Remove brush and combustible materials from the immediate property surrounding the household to a minimum of 200 feet.
3. Ensure all fallen treetops, windblown branches, and other combustible materials are removed or otherwise mitigated from the remainder of each property. Clear leaves that are within 30 feet of residence.
4. Notify the HOA Firewise Committee if assistance is required - some HOA members may be able to assist.
5. All material will be moved to the roadside for contractor pickup and removal.

### *Proposed Structural Ignitability Reduction Priorities*

Actions to be taken by homeowners.

1. Clear — ignitable material such as needles and leaves from roof, gutters, eaves, porches and decks.
2. Relocate — items kept under decks or porches; swap out vegetation in these areas for rock or gravel.
3. Replace — mulch with hardscaping, including rock, gravel or stone.
4. Remove — ignitable features within 30 feet of all structures including firewood piles, portable propane tanks and dry and dead vegetation.
5. Prune — low hanging branches (6-10 feet for taller trees, 1/3 of tree height for smaller trees); remove any tall grasses, vines and shrubs from under trees

### *Proposed Education and Outreach Priorities*

Activities planned and implemented by community, local fire department and Department of Forestry.

1. Deliver all available documentation to each household via email and newspaper/mailboxes.
2. Hold an annual community Firewise Day to include chipping days, public awareness events, brush clearing or other activities.
3. Provide opportunities for feedback to HOA board members to continue to improve the program to ensure a safe wildfire free neighborhood
4. Notify residents that if assistance with program compliance or mitigation projects is required, help is available. Give avenues to request assistance.
5. Provide information for the program on HOA website

### *Improved Wildland Fire Response Priorities*

Actions that promote cooperation and communication with Fire Departments to ultimately assist with the effectiveness of their suppression efforts.

1. Establish and maintain open lines of communication with local fire departments and foresters
2. Continue annual community donations to the Local Fire Dept. and Rescue Squad.
3. Review all materials provided from Forestry to help ensure a safe community from wildfire
4. Call county/regional representatives to request (require) community water hydrants
5. Contact your Firewise Committee if assistance is needed to comply.

## Action Plan

### Funding Needs

Outline each project (list highest priority projects first) including estimated cost and potential funding sources.

Priority	Project	Estimated Cost	Funding Source
1	Fall 2024 Fuel Reduction Project	\$5000	DOF Grant
2	2025 Fuel Reduction Project	\$5000	DOF Grant
3	2026 Fireline Installation	TBD	

### Timetables

For each project (list highest priority projects first) provide an estimated duration, start date and targeted completion date.

Priority	Project	Estimated Duration	Start Date	Target Completion Date
1	Fall 2024 Fuel Reduction Project	1 month	Mid-October 2024	December 1, 2024
2	Spring 2025 Firewise Education Day	1 day	May 2025	May 2025
3	2025 Fuel Reduction Project	1 month	Sept 2025	December 2025

Describe the strategy used to assess the plans progress and effectiveness.

Review project effectiveness within community and HOA upon completion of each project. Meet yearly with DOF Fire Specialist to review projects and discuss improvements for future projects.

## Cost-Share Assistance Programs and Grant Opportunities

Cost-share assistance programs and grant opportunities may be available to help with project costs. Programs generally may pay between 35% and 75% of the costs in certain projects. Funds are available on a competitive basis and must be approved prior to the start of any management work. Please check with your local Virginia Department of Forestry representative for availability of programs and funds or visit the [DOF website](#) for details.

\*Cost-share program eligibility requirements vary between the programs and funding may not be available. Contact your local DOF fire specialist for up-to-date information about various programs.

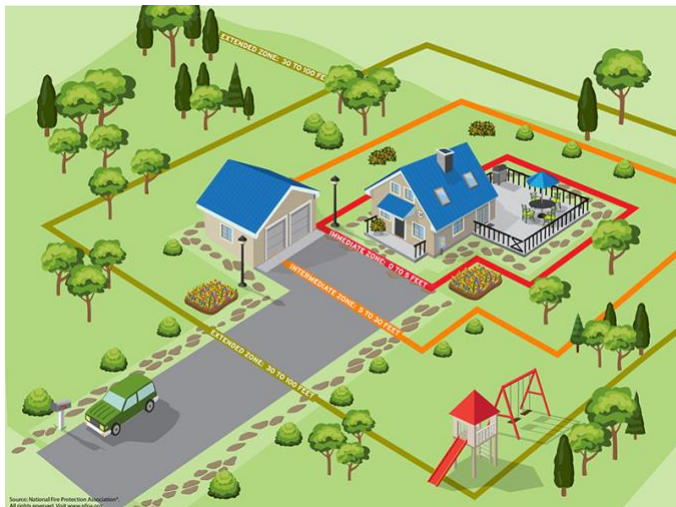
- ◆ Cost-share funding may be available in the form of Wildfire Mitigation grants, Volunteer Fire Assistance (VFA) grants, Dry-Hydrant grants, Federal Firefighter Property (FFP) program grants, as well as additional forest management funding opportunities.

## General Recommendations

- ◆ Below is a map of Wateredge Estates created by Stafford County GIS. This establishes a 30 foot and 100-foot buffer around each property. This buffer is called the “Home Ignition Zone”, and homeowners should perform regular maintenance to the areas within this buffer. To learn more about specific actions homeowners can take within this zone, visit [NFPA - Preparing homes for wildfire](https://www.nfpa.org/en/Education-and-Research/Wildfire/Preparing-homes-for-wildfire). Homeowners are encouraged to expand their area of maintenance to a 200-foot buffer by manually measuring the 200-foot buffer around their home. Everyone currently in the community has received this buffer map. New maps should be distributed each time someone moves into the community.



<https://www.nfpa.org/en/Education-and-Research/Wildfire/Preparing-homes-for-wildfire>



## Appendix

### Information Resources

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#### *Firewise USA Program*

[National Firewise USA Program \[https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA\]](https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA)

#### *Firewise Resources*

[www.dof.virginia.gov](http://www.dof.virginia.gov)

[Take Action to Be Firewise](#)

#### *Fire and Emergency Response Financial Assistance Programs*

[www.dof.virginia.gov](http://www.dof.virginia.gov)

[Dry Hydrant Program](#)

[Firewise Virginia Community Hazard Mitigation Grant Program](#)

[Community Wildfire Defense Grant Program](#)

[Volunteer Fire Assistance Grants](#)

[Federal Firefighter Property Program](#)

### Other Resources

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## Local Contacts

Insert any local government, non-profit organization or individual contacts available to provide advice and/or assist with wildfire mitigation and prevention.

Local Government Contacts	Name	Email	Phone
Mountain View VFD		firechief4@staffordcountyva.gov	540-659-2220
Stafford Co. Fire Marshall	Andrew Milliken	amilliken@staffordcountyva.gov	540-658-8648
Virginia Department of Forestry – Fire Specialist	Heather Rosser	<a href="mailto:Heather.rosser@dof.virginia.gov">Heather.rosser@dof.virginia.gov</a>	804-317-3737
Virginia Department of Forestry – Community Forestry Specialist	Melina Cienski	melina.cienski@DOF.virginia.gov	(434)365-8861
Local Non-Profit Organization Contacts	Name	Email	Phone
Mountain View Volunteer Fire and Safety Association of Stafford	Unknown 924 Kellogg Mill Rd, Fredericksburg, VA	firechief4@staffordcountyva.gov	(540) 658-5334
Mountain View Rescue Squad	Unknown 1268 Mountain View Rd, Stafford, VA	mountainviewrescue@aol.com	(540) 659-0366
Other Contacts	Name	Email	Phone
Stafford County GIS: Mapping & Geographic Information	Dave Capaz	gis@staffordcountyva.gov	(540) 658-4033