

**COUNTY OF SAN BERNARDINO
FIRE SAFETY OVERLAY**

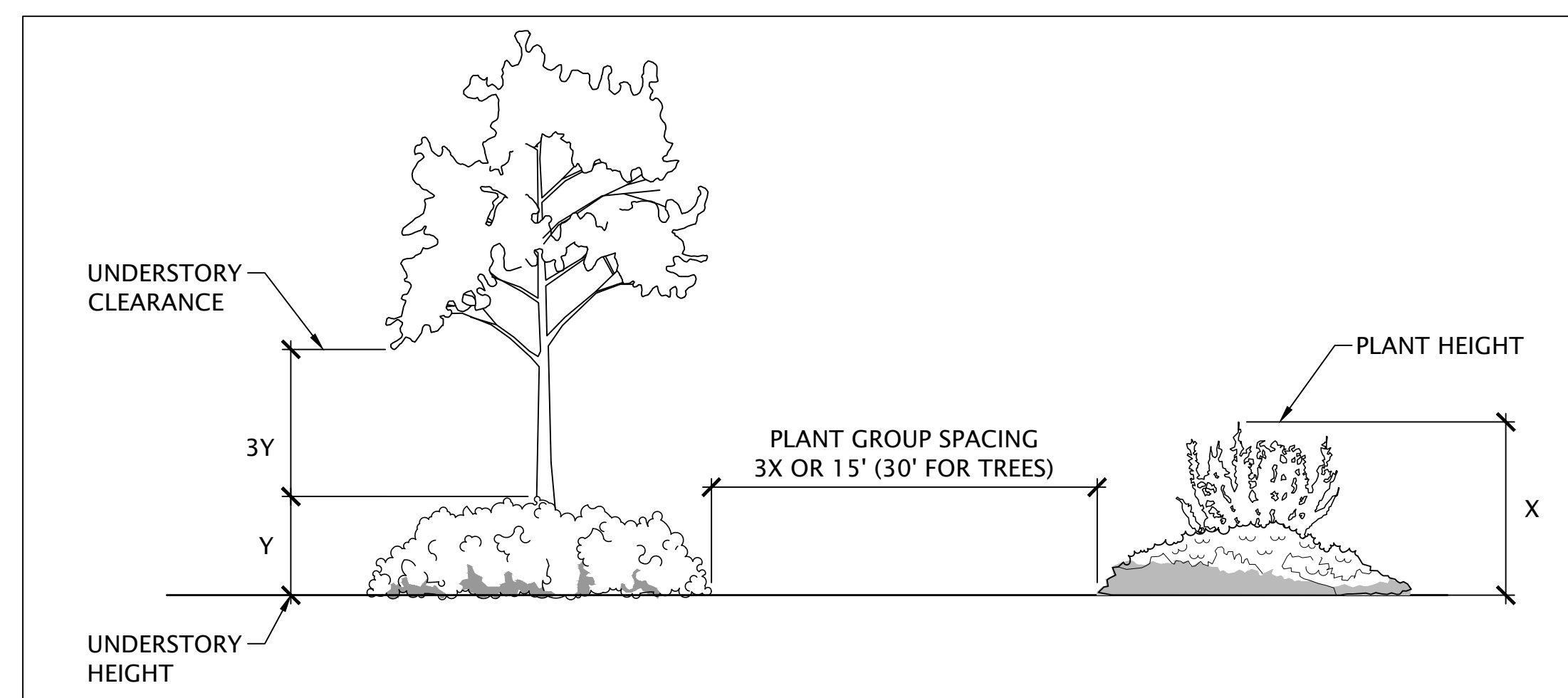
SECTION	REQUIREMENT	COMPLIANCE
82.13.040 APPLICATION REQUIREMENTS	<p>(C) FUEL MODIFICATION PLAN. EACH PROJECT APPLICATION SHALL INCLUDE A FUEL MODIFICATION PLAN DESCRIBING THE FUEL MODIFICATION AREA REQUIRED IN § 82.13.050(L) BELOW. THE PLAN MAY BE SUBMITTED AS A PRELIMINARY AND FINAL PLAN. A PRELIMINARY AND/OR FINAL PLAN SHALL BE SUBMITTED CONCURRENTLY WITH THE DEVELOPMENT APPLICATION TO THE DEPARTMENT OF LAND USE SERVICES FOR REVIEW IN CONJUNCTION WITH THE PROJECT DESIGN REVIEW. FINAL PLANS SHALL BE REVIEWED AND APPROVED BY THE RESPONSIBLE FIRE AUTHORITY. THE FUEL MODIFICATION PLAN SHALL ADDRESS THE STANDARDS IN § 82.13.050(L) BELOW, AND THE FOLLOWING FACTORS:</p> <p>(1) THE NATURAL UNGRADED SLOPE OF THE LAND WITHIN THE PROJECT AND IN THE AREAS ADJACENT TO THE PROJECT;</p> <p>(2) FUEL LOADING;</p> <p>(3) ACCESS TO THE PROJECT AND ACCESS DIRECTLY TO THE FUEL-MODIFIED AREA;</p> <p>(4) THE ON-SITE AVAILABILITY OF WATER THAT CAN BE USED FOR FIRE-FIGHTING PURPOSES;</p> <p>(5) THE CONTINUAL MAINTENANCE OF THE FUEL-MODIFIED AREAS;</p> <p>(6) THE SOIL EROSION AND SEDIMENT CONTROL MEASURES TO ALLEVIATE PERMANENT SCARRING AND ACCELERATED EROSION; AND</p> <p>(7) A LIST OF RECOMMENDED LANDSCAPE PLANT MATERIALS THAT ARE FIRE RESISTANT.</p> <p>(D) SUBDIVISIONS, WHEN 25 PERCENT OR MORE OF A SUBDIVISION PROJECT SITE INVOLVING FIVE OR MORE LOTS IS LOCATED ON NATURAL SLOPES GREATER THAN 30 PERCENT, THE SUBDIVISION APPLICATION SHALL BE SUBMITTED CONCURRENTLY WITH A PLANNED DEVELOPMENT APPLICATION TO EVALUATE APPROPRIATE PROJECT DESIGN IN CONSIDERATION OF TOPOGRAPHIC LIMITATIONS OF THE SITE. THIS PROVISION SHALL NOT APPLY IF ALL OF THE AREAS ON THE SITE WITH NATURAL UNGRADED SLOPES OVER 30 PERCENT ARE PERMANENTLY RESTRICTED FROM STRUCTURAL DEVELOPMENT. EACH SUBDIVISION APPLICATION SHALL INCLUDE THE FOLLOWING SLOPE ANALYSIS INFORMATION:</p> <p>(1) A TOPOGRAPHIC MAP OF THE PROPOSED PROJECT AREA AND ALL ADJOINING PROPERTIES WITHIN 150 FEET AT A SCALE OF NOT LESS THAN ONE-INCH TO 200 FEET. THE CONTOUR INTERVAL SHALL NOT BE MORE THAN TWO FEET EXCEPT THAT THE CONTOUR INTERVAL MAY BE FIVE FEET IF THE GENERAL NATURAL UNGRADED SLOPE IS MORE THAN 10 PERCENT. CONTOUR LINES SHALL BE OBTAINED BY AERIAL OR FIELD SURVEY, DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER.</p> <p>(2) THE NATURAL, UNGRADED, SLOPE CATEGORIES TO BE COMPUTED ARE: ZERO PERCENT TO LESS THAN 15 PERCENT; 15 PERCENT TO LESS THAN 30 PERCENT; 30 PERCENT TO LESS THAN 40 PERCENT; AND 40 PERCENT AND GREATER. THE MINIMUM AREA (POLYGON) USED FOR SLOPE CALCULATION SHALL BE 5,000 SQUARE FEET.</p> <p>(3) THE AREA, IN ACRES, SHALL BE TABULATED FOR EACH CATEGORY.</p>	COMPLIES
82.13.050 GENERAL DEVELOPMENT STANDARDS	<p>EACH PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THIS CHAPTER, AS FOLLOWS.</p> <p>(A) ALL PHASES. THE REQUIREMENTS OF THIS CHAPTER SHALL APPLY TO ALL PHASES OF A DEVELOPMENT PROJECT.</p> <p>(B) FIRE AUTHORITY STANDARDS. ALL PROPOSED DEVELOPMENT SHALL COMPLY WITH APPLICABLE STANDARDS REQUIRED BY THE RESPONSIBLE FIRE AUTHORITY. THIS SHALL INCLUDE THE STANDARDS AND PROVISIONS OF THE CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A (MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE) AND CALIFORNIA RESIDENTIAL CODE (CRC) CHAPTER 327, WHICH ARE INCLUDED IN THIS CODE BY REFERENCE.</p> <p>(C) APPLICABILITY OF LAND USE ZONING DISTRICT STANDARDS AND OVERLAY STANDARDS. THE DEVELOPMENT STANDARDS ESTABLISHED BY A LAND USE ZONING DISTRICT AND ANY APPLICABLE OVERLAY SHALL APPLY, EXCEPT AS MODIFIED BY THIS CHAPTER.</p> <p>(D) ADDITIONS, ALTERATIONS, ENLARGEMENTS, OR RECONSTRUCTIONS. ANY ADDITION, ALTERATION, ENLARGEMENT OR RECONSTRUCTION OF A STRUCTURE SHALL COMPLY WITH THE PROVISIONS OF THIS CHAPTER. WHEN AN ADDITION, ALTERATION, ENLARGEMENT, OR RECONSTRUCTION OF A STRUCTURE EQUALS OR EXCEEDS 50 PERCENT OF THE EXISTING STRUCTURE, OR 25 PERCENT OF THE ROOF FOR ROOFING REQUIREMENTS ONLY, THE PROVISIONS OF § 82.13.050(H) (PERIMETER ACCESS TO FUEL-MODIFIED AND FIRE HAZARD AREAS), AND § 82.13.050(P) (BUILDING CONSTRUCTION REQUIREMENTS), SHALL APPLY TO THE ENTIRE STRUCTURE AND/OR THE WHOLE ROOF AS APPLICABLE. THE STRUCTURES AND/OR ROOFS SHALL BE ENTIRELY RETROFITTED TO COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.</p> <p>(L) FUEL MODIFICATION AREAS.</p> <p>(1) A PERMANENT FUEL MODIFICATION AREA SHALL BE REQUIRED AROUND A DEVELOPMENT PROJECT OR PORTIONS THEREOF THAT ARE ADJACENT OR EXPOSED TO HAZARDOUS FIRE AREAS FOR THE PURPOSE OF FIRE PROTECTION. IN NO CASE SHALL THIS AREA BE LESS THAN 100 FEET IN WIDTH AS MEASURED FROM THE DEVELOPMENT PERIMETER. WHERE FEASIBLE, THE AREA SHALL BE DESIGNATED AS COMMON OPEN SPACE RATHER THAN PRIVATE OPEN SPACE. THE RECOMMENDED WIDTH OF THE FUEL MODIFICATION AREA SHALL BE DETERMINED BASED ON A FUEL MODIFICATION PLAN FILED IN COMPLIANCE WITH § 82.13.040(C) (APPLICATION REQUIREMENTS—FUEL MODIFICATION PLANS), ABOVE.</p> <p>(2) WHEN A DEVELOPMENT PROJECT IS PHASED, INDIVIDUAL PHASES MAY BE REQUIRED TO PROVIDE TEMPORARY FUEL MODIFICATION AREAS, WHERE THE DEVELOPMENT PERIMETER OF A PHASE IS CONTIGUOUS TO A SUBSEQUENT PHASE OF A PROJECT, WHICH IN ITS UNDEVELOPED STATE IS A HAZARDOUS FIRE AREA. THE NEED FOR A TEMPORARY FUEL MODIFICATION AREA SHALL BE DETERMINED BY THE RESPONSIBLE FIRE AUTHORITY IN CONJUNCTION WITH THE COUNTY FIRE MARSHAL AND SHALL BE BASED UPON THE SAME CONSIDERATIONS DESCRIBED IN SUBDIVISION (L)(1), FOR PERMANENT FUEL MODIFICATION AREAS AND THE FACTORS ADDRESSED IN THE REQUIRED FUEL MODIFICATION PLAN.</p> <p>(M) SEPARATION/SETBACK REQUIREMENTS. EACH PROPOSED STRUCTURE SHALL COMPLY WITH THE FOLLOWING SEPARATION/SETBACK REQUIREMENTS AS APPLICABLE, IN ADDITION TO THE SETBACKS REQUIRED BY THE APPLICABLE PRIMARY LAND USE ZONING DISTRICT, AND THE BUILDING SEPARATION REQUIREMENTS IN SUBDIVISION (O) (BUILDING SEPARATION STANDARDS) BELOW.</p> <p>(1) FUEL TANKS. FUEL TANKS (E.G., LIQUEFIED PETROLEUM GAS TANKS) SHALL BE LOCATED AT LEAST TEN FEET AWAY FROM ANY STRUCTURE AND SHALL BE IN COMPLIANCE WITH THE STANDARDS IN THE CALIFORNIA FIRE CODE, § 83.02.080 (ALLOWED PROJECTIONS STRUCTURES WITHIN SETBACKS), AND § 83.01.060 (FIRE HAZARDS). THE TANKS SHALL BE SECURED TO THE GROUND.</p> <p>(2) NATIONAL FOREST BOUNDARY. EACH STRUCTURE ON A LOT ONE ACRE OR GREATER IN SIZE, THAT ABUTS A BOUNDARY OF THE SAN BERNARDINO NATIONAL FOREST, SHALL BE SET BACK AT LEAST 30 FEET FROM THE PROPERTY LINE OR BOUNDARY OF THE NATIONAL FOREST PER THE REQUIREMENTS OF TITLE 14 OF THE CALIFORNIA CODE OF REGULATIONS, § 1276.01, AND PUBLIC RESOURCES CODE § 4290. EACH STRUCTURE ON A LOT WHICH IS LESS THAN ONE ACRE IN SIZE, THAT ABUTS A BOUNDARY OF THE SAN BERNARDINO NATIONAL FOREST, SHALL ADHERE TO THE SETBACK REQUIREMENTS ESTABLISHED BY THE LAND USE ZONING DISTRICT.</p> <p>(3) SLOPING SITE SETBACKS OR FUEL MODIFICATION. EACH STRUCTURE PROPOSED UPSLOPE, IN AN AREA WITH SLOPES EXCEEDING 30 PERCENT BEFORE GRADING AND GREATER THAN 30 FEET IN HEIGHT, SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:</p> <p>(B) WHERE GRADING IS UTILIZED OR PROPOSED, THAT DOES NOT CONFORM TO THE NATURAL SLOPE AND THE GRADED AREA IS ADJACENT TO NATURAL UNGRADED SLOPES THAT ARE GREATER THAN 30 PERCENT IN GRADIENT AND GREATER THAN 30 FEET IN HEIGHT, EACH STRUCTURE PROPOSED UPSLOPE FROM THE TOE OF THE SLOPE, SHALL BE SET BACK AT LEAST 30 FEET FROM THE EDGE OF THE SLOPE.</p> <p>(C) BUILDING SEPARATION STANDARDS. THE INTENT OF THE FOLLOWING EXTERIOR WALL SEPARATION STANDARDS IS TO REDUCE THE EXPOSURE AND RISK FROM ADJACENT STRUCTURAL FIRES AND TO REDUCE THE POTENTIAL SPREAD OF FIRE FROM STRUCTURE TO STRUCTURE.</p>	COMPLIES

FUEL MODIFICATION NOTES:

- ZONE A - IRRIGATED SETBACK ZONE**
- EXTENDS 20 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION, OVERHANGS OR PARTS OF STRUCTURES NOT ACCURATELY REFLECTED ON THE PLANS MAY NEGATE THE APPROVAL OF PLANT LOCATION ON THE APPROVED PLAN.
 - IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
 - VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF LOW GROWING PLANTS WITH HIGH MOISTURE CONTENT IMMEDIATELY AROUND STRUCTURES. THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
 - PLANTS IN ZONE A SHALL BE INHERENTLY HIGHLY FIRE RESISTANT AND APPROPRIATELY SPACED. SPECIES SELECTION SHOULD REFERENCE THE SBCF APPROVED PLANT LIST FOR THE SETBACK ZONE AND GEOGRAPHICAL AREA. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL.
 - TREES ARE GENERALLY **NOT RECOMMENDED**, EXCEPT FOR DWARF VARIETIES OR MATURE TREES SMALL IN STATURE. TREES ARE NOT TO BE PLANTED WITHIN 10 FEET OF COMBUSTIBLE STRUCTURES.
 - TARGET SPECIES WILL TYPICALLY NOT BE ALLOWED WITHIN 20 FEET OF COMBUSTIBLE STRUCTURES AND MAY REQUIRE REMOVAL IF EXISTING.
 - VINES AND CLIMBING PLANTS SHALL NOT BE ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW.
- ZONE B - IRRIGATED ZONE**
- EXTENDS UP TO 100 FEET FROM STRUCTURES.
 - IRRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
 - VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF LOW GROWING PLANTS WITH HIGH MOISTURE CONTENT IMMEDIATELY AROUND STRUCTURES. THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
 - UNLESS OTHERWISE APPROVED, GROUND COVERS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 2 FEET. SPECIMEN NATIVE PLANTS MAY BE APPROVED TO REMAIN IF PROPERLY MAINTAINED FOR ADEQUATE DEFENSIBLE SPACE. ANNUAL GRASSES OR WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 4 INCHES.
 - PLANTS IN ZONE B SHALL BE FIRE RESISTANT AND APPROPRIATELY SPACED. SPECIES SELECTION SHOULD REFERENCE THE SBCF APPROVED PLANT LIST FOR THE SETBACK ZONE AND GEOGRAPHICAL AREA. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL.
 - REPLACEMENT PLANTING TO MEET MINIMUM CITY OR COUNTY SLOPE COVERAGE REQUIREMENTS OR ORDINANCES WILL BE CONSIDERED. IN ALL CASES, THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
 - TARGET SPECIES MAY REQUIRE REMOVAL WITHIN 50 FEET OF STRUCTURES, DEPENDING ON SITE CONDITIONS.
 - ALL TREES, UNLESS OTHERWISE APPROVED, SHALL BE PLANTED FAR ENOUGH FROM STRUCTURES AND FIRE ACCESS ROADS, AS TO NOT OVERHANG ANY STRUCTURE OR ACCESS AT MATURITY.
- ZONE C - NATIVE VEGETATION THINNED 50% ZONE**
- EXTENDS FROM THE OUTER EDGE OF ZONE B UP TO 200 FEET.
 - REQUIRED THINNING AND CLEARANCE WILL BE DETERMINED UPON INSPECTION.
 - IRRIGATION SYSTEMS ARE NOT REQUIRED.
 - VEGETATION MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES, OR BOTH. REPLACEMENT PLANTING TO MEET MINIMUM CITY OR COUNTY SLOPE COVERAGE REQUIREMENTS OR ORDINANCES WILL BE CONSIDERED. IN ALL CASES, THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
 - PLANTS SHALL BE SPACED APPROPRIATELY. EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING 50% AND REMOVAL OF PLANTS CONSTITUTING A FIRE RISK.
 - ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 4 INCHES.
 - GENERAL SPACING FOR SHRUBS OR GROUPS OF SHRUBS IS PER TREE AND SHRUB SPACING DETAIL. NATIVE PLANTS MAY BE THINNED BY REDUCED AMOUNTS AS THE DISTANCE FROM DEVELOPMENT INCREASES.
 - GENERAL SPACING FOR TREES OR GROUPS OF TREES IS PER TREE AND SHRUB SPACING DETAIL. THIS DISTANCE MAY VARY DEPENDING ON THE SLOPE, ARRANGEMENT OF TREES IN RELATION TO SLOPE, AND THE TREE SPECIES.
- ZONE D - NATIVE VEGETATION THINNED 30% ZONE**
- EXTENDS FROM THE OUTER EDGE OF ZONE B UP TO 200 FEET.
 - REQUIRED THINNING AND CLEARANCE WILL BE DETERMINED UPON INSPECTION.
 - IRRIGATION SYSTEMS ARE NOT REQUIRED.
 - VEGETATION MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES, OR BOTH. REPLACEMENT PLANTING TO MEET MINIMUM CITY OR COUNTY SLOPE COVERAGE REQUIREMENTS OR ORDINANCES WILL BE CONSIDERED. IN ALL CASES, THE OVERALL LANDSCAPE CHARACTERISTICS SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
 - PLANTS SHALL BE SPACED APPROPRIATELY. EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING 30% AND REMOVAL OF PLANTS CONSTITUTING A FIRE RISK.
 - ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 4 INCHES.
 - GENERAL SPACING FOR SHRUBS OR GROUPS OF SHRUBS IS PER TREE AND SHRUB SPACING DETAIL. NATIVE PLANTS MAY BE THINNED BY REDUCED AMOUNTS AS THE DISTANCE FROM DEVELOPMENT INCREASES.
 - GENERAL SPACING FOR TREES OR GROUPS OF TREES IS PER TREE AND SHRUB SPACING DETAIL. THIS DISTANCE MAY VARY DEPENDING ON THE SLOPE, ARRANGEMENT OF TREES IN RELATION TO SLOPE, AND THE TREE SPECIES.

MAINTENANCE

- ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. REQUIREMENTS INCLUDE ITEMS IN THE FUEL MODIFICATION GUIDELINES AND THOSE OUTLINED BELOW:
- REMOVAL OR THINNING OF UNDESIRABLE COMBUSTIBLE VEGETATION AND REMOVAL OF DEAD OR DYING PLANTS TO MEET MINIMUM BRUSH CLEARANCE REQUIREMENTS.
 - PRUNING AND THINNING TO REDUCE THE OVERALL FUEL LOAD AND CONTINUITY OF FUELS.
 - FUEL LOADS SHALL BE REDUCED BY PRUNING LOWER BRANCHES OF TREES AND TREE-FORM SHRUBS TO 1/3 OF THEIR HEIGHT, OR 6 FEET FROM LOWEST HANGING BRANCHES TO THE GROUND, TO HELP PREVENT FIRE FROM SPREADING AND MAKE MAINTENANCE EASIER. TREES WITH UNDERSTORY PLANTS SHOULD BE LIMBED UP AT LEAST THREE TIMES THE HEIGHT OF THE UNDERLYING VEGETATION OR UP TO ONE THIRD THE HEIGHT OF THE TREE, WHICHEVER IS LESS, TO HELP PREVENT FIRE FROM SPREADING UPWARD INTO THE CROWN.
 - ACCUMULATED PLANT LITTER AND DEAD WOOD SHALL BE REMOVED. DEBRIS AND TRIMMINGS PRODUCED BY MAINTENANCE SHOULD BE REMOVED FROM THE SITE OR CHIPPED AND EVENLY DISPERSED IN THE SAME AREA TO A MAXIMUM DEPTH OF 6 INCHES.
 - ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.
 - MANUAL AND AUTOMATIC IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR OPERATIONAL INTEGRITY AND PROGRAMMING. EFFECTIVENESS SHOULD BE REGULARLY EVALUATED TO AVOID OVER OR UNDER-WATERING.
 - COMPLIANCE WITH THE FIRE CODE IS A YEAR-ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPARTMENT. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE CODE REQUIREMENTS ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF GRASSES AND FINE FUELS, BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON GEOGRAPHIC REGION. INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME OF YEAR.
 - BRUSH CLEARANCE ENFORCEMENT ISSUES ON ADJACENT PROPERTIES SHOULD BE DIRECTED TO THE COUNTY OF SAN BERNARDINO.
 - ALL FUTURE PLANTINGS SHALL BE IN ACCORDANCE WITH THE COUNTY OF SAN BERNARDINO GUIDELINES AND APPROVED PRIOR TO INSTALLATION. CHANGES TO THE APPROVED PLAN WHICH REQUIRE AN ADDITIONAL PLAN REVIEW WILL INCUR A PLAN REVIEW FEE.
 - QUESTIONS REGARDING LANDSCAPE PLANTING AND MAINTENANCE WITH REGARD TO FIRE SAFETY SHOULD BE DIRECTED TO THE FIRE DEPARTMENT'S FUEL MODIFICATION UNIT.



NOTES

- ALL NEW AND EXISTING TREES, SHRUBS, AND TREE-FORM SHRUBS EXCEEDING 2 FEET IN HEIGHT SHALL BE PRUNED TO MAINTAIN VERTICAL CLEARANCE EQUAL TO THREE (3) TIMES THE HEIGHT OF ADJACENT UNDERSTORY PLANT MATERIAL.
- ALL SHRUBS AND TREE-FORM SHRUBS EXCEEDING 2 FEET IN HEIGHT SHALL BE INSTALLED AS SINGLE SPECIMENS OR IN GROUPS OF NO MORE THAN THREE (3) PLANTS. PLANT GROUPINGS SHALL BE SEPARATED BY A MINIMUM DISTANCE EQUAL TO THREE (3) TIMES THE HEIGHT OF THE TALLEST PLANT WITHIN THE GROUP, OR FIFTEEN (15) FEET, WHICHEVER IS GREATER (REFER TO FIGURE ABOVE). ALTERNATIVE GROUPING CONFIGURATIONS OR SPACING MAY BE PERMITTED SUBJECT TO APPROVAL BY THE SAN BERNARDINO COUNTY FIRE (SBCF).
- ALL TREES SHALL BE PLANTED AS SINGLE SPECIMENS OR IN GROUPS OF NO MORE THAN THREE (3). TREE GROUPINGS SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE OF THIRTY (30) FEET (REFER TO FIGURE ABOVE). ALTERNATIVE GROUPING CONFIGURATIONS OR SPACING MAY BE PERMITTED SUBJECT TO APPROVAL BY SBCF.
- PLANT SPECIES IDENTIFIED IN THE SBCF "APPROVED PLANT PALETTE - QUALIFICATION STATEMENTS FOR SELECT PLANT SPECIES" SHALL COMPLY WITH THE SPECIFIC GROUPING AND SPACING LIMITATIONS OUTLINED WITHIN THAT DOCUMENT.
- SHRUBS AND TREE-FORM SHRUBS EXCEEDING 2 FEET IN HEIGHT SHALL BE LOCATED A MINIMUM OF FIFTEEN (15) FEET HORIZONTALLY FROM THE EDGE OF ANY ADJACENT TREE CANOPY.



1 | PLANT SPACING DETAIL SCALE: NTS

PLANTING SCHEDULE

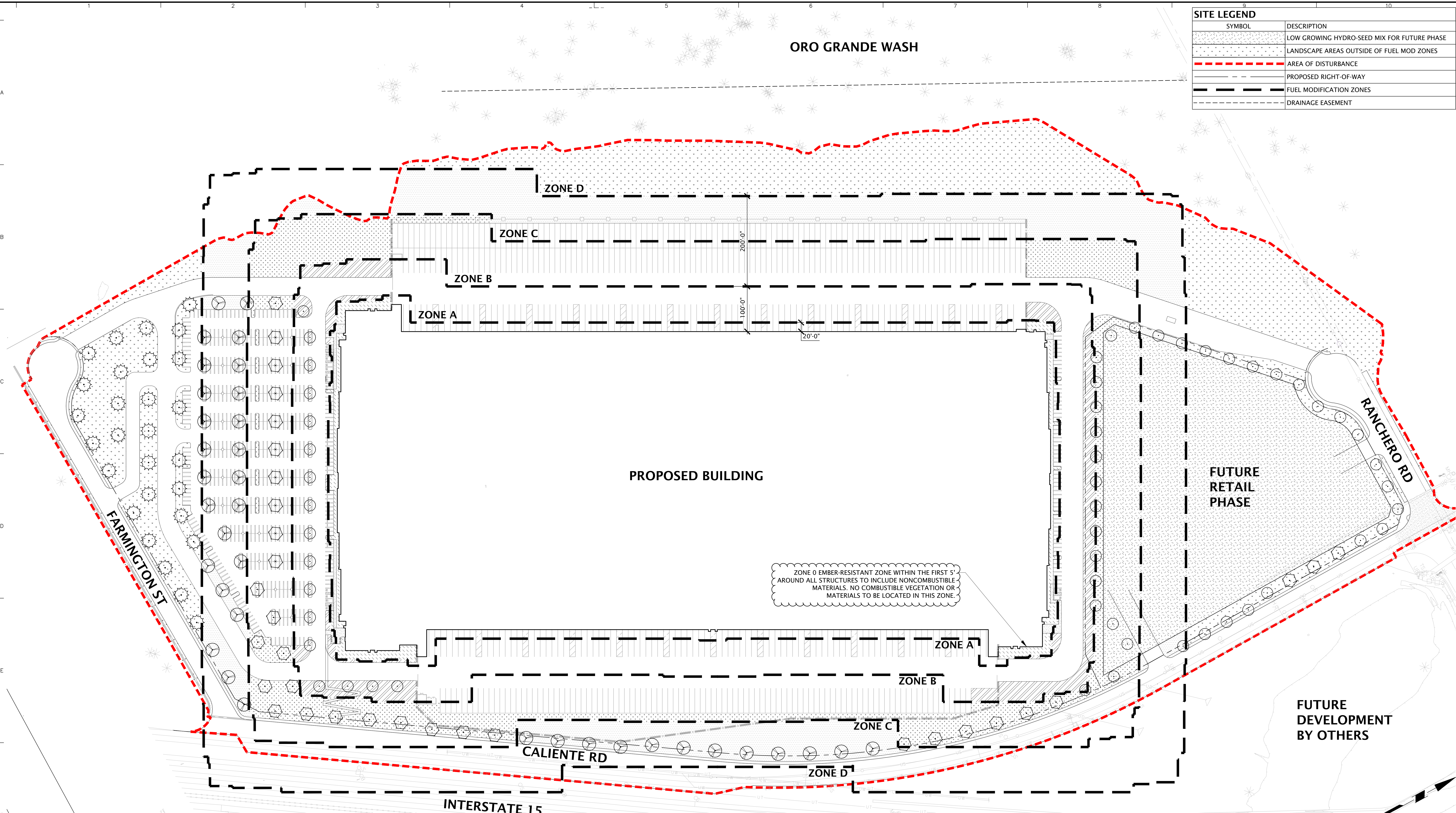
TREES					
SYMBOL	ZONE	BOTANICAL / COMMON NAME	SIZE	WUCOLS HEIGHT X WIDTH	
●	B	CERCIDIUM 'DESERT MUSEUM' / BLUE PALO VERDE	24" BOX	VL 20-30' H X 20-25' W	
		CHITALPA TASHKENTENSIS / CHITALPA	24" BOX	L 20-30' H X 15-25' W	
⬠	C	CHILOPSIS LINEARIS / DESERT WILLOW	24" BOX	VL 15-25' H X 15-25' W	
		CHITALPA TASHKENTENSIS / CHITALPA	24" BOX	L 20-30' H X 15-25' W	
		PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	24" BOX	L 40-50' H X 30-35' W	
		ULMUS PARVIFOLIA / CHINESE ELM	24" BOX	L 40-50' H X 30-40' W	
⊙	D	CERCIDIUM 'DESERT MUSEUM' / BLUE PALO VERDE	24" BOX	VL 20-30' H X 20-25' W	
		CHILOPSIS LINEARIS / DESERT WILLOW	24" BOX	L 15-25' H X 15-25' W	
		ULMUS PARVIFOLIA / CHINESE ELM	24" BOX	L 40-50' H X 30-40' W	
⊙	N/A	GLEDITSIA TRIACANTHOS / SHADEMASTER HONEY LOCUTS	24" BOX	L 40-50' H X 35-45' W	
		OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE	24" BOX	L 25-35' H X 25-30' W	
		PINUS NIGRA / AUSTRIAN PINE	24" BOX	M 40-60' H X 20-40' W	
		PROSOPIS CHILENSIS 'THORNLESS' / CHILEAN MESQUITE	24" BOX	L 25-40' H X 30-40' W	
SHRUBS AND GROUNDCOVERS					
SYMBOL	ZONE	BOTANICAL / COMMON NAME	SIZE	WUCOLS HEIGHT X WIDTH	
⊘	A	AGAVE BLUE GLOW / AGAVE BLUE GLOW	5 GAL	VL 1.5-2' H X 2-3' W	
		AGAVE DESERTII / DESERT AGAVE	5 GAL	VL 2-3' H X 2-3' W	
		AGAVE PARRYI / PARRY'S AGAVE	1 GAL	L 2-3' H X 6-8' W	
		DASYLERION WHEELERI / DESERT SPOON	5 GAL	L 1-2' H X 2-4' W	
		HESPERALOE PARVIFLORA / RED YUCCA	1 GAL	L 1-2' H X 4-6' W	
		ROSA CARPET / CARPET ROSE	1 GAL	M 1-2' H X 3-5' W	
		SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW	5 GAL	M 1.5-4' H X 2-5' W	
		AGAVE BLUE GLOW / AGAVE BLUE GLOW	5 GAL	VL 1.5-2' H X 2-3' W	
		BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BUSH	5 GAL	L 4-6' H X 4-6' W	
		HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	L 3-5' H X 3-5' W	
⊘	B	JUSTICIA CALIFORNICA / CHUPAROSA	5 GAL	L 3-5' H X 4-5' W	
		SALVIA GREGGI 'HOT LIPS' / SALVIA GREGGI	5 GAL	L 2-3' H X 2-4' W	
		AGAVE DESERTII / DESERT AGAVE	5 GAL	VL 2-3' H X 3-4' W	
		DALEA GREGGI / TRAILING INDIGO BUSH	5 GAL	L 4-6' H X 4-6' W	
		JUSTICIA CALIFORNICA / CHUPAROSA	5 GAL	L 3-5' H X 4-5' W	
⊘	C	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL	L 4-6' H X 4-6' W	
		RHUS OVATA / SUGAR BUSH	5 GAL	L 6-10' H X 6-10' W	
		AGAVE DESERTII / DESERT AGAVE	5 GAL	VL 2-3' H X 3-4' W	
		BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BUSH	1 GAL	L 2-3' H X 6-8' W	
		DALEA GREGGI / TRAILING INDIGO BUSH	1 GAL	L 1-2' H X 2-4' W	
⊘	D	DASYLERION WHEELERI / DESERT SPOON	5 GAL	L 4-6' H X 4-6' W	
		HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	L 3-5' H X 3-5' W	
		JUSTICIA CALIFORNICA / CHUPAROSA	5 GAL	L 3-5' H X 4-5' W	
		LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL	L 4-6' H X 4-6' W	
		RHUS OVATA / SUGAR BUSH	5 GAL	L 6-10' H X 6-10' W	
		AGAVE DESERTII / DESERT AGAVE	5 GAL	VL 2-3' H X 3-4' W	
		BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BUSH	1 GAL	L 2-3' H X 6-8' W	
		DALEA GREGGI / TRAILING INDIGO BUSH	1 GAL	L 1-2' H X 2-4' W	
		DASYLERION WHEELERI / DESERT SPOON	5 GAL	L 4-6' H X 4-6' W	
		HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	L 3-5' H X 3-5' W	
⊘	N/A	JUSTICIA CALIFORNICA / CHUPAROSA	5 GAL	L 3-5' H X 4-5' W	
		LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL	L 4-6' H X 4-6' W	
		RHUS OVATA / SUGAR BUSH	5 GAL	L 6-10' H X 6-10' W	
		ROSMARINUS OFFICINALIS / PROSTRATE ROSEMARY	1 GAL	L 1-2' H X 4-6' W	
		SALVIA GREGGI 'HOT LIPS' / SALVIA GREGGI	5 GAL	L 2-3' H X 2-4' W	
		AGAPANTHUS X 'RFDD' / DOUBLE DIAMOND AGAPANTHUS	5 GAL	L 1-2' H X 1.5-2' W	
		CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE	5 GAL	L 6-10' H X 6-10' W	
		EUPHORBIA CHARACIAS WULFENII / EVERGREEN SPURGE	5 GAL	L 3-4' H X 3-4' W	
		KNIPHOFIA UVARIA / RED HOT POKER	5 GAL	L 2-4' H X 2-3' W	
		LAVANDULA STOECHAS / SPANISH LAVENDER	5 GAL	M 1.5-3' H X 2-3' W	
⊘	N/A	MUHLENBERGIA REGENS / DEER GRASS	5 GAL	L 3-5' H X 3-5' W	
		OPUNTIA SANTA-RITA 'TUBAC' / SANTA RITA PRICKLY PEAR	5 GAL	VL 4-6' H X 4-8' W	
		PENSTEMON CARDINALIS / CARDINAL BEARDTONGUE	5 GAL	L 2-4' H X 1-2' W	
		RHUS OVATA / SUGAR BUSH	5 GAL	L 6-10' H X 6-10' W	
		SALVIA YANGHI / RUSSIAN SAGE	5 GAL	L 3-5' H X 3-4' W	
		SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	1 GAL	L 1.5-3' H X 2-3' W	
		YUCCA GLORIOSA TRISTIS / SOFT LEAF YUCCA	5 GAL	L 4-6' H X 3-5' W	
		LOW GROWING HYDROSEED MIX FOR FUTURE PHASE WITH TEMPORARY IRRIGATION			

NOTES:

- FULL PLANT SCHEDULE CAN BE APPLICABLE TO LANDSCAPE AREAS OUTSIDE OF FUEL MODIFICATION ZONES.
- LOW GROWING HYDROSEED MIX TO COMPLY WITH ALL FUEL MODIFICATION STANDARDS AND REGULATIONS.
- ROCK MULCH SHALL PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS THAT ARE NOT COVERED BY PLANT MATERIAL.
- ALL NEW PLANTING AREAS TO BE IRRIGATED.
- ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES THAT WILL BE LOCATED WITHIN SIX FEET OF ANY STRUCTURE, PAVEMENT, OR ALTERNATE MATERIAL SUCH AS WATERLINES, BUILDING FOUNDATIONS, CONCRETE FLATWORK, OR TURF AREA.
- ALL TREES SHALL BE STAKED WITH AT LEAST TWO STAKES, ONE SHALL BE LOCATED ON THE PREVAILING WINDWARD SIDE.

<p>Langan CA, Inc. 3600 Lime St, Building 2 Riverside, CA 92501 T: 949.255.8640 www.langan.com</p>		Project HESPERIA GATEWAY	Drawing Title FUEL MODIFICATION COMPLIANCE, NOTES, AND DETAILS	Project No. 722018801	Drawing No. LP001
Date 04/23/2026		Drawn By DL		Checked By AI	
Signature ANNA ILAO PROFESSIONAL LANDSCAPE ARCHITECT		Date 04/23/2026		Sheet 2 of 4	

SITE LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	LOW GROWING HYDRO-SEED MIX FOR FUTURE PHASE
[Symbol]	LANDSCAPE AREAS OUTSIDE OF FUEL MOD ZONES
[Symbol]	AREA OF DISTURBANCE
[Symbol]	PROPOSED RIGHT-OF-WAY
[Symbol]	FUEL MODIFICATION ZONES
[Symbol]	DRAINAGE EASEMENT



FUEL MODIFICATION PLANTING LEGEND			
TREES			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
[Symbol]	D	CERCIDIUM 'DESERT MUSEUM' / BLUE PALO VERDE CHILOPSIS LINEARIS / DESERT WILLOW ULMUS PARVIFOLIA / CHINESE ELM	UP TO 200' FROM ZONE B
SHRUBS AND GROUNDCOVERS			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
[Symbol]	D	AGAVE DESERTII / DESERT AGAVE BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BUSH DALEA GREGGI / TRAILING INDIGO BUSH DASYLERION WHEELERI / DESERT SPOON HESPERALOE PARVIFLORA / RED YUCCA JUSTICIA CALIFORNICA / CHUPAROSA LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER RHUS OVATA / SUGAR BUSH ROSMARINUS OFFICINALIS / PROSTRATE ROSEMARY SALVIA GREGGI 'HOT LIPS' / SALVIA GREGGI	UP TO 200' FROM ZONE B

FUEL MODIFICATION PLANTING LEGEND			
TREES			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
[Symbol]	C	CHILOPSIS LINEARIS / DESERT WILLOW CHITALPA TASHKENTENSIS / CHITALPA PLATANUS RACEMOSA / CALIFORNIA SYCAMORE ULMUS PARVIFOLIA / CHINESE ELM	UP TO 200' FROM ZONE B
SHRUBS AND GROUNDCOVERS			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
[Symbol]	C	AGAVE DESERTII / DESERT AGAVE DALEA GREGGI / TRAILING INDIGO BUSH JUSTICIA CALIFORNICA / CHUPAROSA LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER RHUS OVATA / SUGAR BUSH	UP TO 200' FROM ZONE B

FUEL MODIFICATION PLANTING LEGEND			
TREES			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
[Symbol]	B	CERCIDIUM 'DESERT MUSEUM' / BLUE PALO VERDE CHITALPA TASHKENTENSIS / CHITALPA	UP TO 100' FROM STRUCTURES
SHRUBS AND GROUNDCOVERS			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
[Symbol]	B	AGAVE BLUE GLOW / AGAVE BLUE GLOW BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BUSH HESPERALOE PARVIFLORA / RED YUCCA JUSTICIA CALIFORNICA / CHUPAROSA SALVIA GREGGI 'HOT LIPS' / SALVIA GREGGI	UP TO 100' FROM STRUCTURES

FUEL MODIFICATION PLANTING LEGEND			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
[Symbol]	A	AGAVE BLUE GLOW / AGAVE BLUE GLOW AGAVE DESERTII / DESERT AGAVE AGAVE PARRYI / PARRY'S AGAVE DASYLERION WHEELERI / DESERT SPOON HESPERALOE PARVIFLORA / RED YUCCA ROSA CARPET / CARPET ROSE SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW	20' FROM STRUCTURES

NOTES:
 1. REFER TO LP001 FOR FUEL MODIFICATION NOTES, DETAILS, AND PLANT SCHEDULE.
 2. PROVIDE ZONE 0 EMBER-RESISTANT ZONE AROUND ALL STRUCTURES.

LANGAN

Langan CA, Inc.
3600 Lime St, Building 2
Riverside, CA 92501
T: 949.255.8640
www.langan.com

HESPERIA GATEWAY

HESPERIA
SAN BERNARDINO COUNTY
CALIFORNIA

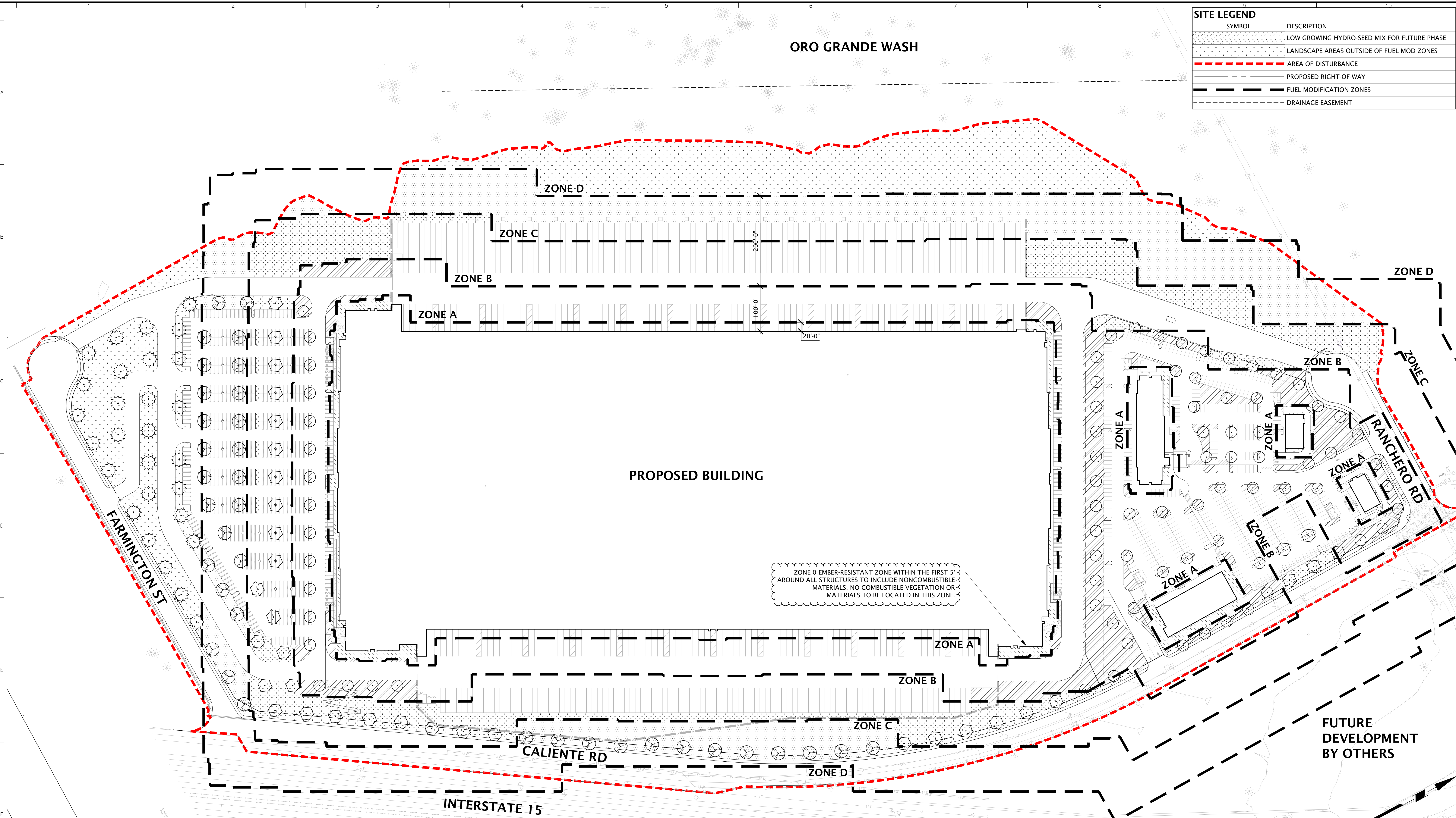
FUEL MODIFICATION PLAN PHASE I

Project No. **722018801**
Date **04/23/2026**
Drawn By **DL**
Checked By **AI**

Drawing Title **LP101**

Sheet **2** of **4**

SITE LEGEND	
SYMBOL	DESCRIPTION
	LOW GROWING HYDRO-SEED MIX FOR FUTURE PHASE
	LANDSCAPE AREAS OUTSIDE OF FUEL MOD ZONES
	AREA OF DISTURBANCE
	PROPOSED RIGHT-OF-WAY
	FUEL MODIFICATION ZONES
	DRAINAGE EASEMENT



FUEL MODIFICATION PLANTING LEGEND			
TREES			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
	D	CERCIDIUM 'DESERT MUSEUM' / BLUE PALO VERDE	UP TO 200' FROM ZONE B
		CHILOPSIS LINEARIS / DESERT WILLOW	
		ULMUS PARVIFOLIA / CHINESE ELM	
SHRUBS AND GROUNDCOVERS			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
	D	AGAVE DESERTII / DESERT AGAVE	UP TO 200' FROM ZONE B
		BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BUSH	
		DALEA GREGGI / TRAILING INDIGO BUSH	
		DASYLERION WHEELERI / DESERT SPOON	
		HESPERALOE PARVIFLORA / RED YUCCA	
		JUSTICIA CALIFORNICA / CHUPAROSA	
		LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	
		RHUS OVATA / SUGAR BUSH	
		ROSMARINUS OFFICINALIS / PROSTRATE ROSEMARY	
		SALVIA GREGGI 'HOT LIPS' / SALVIA GREGGI	

FUEL MODIFICATION PLANTING LEGEND			
TREES			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
	C	CHILOPSIS LINEARIS / DESERT WILLOW	UP TO 200' FROM ZONE B
		CHITALPA TASHKENTENSIS / CHITALPA	
		PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	
		ULMUS PARVIFOLIA / CHINESE ELM	
SHRUBS AND GROUNDCOVERS			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
	C	AGAVE DESERTII / DESERT AGAVE	UP TO 200' FROM ZONE B
		DALEA GREGGI / TRAILING INDIGO BUSH	
		JUSTICIA CALIFORNICA / CHUPAROSA	
		LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	
		RHUS OVATA / SUGAR BUSH	

FUEL MODIFICATION PLANTING LEGEND			
TREES			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
	B	CERCIDIUM 'DESERT MUSEUM' / BLUE PALO VERDE	UP TO 100' FROM STRUCTURES
		CHITALPA TASHKENTENSIS / CHITALPA	
SHRUBS AND GROUNDCOVERS			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
	B	AGAVE BLUE GLOW / AGAVE BLUE GLOW	UP TO 100' FROM STRUCTURES
		BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BUSH	
		HESPERALOE PARVIFLORA / RED YUCCA	
		JUSTICIA CALIFORNICA / CHUPAROSA	
		SALVIA GREGGI 'HOT LIPS' / SALVIA GREGGI	

FUEL MODIFICATION PLANTING LEGEND			
SYMBOL	ZONE	BOTANICAL / COMMON NAME	DESCRIPTION
	A	AGAVE BLUE GLOW / AGAVE BLUE GLOW	20' FROM STRUCTURES
		AGAVE PARRYI / PARRY'S AGAVE	
		BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BUSH	
		DALEA GREGGI / TRAILING INDIGO BUSH	
		ROSMARINUS OFFICINALIS / PROSTRATE ROSEMARY	
		ROSA CARPET / CARPET ROSE	
		SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW	

NOTES:
 1. REFER TO LP001 FOR FUEL MODIFICATION NOTES, DETAILS, AND PLANT SCHEDULE.
 2. PROVIDE ZONE 0 EMBER-RESISTANT ZONE AROUND ALL STRUCTURES.

Date	Description	No.

LANGAN
 Langan CA, Inc.
 3600 Lime St, Building 2
 Riverside, CA 92501
 T: 949.255.8640
 www.langan.com

Signature: ANNA ILAO
 PROFESSIONAL LANDSCAPE ARCHITECT

Project: HESPERIA GATEWAY
 Drawing Title: FUEL MODIFICATION PLAN PHASE II
 Project No.: 722018801
 Date: 04/23/2026
 Drawn By: DL
 Checked By: AI

Sheet 2 of 4