



Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES



Tuolumne County Town Hall Meeting

Ponderosa/Mira Monte Project Area

August 26, 2025

Program Partners

- Tuolumne County OES
 - Dore Bietz, Assistant Director
 - Dave Salzer, Senior OES Analyst
 - Lindsay Barteau, Project Manager (Contractor)
- CWMP
 - Jordon Boyer, CWMP Staff Manager
 - Shawn Oberbruner, Program Coordinator
- CAL FIRE
 - Randy Northup, Assistant Chief Home Hardening
 - Justine Grafton, Program Analyst



Introduction to the CWMP

California Wildfire Mitigation Authority



About the CWMP

The California Wildfire Mitigation Program (CWMP) was created as part of the State of California's effort to strengthen community-wide resilience against wildfires. The California Governor's Office of Emergency Services (Cal OES) has partnered with the California Department of Forestry and Fire Protection (CAL FIRE) to develop a state home hardening initiative to retrofit, harden, and create defensible space for homes at high risk to wildfires.



Community Risk



California Wildfire Mitigation Program Authority



COUNTY	WILDFIRE RISK RANK	SOCIAL VULNERABILITY RANK	FINAL RANK
Lake*	4	1	1
Siskiyou*	2	4	2
Tuolumne*	1	11	3
Shasta*	6	7	4
El Dorado*	3	12	5
San Diego*	5	10	6

To view county selection methods document, visit here:

[CWMP-County-Selection-Methods-01.29.2025.pdf](#)



Home Hardening

CAL FIRE





Defensible Space

Example mitigations:

- Miscellaneous combustible removal
- Vegetation modifications
- Tree Limbing/Removal
- Woodpile relocation
- Log/Stump removal
- Spacing of trees/shrubs
- Addressing



Home Hardening

Ember resistant
retrofits



Flame and
heat-resistant
retrofits



Home Hardening Retrofits

Parcel
Vulnerabilities

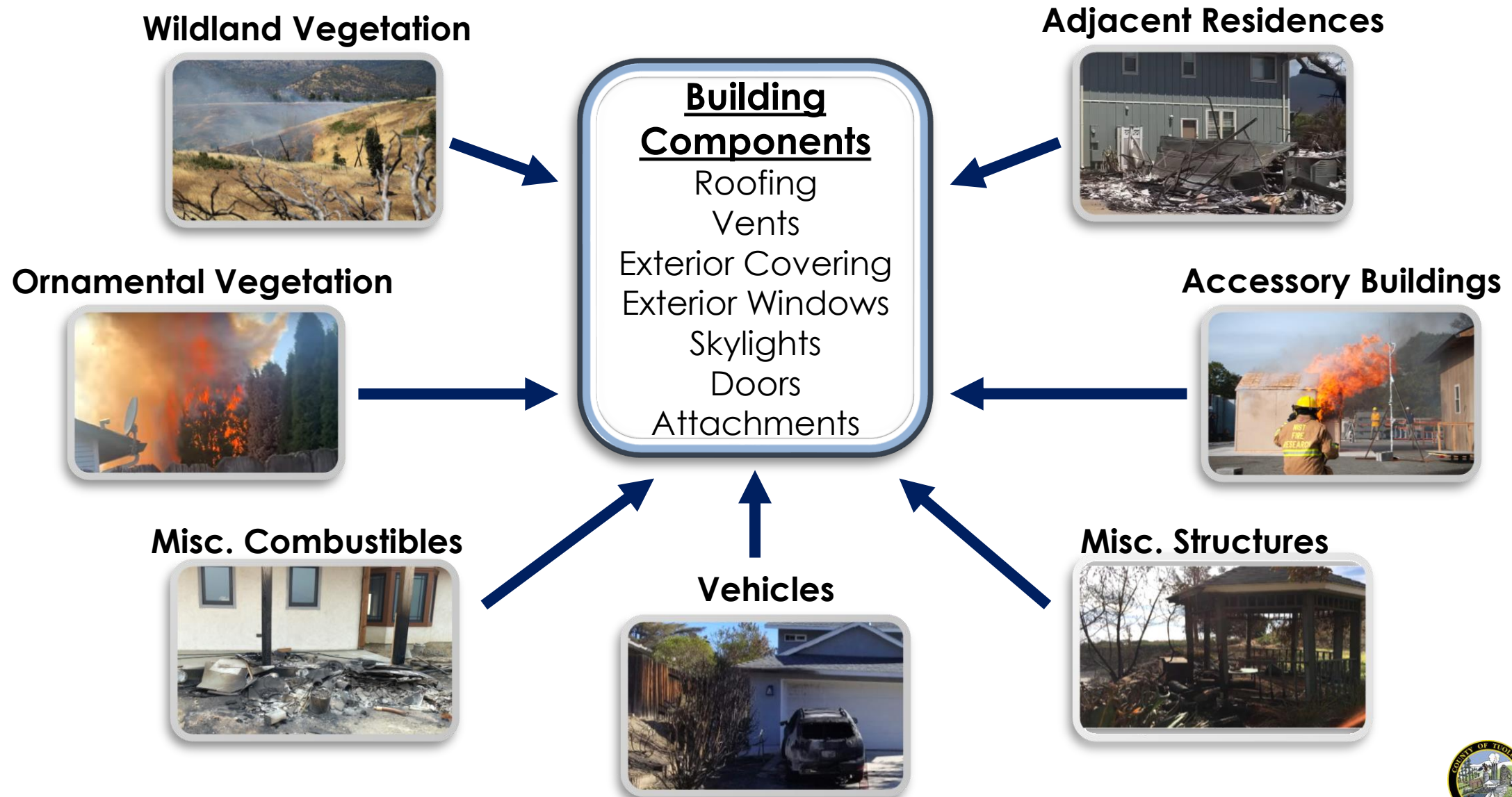
Targeted
Hardening

Full
Replacement
Hardening

Partial
Hardening



Assessment Process



Defensible Space Treatments



Before



After

Siskiyou County



Exterior Siding Retrofit



Exterior covering will be color matched to existing siding

Replacing warped exterior wall assembly to prevent ember intrusion

Work is completed by licensed and bonded contractors



Exterior covering will be replaced with fire-resistant cement board to resist radiant heat and flames



Retrofit Examples



Fiber Cement Board Fencing



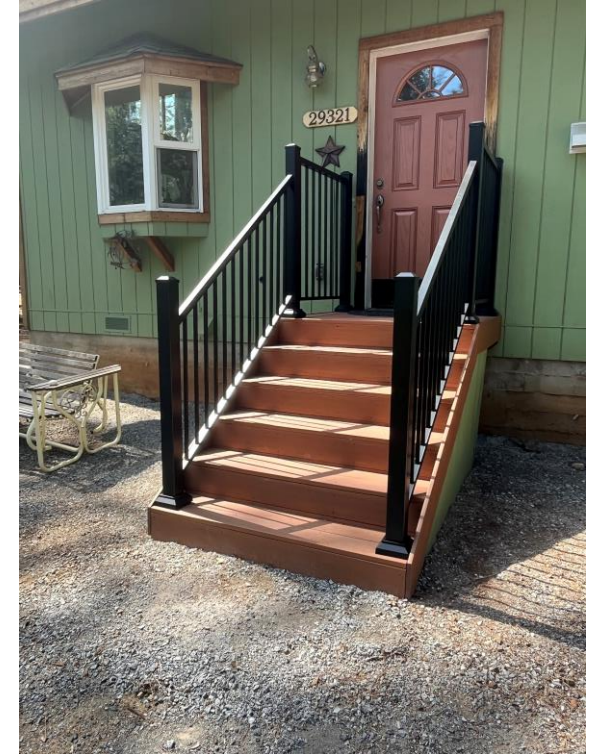
Enclosed Eaves with WUI Soffit Venting



Metal Propane Enclosure



Noncombustible Gutter and Cover



Noncombustible Railing and steps



Eligibility

Tuolumne County OES



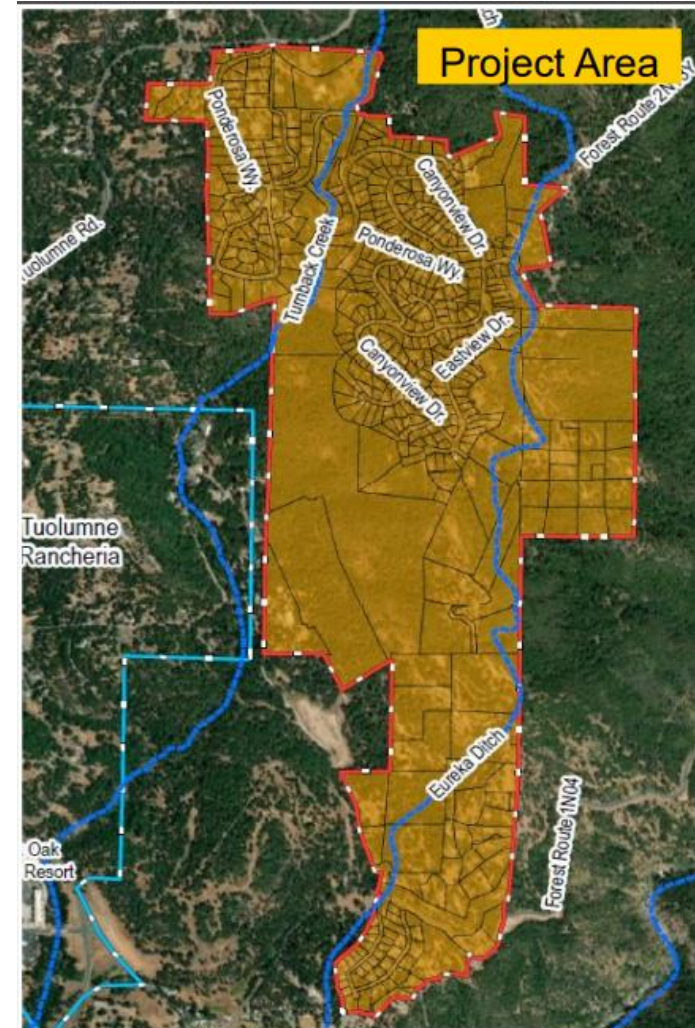
Who Is Eligible to Apply

The home must be in the highlighted property area

Only the legal owner of the property may apply

Must be willing to sign a right of entry document

- Allows home assessors and contractors onto the property to assess risks and conduct work



Who Is Eligible to Apply

Any homeowner in the project area may apply, regardless of income.

Number of Persons in Household:		1	2	3	4	5	6	7	8
Tuolumne County Area Median Income: \$101,600	Acutely Low	10700	12200	13750	15250	16450	17700	18900	20150
	Extremely Low	21350	24400	27450	32150	37650	43150	48650	54150
	Very Low Income	35600	40650	45750	50800	54900	58950	63000	67100
	Low Income	56950	65050	73200	81300	87850	94350	100850	107350
	Median Income	71100	81300	91450	101600	109750	117850	126000	134100
	Moderate Income	85350	97500	109700	121900	131650	141400	151150	160900

Per HCD, as of April 23, 2025

- At this time, homeowners with a household income over 120% of the Tuolumne County Area Median Income (AMI), considering household size, will pay a cost share of 10% of the total project cost.
 - Example** - Household of 4 people, with a household income of \$121,901.00 would pay \$4,000 on a project if their total site work cost \$40,000
- Homeowners with a household income over 200% AMI, considering household size, will pay a cost share of 25%.
 - Example** - Household of 3 people, with a household income of \$182,901 would pay \$10,000 on a project if their total site work cost \$40,000



How Can We Prepare?

- Maintain your defensible space
 - Remove combustible materials from gutters and roofs
 - Remove flammable items from underneath decks and porches
 - Relocate combustible materials from within the first five feet of the home
 - Visit ReadyforWildfire.org and fire.ca.gov/home-hardening for more recommendations
- Visit the Tuolumne County OES website for project updates.



How Can We Apply?

Landing Page & Info

- <https://www.caloes.ca.gov/office-of-the-director/operations/recovery-directorate/hazard-mitigation/california-wildfire-mitigation-program/cwmp-homeowner-page/>
- <https://tinyurl.com/yc5ehx8a>



Project Lifecycle

- Homeowner applies
- Project staff reviews applications
- Project staff contacts eligible homeowners to schedule free home assessment
- Assessment report is reviewed, and scope of work is created based on recommendations
- Scope of work is reviewed with homeowner
- EHP review is started
- EHP Reports sent to FEMA in batches



Project Lifecycle Continued.....

- FEMA approves and awards the batch
- Project staff acquires contractor bids for the scope of work
- Project staff awards most competitive and responsive bid(s)
- Project staff, contractors and homeowners complete tri-party agreement, cost-share payment (if applicable)
- Site work begins
- Site work is completed
- Project staff completes final walkthrough and closeout activities



Information

www.caloes.ca.gov/cwmp



www.tuolumnecounty.ca.gov/1946/FEMACAL-OES-California-Wildfire-Mitigati



Questions & Answers

