SAN BERNARDINO COUNTY CODE OF ORDINANCE TITLE 2: DIVISION3: CHAPTER 3: ABATEMENT OF FIRE HAZARDS AND HAZARDOUS TREES

§ 23.0301 Duty to Abate Fire Hazards or Hazardous Trees.

Every owner, occupant and person in control of any land or interest therein in the unincorporated area of the County of San Bernardino must abate all fire hazards and hazardous trees from such land and from all sidewalks, parkways, and easements on such land. In road easements, combustible rubbish need not be abated unless flammable vegetation is also present. All such fire hazards and hazardous trees are declared to be a public nuisance for which the costs of abatement may be specially assessed pursuant to Government Code § 25845.

(Am. Ord. 2926, passed - -1985; Am. Ord. 3586, passed - -1994)
§ 23.0302 Valley Area Fire Hazard Abatement.

(a) Valley Area means that portion of the unincorporated area of the County of San Bernardino south and west of the National Forest boundary.

(b) Flammable vegetation in the Valley area means:

(1) Plants, unless pruned to remove dead material;

(2) Grass over four inches in height;

(3) Tumbleweeds (Russian thistle).

(c) Fire Hazard in the Valley Area means:

(1) Flammable vegetation;

(2) Combustible rubbish;

(3) Limbs and undergrowth up to six feet off the ground in Eucalyptus windrows.

(Am. Ord. 3586, passed - -1994)
§ 23.0303 Alternative Abatement of Large Parcels.

In the case of any parcel or contiguous parcels under the same ownership upon which exists over five continuous acres of vegetation which constitutes a fire hazard, the requirements of the duty to abate fire hazards may be satisfied if there is cleared, and maintained cleared, a 40-foot wide strip of land at the boundaries of such land, and through such land so that there shall not be any portion of the land larger than two and one-half acres which is not enclosed by itself within such strip, which shall be firebreak, and all of the following conditions are also met:

(a) Firebreaks are not an approved abatement method for tumbleweeds (Russian thistle).

(b) It shall be the landowner's responsibility to notify the enforcing agency, in writing, if the landowner wants to use the firebreak provisions of this Section.

(c) All fire hazards must be removed within 30 feet of any structure. Landowners are responsible for removing fire hazards on their property within 30 feet of any structure, regardless of parcel or lot lines.

(d) Where neighboring persons or properties are especially vulnerable to the effects of a fire, including, but not limited to schools, hospitals, mobilehome parks, retirement residences and chaparral/development interfaces, and larger breaks or solid disking are deemed necessary for fire protection, firebreaks which exceed 40 feet or solid disking of parcels larger than five acres may be required by the enforcing agency.

(Am. Ord. 2926, passed - -1985; Am. Ord. 3586, passed - -1994)
§ 23.0304 Mountain Area Fire Hazard Abatement.

(a) Mountain Area means that portion of the unincorporated area of the County of San Bernardino located within National Forest boundaries, whether publicly or privately owned, but does not include National Forest land.

(b) Flammable vegetation in the Mountain Area means:

(1) On trees over 12 feet in height, all foliage within six feet of the ground;

(2) Tree limbs (not trunks) less than ten feet away from chimneys;

(3) Plants, unless pruned to remove dead material;

(4) Grass over four inches in height;

(5) Pine needles on the ground over two inches in depth.

(c) Fire Hazard in the Mountain Area means:

(1) Flammable vegetation within ten feet of a road;

(2) Combustible rubbish;

(3) On land with a slope of 15 percent or less, all flammable vegetation within 30 feet of all structures, including that portion of the property within 30 feet of structures on adjacent properties;

(4) On land with a slope greater than 15 percent, all flammable vegetation within 100 feet of all structures, including that portion of the property within 100 feet of structures on adjacent properties;

(5) Where neighboring persons or properties are especially vulnerable to the effects of fire, including, but not limited to schools, hospitals, mobilehome parks, residential occupancies or chaparral/development interfaces, flammable vegetation within 100 feet of all structures.

(Am. Ord. 3586, passed - -1994)
§ 23.0305 Desert Area Fire Hazard Abatement.

(a) Desert Area means all portions of the unincorporated area of the County of San Bernardino north and east of the National Forest boundaries.

(b) Flammable vegetation in the Desert Area means:

(1) Tumbleweeds (Russian thistle);

(2) Limbs and debris of salt cedar (Tamarisk) within six feet of the ground;

(3) Plants, unless pruned to remove dead material;

(4) Grass over four inches in height.

(c) Fire Hazard in the Desert Area means:

(1) Flammable vegetation within ten feet of a road;

(2) Tumbleweeds, regardless of distance from structures;

(3) Combustible rubbish;

(4) Flammable vegetation within 30 feet of all structures, including that portion of the property within 30 feet of structures on adjacent properties;

(5) Where neighboring persons or properties are especially vulnerable to the effects of a fire, including, but not limited to schools, hospitals, mobilehome parks, residential occupancies or chaparral/development interfaces, flammable vegetation within 100 feet of all structures.

(Am. Ord. 3586, passed - -1994)
§ 23.0306 Hazardous Tree Abatement Within Mountain Area.

(a) The Board of Supervisors finds that within the Mountain Area as defined in San Bernardino County Code § 23.0304(a) a unique problem arises from several factors, including storms and various forms of precipitation, causing trees to become unstable and hazardous to lives and property.

(b) Within the boundaries of the Mountain Area, the provisions of this Section shall apply to any tree which constitutes a fire, health, or safety hazard or which may endanger or injure neighboring property, or the health, safety, or well-being of persons or property.

(c) Every owner, occupant or person in control of any land or interest in land within such areas of the County shall abate any hazardous tree therefrom and from all sidewalks, parkways and easements on such land.

(Am. Ord. 3586, passed - -1994)
§ 23.0307 Enforcement.

For the purpose of enforcing this Chapter, the County Fire Warden may designate any person as his or her deputy in the performance of the duties enjoined upon him or her by this Chapter. In addition, each of the following officers within the County of San Bernardino is hereby designated to perform the same duties within the territory of the political subdivision which they serve. Whenever the term COUNTY FIRE WARDEN is used in this Chapter, the following officers are included in the meaning of such phrase, except that the County Fire Warden shall coordinate all such officers in the performance of these duties:

(a) Chiefs or Chief Engineers of all Fire Protection Districts within the County of San Bernardino and their deputies.

(b) The San Bernardino County Agricultural Commissioner.

(c) Other officers hereafter designated by the Board of Supervisors or the County Fire Warden.

(Am. Ord. 3586, passed - -1994)
§ 23.0308 Notice and Order to Abate.

(a) It shall be the duty of the County Fire Warden or any designated person, whenever such officer deems it necessary to enforce the provisions of this Chapter, to issue a "notice and order to abate" by any or all of the following methods:

(1) By mailing a notice to the owner at the address shown on the latest tax roll;

(2) By personal service to the owner as shown on the latest tax roll;

(3) By posting the property.

(b) The form "notice and order to abate fire hazard or hazardous trees" shall include, at a minimum, the following information:

(1) List of hazards;

(2) List of locations;

(3) Due date by which abatement must be completed;

(4) Appeal rights;

(5) Landowner's name and address (situs and assessor's);

(6) Parcel number of affected property.

(c) The notice and order to abate shall be placed in the mail by the issuing agency at least 30 days prior to the "due date" for abatement on the notice.

(d) A non-compliance notice and order shall be placed in the mail by the issuing agency at least ten days prior to the "due date" for abatement on the notice. A non-compliance notice and order is sent when the owner has partially removed the fire hazard or notified the agency that the hazard has been abated, and the agency determines that the fire hazard still exists.

(Am. Ord. 2994, passed - -1986; Am. Ord. 3586, passed - -1994)
§ 23.0309 Emergency Abatement.

When a fire hazard or hazardous tree constitutes an immediate hazard or threat of harm and the situation calls for abatement sooner than the abatement procedures herein otherwise allow, the enforcement officer listed in § 23.0307 may take or cause emergency abatement of such hazard with such notice to parties concerned, or without notice, as the particular circumstances reasonably allow.

(Am. Ord. 3586, passed - -1994)
§ 23.0310 Appeal Procedure.

(a) Any person who is affected by the notice and order to abate may appeal to the Board of Appeals, as defined in Subdivision (c) of this Section, within the time for compliance with the order, by submitting the appeal in writing to the issuing officer or department supervisor of such officer.

(b) The written appeal must be accompanied by a fee for the cost of the appeal as established by the County Fee Schedule.

(c) The Board of Appeals shall consist of three persons: one member shall be a designee of the County Fire Warden; one member shall be a designee of the Director of the Department of Environmental Health Services; one member shall be a member of the public appointed by the Chairperson of the Board of Supervisors.

(d) A timely appeal shall stay any further action until the appeal is determined.

(e) The officer receiving the written appeal shall inform the issuing officer, shall set the matter for hearing before the Board of Appeals and shall notify the appellant of the date set for hearing at least 15 days prior to such date.

(f) The Board of Appeals shall act on the appeal and its determination shall be final.

(Am. Ord. 3586, passed - -1994)
§ 23.0311 Removal of Fire Hazard or Hazardous Tree by Private Contractor.

(a) If at the end of the time allowed for compliance in the original notice and order, or as extended in cases of appeal, compliance has not been accomplished, the officer or agency issuing the notice and order may order the fire hazard or hazardous tree to be removed by a private contractor selected and approved by the enforcing agency, in the manner and under the terms specified by such enforcing agency.

(b) If a period of 90 days has elapsed since the due date for abatement of the hazard listed on the notice and order to abate, another notice and order to abate shall be issued, and the procedures set forth in § 23.0308 shall be required prior to any abatement.

(Am. Ord. 3586, passed - -1994)
§ 23.0312 Payment for Abatement of Fire Hazard or Hazardous Tree.

(a) Billing. When the abatement has been completed, the agency or officer so causing the abatement shall render to the County Auditor an itemized statement covering work necessary for such removal. The County Auditor shall pay the same from the funds of the agency or officer causing said work to be done and the agency shall present to the property owner a demand for payment by mailing a notice to the owner at the address shown on the latest tax roll.

(b) Tax Lien for Payment. If payment is not made by or on behalf of the owner within 60 days after mailing such bill, the agency shall certify to the County Auditor the demands remaining unpaid, together with the information required by law in such cases. The County Auditor shall cause the amount of the same to be entered upon the tax roll for the property from which removal was accomplished, and the said special assessment shall be included upon the next succeeding tax statement. Thereafter, the amounts of the assessment shall be collected at the same time and in the same manner as County taxes are collected, and are subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary County taxes. If any real property to which such lien would attach has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon prior to the date on which the first installment of such taxes would become delinquent, then the lien which would otherwise be imposed by this Section shall not attach to such real property and the costs of abatement, as confirmed, relating to such property shall be transferred to the unsecured roll and collected by any appropriate means. If the property is tax-exempt, collection may be made by any appropriate means.

(c) Appeals. Any appeal from these charges must be filed within 60 days from the date of billing by the enforcing agency. An appeal may also be filed within 60 days from the date of mailing of the tax bill which shows abatement charges, if, and only if, no bill was received by the appellant. The appeal procedure shall be the same as § 23.0311 of this Chapter, and the Appeal Board's decision shall be final.

(d) Cancellation of Lien. All or any portion of any such special assessment, penalty, or costs heretofore entered, shall on order of the Board of Appeals be cancelled by the Auditor if uncollected, or, except in the case provided for in Subdivision (5) hereof, refunded by the County Treasurer if collected, if the Board of Appeals determines that they were entered, charged or paid:

(1) More than once;

(2) Through clerical error;

(3) Through error or mistake of the Board of Appeals or of the officer or board designated to give notice or to abate the fire hazard or hazardous tree, in respect to any material fact, including the case where the cost report rendered and confirmed as hereinbefore provided shows the County abated the fire hazard or hazardous tree but such is not the actual fact;

(4) Illegally;

(5) On property acquired after the lien date by the State or by any county, city, school district or other political subdivision and because of this public ownership, not subject to sale for delinquent taxes.

(e) Procedure for Refund of Payment. No order for a cancellation or refund under Subdivision (d) of this Section shall be made except on a claim:

(1) Verified by the person who paid the special assessment or his or her guardian, executor, or administrator;

(2) Filed within 60 days after the error was discovered by the property owner and no more than three years after making the payment sought to be refunded.

(Am. Ord. 3586, passed - -1994)
§ 23.0313 Penalty For Violation.

(a) Unless otherwise provided, any person, firm, partnership, corporation or other entity violating any provision of this Chapter shall be guilty of an infraction or misdemeanor as hereinafter specified.

(b) Each day or portion thereof such violation is in existence shall be a new and separate offense.

(c) Any person so convicted shall be:

(1) Guilty of an infraction offense and punished by a fine not exceeding $100.00 and not less than $50.00 for a first offense;

(2) Guilty of an infraction offense and punished by a fine not exceeding $200.00 and not less than $100.00 for a second offense.

(3) Guilty of a misdemeanor for the third and any additional offenses and punished by a fine not exceeding $1,000.00 and not less than $500.00 or six months in jail, or both.

(d) Notwithstanding the above, a first or second offense may be charged and prosecuted as a misdemeanor.

(e) Payment of any fine or service of a jail sentence shall not relieve a person, firm, partnership, corporation or other entity from the responsibility of correcting the condition resulting from the violation.

(f) In addition to the above penalties, the court may order that the guilty party reimburse the County for all of its costs of investigating, analyzing and prosecuting the enforcement action against the guilty party. The court shall fix the amount of any such reimbursement upon submission of proof of such costs by the County.

(Am. Ord. 3586, passed - -1994)

CITY OF SAN BERNARDINO MUNICIPAL CODE CHAPTER 15.24 PROPERTY MAINTENANCE

Chapter 15.24
PROPERTY MAINTENANCE
Sections:
15.24.010 Findings.
15.24.020 Purpose.
15.24.030 Definitions.
15.24.040 Maintenance requirements for residences.
15.24.050 Maintenance requirements for multi-residential, commercial and industrial property.
15.24.060 Enforcement Penalty.
15.24.070 Severability.

15.24.010 Findings.

The citizens of San Bernardino have become increasingly concerned with the unsightliness, the deterioration, and the degradation of some residential and commercial properties in their neighborhoods and have sought the help of City government in their effort to preserve their neighborhoods. Local governments have the authority to establish minimum requirements for property maintenance to protect the health, safety and appearance of neighborhoods. Enforcement of these minimum maintenance requirements can reduce and eliminate blight and deterioration of neighborhoods, protecting both property values and neighborhood integrity.
The Mayor and Common Council hereby find that the deterioration of neighborhoods by failure to maintain properties results in an adverse affect on the health, safety, and welfare of the citizens of this City. (Ord. MC-679, 9-18-89.)

15.24.020 Purpose.

The purpose of this Chapter is to establish and enforce minimum maintenance standards for residences, multi-residential, commercial and industrial property in order to protect and preserve neighborhood integrity. (Ord. MC-679, 9-18-89.)

15.24.030 Definitions.

Except as otherwise defined in this Chapter, all terms used in this Chapter which are defined by applicable state law, the Uniform Building Code, or this Code, are used in this Chapter as so defined, unless from the context it clearly appears that different meaning is intended:

1. Owner means any person having a legal or equitable interest in the property.
2. Person means an individual, partnership, corporation, association or organization, or the agent of any of the foregoing.
3. Visible means viewable from the public right-of-way or from any residence/property in proximity.
(Ord. MC-1187; 10-4-04; Ord. MC-679, 9-18-89.)

15.24.040 Maintenance requirements for residences.

Any person owning, renting, occupying or having charge of any single family residence, or any two-unit or three-unit residence, shall maintain the property in accordance with the following minimum standards. Failure to comply with these minimum standards shall constitute a violation of this Code.

A. Exterior Requirements.

1. Front and visible side yards shall be landscaped (except for improved surfaces including but not limited to walks and driveways) with trees, shrubs, ground cover, decorative rock, redwood bark and/or lawn.
2. Trees, shrubs, lawns and other plantings shall be maintained, including regular irrigation, pruning of trees, trimming of shrubs and cutting of lawns.
3. Property shall be free of overgrown or dead vegetation, including but not limited to weeds, trees or limbs. Weeds include sage brush, dry grass, chaparral, and any other brush or vegetation which attains extensive growth and becomes a fire menace when dry.
4. Property shall be free of trash, litter, debris, packing boxes, lumber, junk, salvage materials, appliances, machinery, equipment, any furniture (except for furniture specifically designed for outdoor use), including but not limited to, furniture on porches, balconies, sun decks, and in front yards, and any other brush or personal property causing an unsightly appearance or nuisance.
5. All operable vehicles, recreational vehicles, motor homes, trailers, campers or camper shells and boats shall be parked or stored in a garage, carport or on an improved surface. None of the above shall be occupied.
6. Property shall be free of inoperable or abandoned vehicles and parts of vehicles unless they are safely stored in a garage or enclosed storage area.
7. All improvements on the property, including but not limited to buildings, garages, carports, porches, gates, fences, doors, windows, roofs and gutters shall be painted/preserved and maintained in good repair and condition. Paint or preservatives shall not be worn, peeling, or cracking.
8. Walkways on private property, driveways and other improved surfaces shall be maintained in good repair and safe condition.
9. Buildings, structures, sidewalks and driveways shall be free of graffiti.
10. Property shall be free from infestation of termites, insects, vermin or rodents.
11. Improved property shall be properly connected to sewage disposal system or sanitary sewer and free from sewage seepage.
12. Pools shall be securely fenced and adequately maintained as required by codes.

B. Interior Requirements.

The interiors of all buildings and structures on the property, both existing and new, and all parts thereof, shall be maintained in good repair and safe, sanitary conditions in conformance with the building code under which it was built or remodeled and any retroactive codes.
(Ord. MC-679, 9-18-89.)

15.24.050 Maintenance requirements for multi-residential, commercial and industrial property.

Any person owning, renting, occupying, managing or otherwise having charge of any multi-residential, commercial and industrial property shall maintain the property in accordance with the following minimum standards. Failure to comply with these standards shall constitute a violation of this Code.

A. Exterior Requirements.

1. All required setbacks abutting a public right-of-way, all side yards, all rear yards and parking lots shall be landscaped (except for walks, driveways and improved surfaces) with trees, shrubs, ground cover, decorative rock, redwood bark, and or lawn. Where applicable, landscaping shall be in accordance with approved plans.
2. Trees, shrubs, ground covers, lawn and other plantings shall be maintained, including regular irrigation, pruning of trees, trimming of shrubs and cutting of lawns.
3. Property shall be free of overgrown or dead vegetation, including but not limited to weeds, trees or limbs. Weeds include weed seedlings, sagebrush, dry grass, chaparral, and any other brush or vegetation which attains extensive growth and becomes a fire menace when dry.
4. Property shall be free of trash, litter, debris, packing boxes, junk and salvage materials (except where otherwise permitted by this Code) broken or inoperative furniture, appliances, machinery and equipment and any other personal property causing an unsightly appearance or nuisance.
5. All vehicles shall be parked or stored on an improved surface. Property shall be free of inoperable or abandoned vehicles and parts of vehicles unless they are being stored by a licensed automobile dismantler or vehicle dealer.
6. Recreation vehicles, motor homes, trailers, campers or camper shells and boats shall be stored in designated, screened areas on improved surfaces. None of the above shall be occupied.
7. All improvements on the property, including but not limited to buildings, structures, storage areas, fences, windows, signs, roofs, and gutters shall be painted/preserved and maintained in good repair and condition. Paint or preservative shall not be worn, peeling or cracking.
8. Walkways on private property, driveways and all improved surfaces shall be maintained in good repair and safe condition. Parking lot striping and handicapped markings shall be maintained in good condition.
9. Buildings, structures, sidewalks, driveways and parking lots shall be free of graffiti.
10. Property shall be free from infestation of termites, insects, vermin or rodents.
11. Improved property shall be properly connected to a sewage disposal system or sanitary sewer and free from sewage seepage.
12. Pools shall be securely fenced and adequately maintained as required by Code.

B. Interior Requirements.
The interiors of all buildings and structures on the property, both existing and new, and all parts thereof, shall be maintained in good repair and safe, sanitary condition in conformance with the building codes under which it was built or remodeled and any retroactive codes.
(Ord. MC-1136, 1-06-03; Ord. MC-679, 9-18-89)

15.24.060 Enforcement - Penalty.

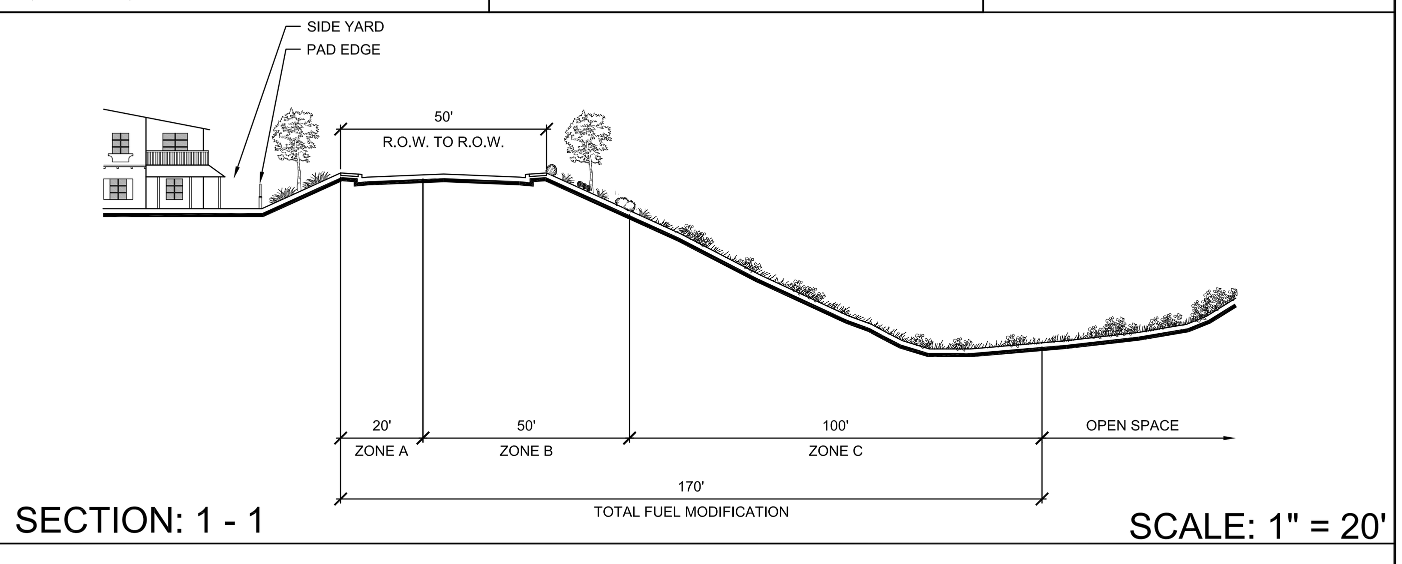
A. Nothing in this Chapter shall be deemed to prevent the City Attorney from commencing a civil action to abate a nuisance in addition to, alternatively to, or in conjunction with the proceedings set forth in this Chapter; nor shall anything in this Chapter be deemed to prevent the City from commencing a criminal action with respect to the nuisance in addition to, alternatively to, or in conjunction with the proceedings set forth in this Chapter, or other ordinance, statute or state law.

B. Any person who violates or causes the violation of any provision of the Chapter shall be deemed guilty of an infraction, which upon conviction thereof is punishable in accordance with the provisions of Section 1.12.010 of this Code.

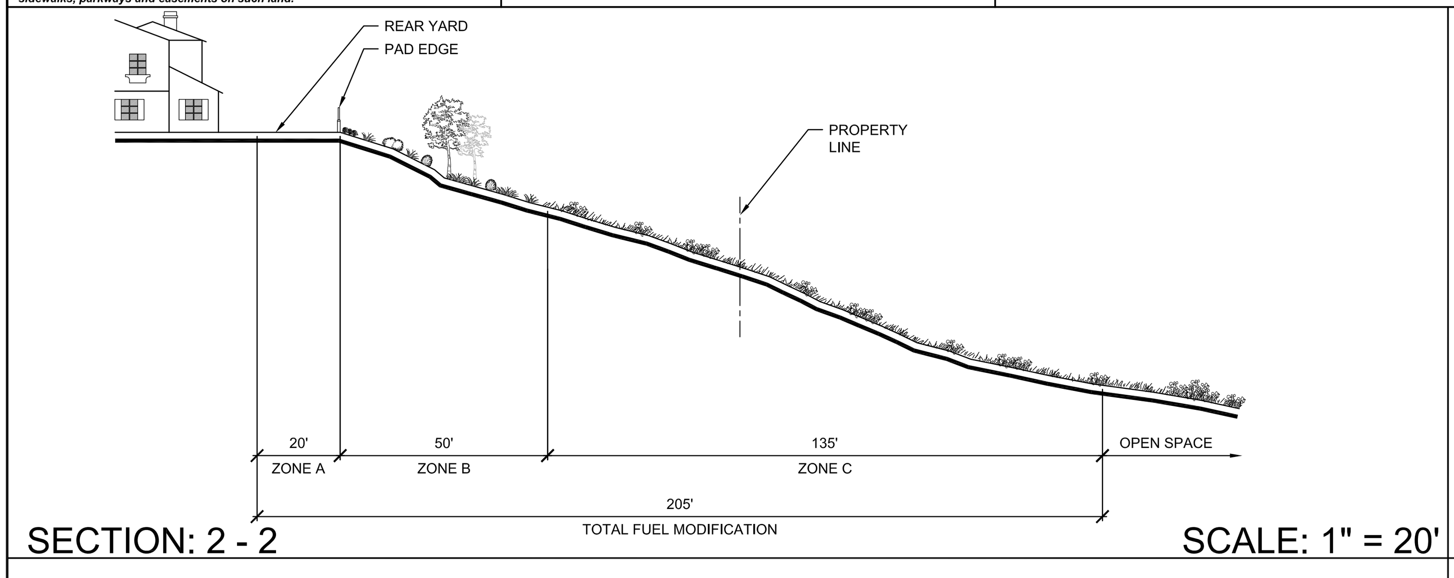
C. Payment of any fine or service of a jail sentence herein provided shall not relieve a person, firm, partnership, corporation, or other entity from the responsibility of correcting the condition, resulting from the violation. In addition to the above penalties the Court may order that the guilty party reimburse the City for all of its costs of investigating, analyzing, and prosecuting the enforcement action against the guilty party; the Court shall fix the amount of any such reimbursement upon submission of proof of such costs by the City.
(Ord. MC-1029, 9-21-98; Ord. MC-679, 9-18-89)

15.24.070 Severability.

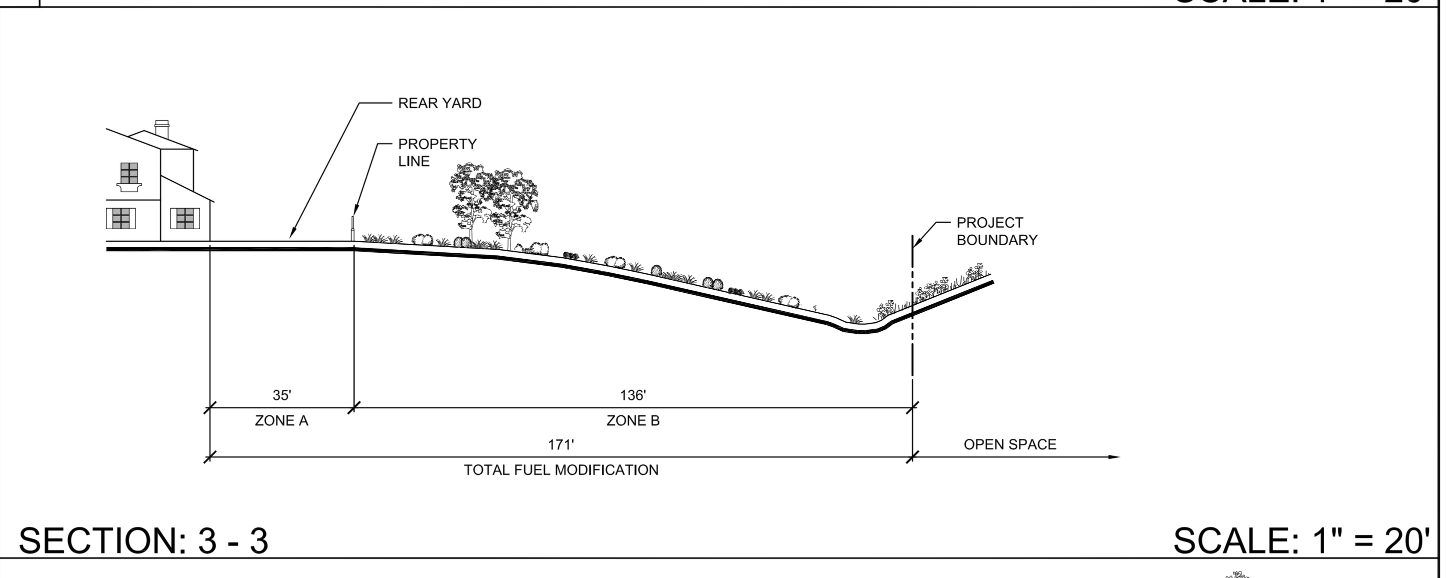
The provisions of this Chapter are severable, and if any sentence, section, or other part of this Chapter should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect. (Ord. MC-679, 9-18-89.)



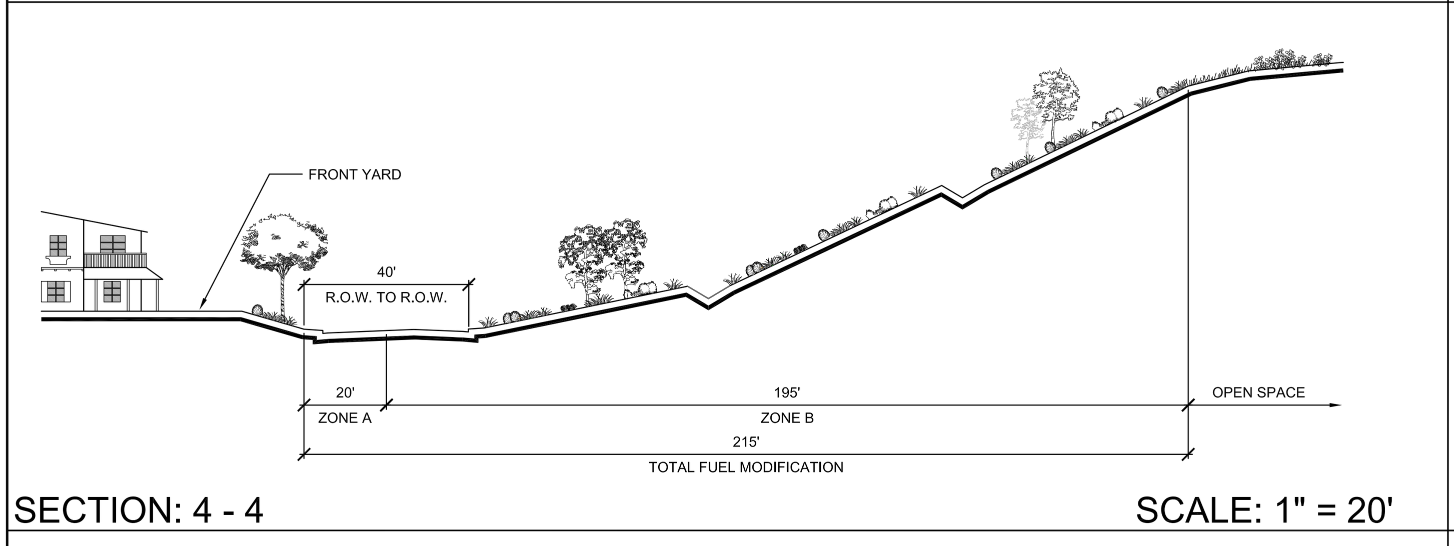
SECTION: 1 - 1
SCALE: 1" = 20'



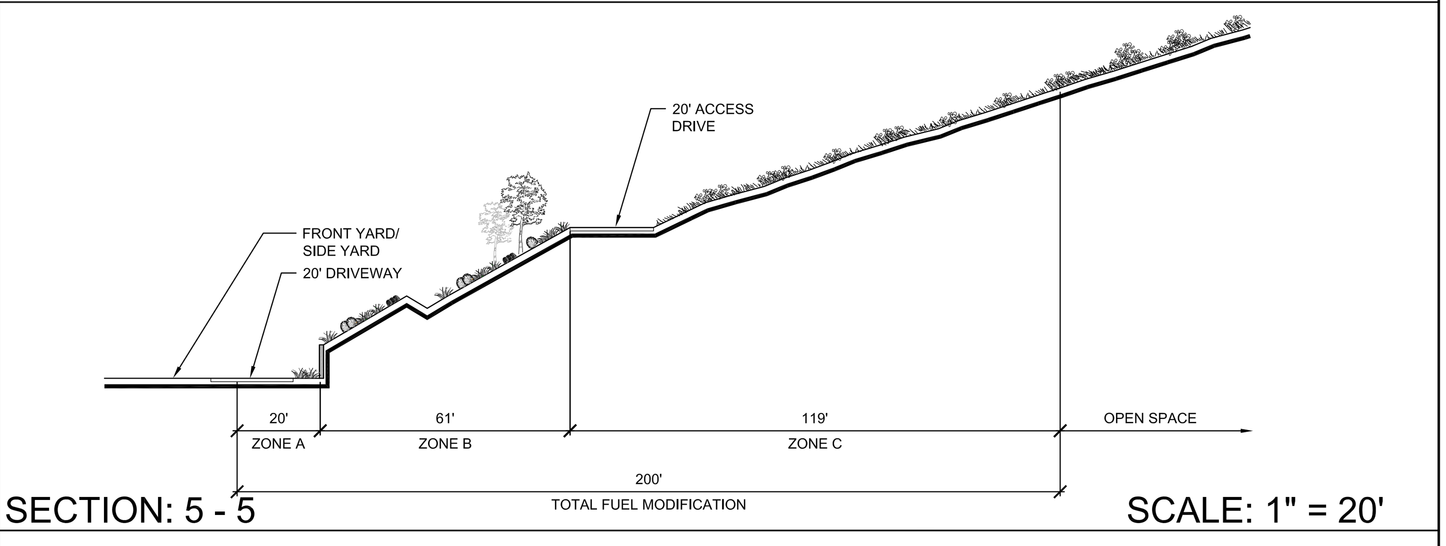
SECTION: 2 - 2
SCALE: 1" = 20'



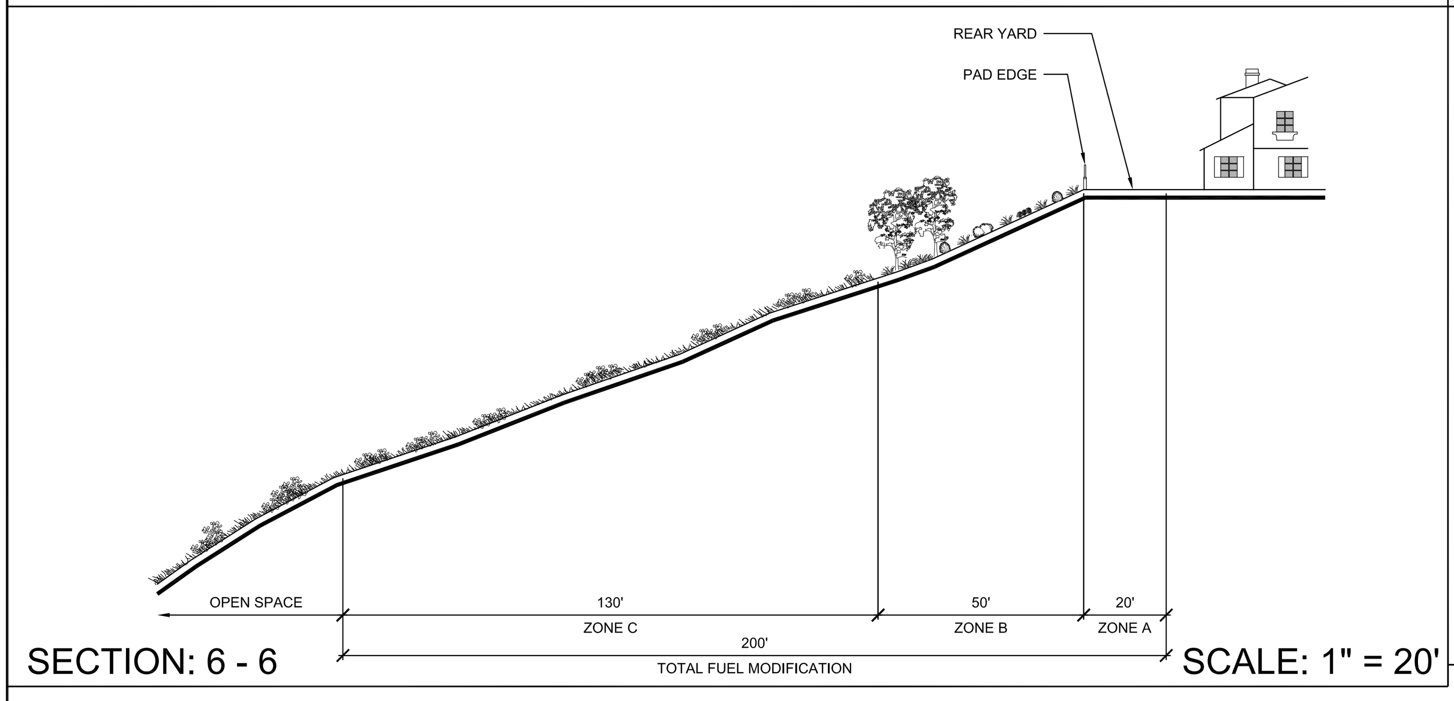
SECTION: 3 - 3
SCALE: 1" = 20'



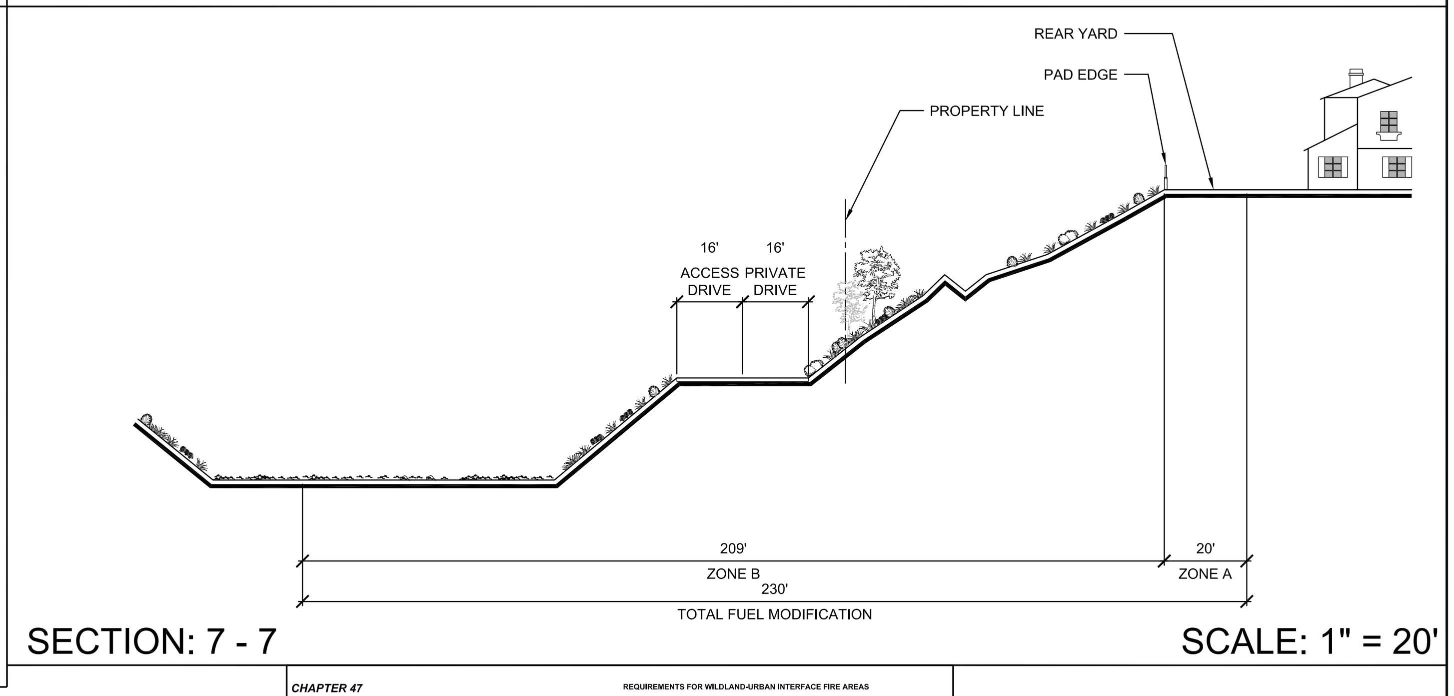
SECTION: 4 - 4
SCALE: 1" = 20'



SECTION: 5 - 5
SCALE: 1" = 20'

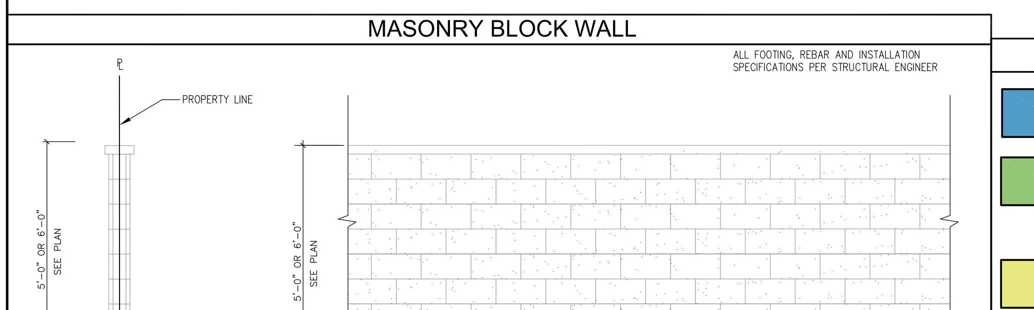


SECTION: 6 - 6
SCALE: 1" = 20'

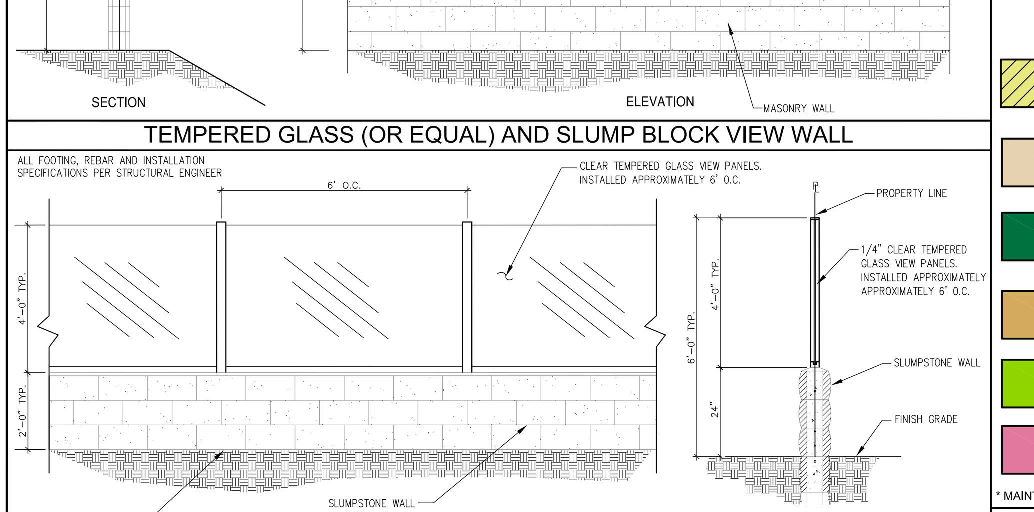


SECTION: 7 - 7
SCALE: 1" = 20'

MASONRY BLOCK WALL



TEMPERED GLASS (OR EQUAL) AND SLUMP BLOCK VIEW WALL



FUEL MODIFICATION MAINTENANCE NOTES

Zone A - Setback Zone
The purpose of the setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiant heat and convective heat. No combustible construction shall be allowed within the 20 to 35-foot setback zone (Zone A). In no case shall the A Zone be less than 20 feet minimum. Zone A is to be located on a level graded area at the top or base of slope and shall be between Zone B and the structure. If the Zone is located within the lot containing the structure, it shall be the most distal distance of the lot. If the Zone is outside of the lot containing the protected structure, it shall begin immediately outside the lot line and may incorporate trails, roadways and other flat, non-combustible areas that create defensible space for fire crews between the protected structure and Zone B.

Zone A - Specific Requirements
A. Automatic irrigation systems to maintain healthy vegetation with high moisture content.
B. Irrigation maintained outside the drip line of native oak trees.
C. Pruning of foliage to reduce fuel load, vertical continuity, and removal of plant litter and dead wood.
D. Complete removal of fire prone plant species, minimal allowance for retention of selected native vegetation.
E. Plants in this zone shall be highly fire resistant and selected from the Fuel Modification Zone Plant List for the setback zone and given geological area.
F. Tree species are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).
G. Special consideration should be given for rare and endangered species, geologic hazards, tree ordinances, or other conflicting restrictions.
H. Maintenance including ongoing removal and/or thinning of undesirable combustible vegetation, replacement of dead/dying fire resistant planting, maintenance of the operations integrity and programming of the irrigation system, regular trimming to prevent ladder fuels.

Zone B - Irrigated Zone
This portion of fuel modification consists of irrigated landscaping. The plans must delineate that portion of the fuel modification area that will be permanently irrigated. Plant material selection, irrigation system design, and the landscape maintenance management plan shall sensitively address water conservation practices and include methods of erosion control to protect against slope failure. All irrigation shall be kept a minimum of 20 feet from the drip line of any existing native Quercus (oak) species. These irrigated zones are a minimum of 50 feet in width and may be increased as conditions warrant. Zone B shall be cleared of all undesirable plant species, irrigated, and planted with plants from the approved SBFD Plant List. Exceptions to save desirable species may be submitted for approval by the Fire chief on a site-specific basis. As in Zone A, combustible construction is not allowed in Zone B.

Zone B - Specific Requirements
A. Groundcover shall be maintained at a height not to exceed 18 inches.
B. In order to maintain proper coverage, native grasses, shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut height shall not exceed 8 inches.
C. Irrigation shall be designed to supplement native vegetation, and establish and maintain planted natives and ornamentals.
D. Any plants selected for planting in this zone shall be selected from the approved plant list for irrigated zones for a given geographical area for all fuel modification zones.
E. Planting will be in accordance with planting guidelines and spacing standards established in this guideline.
F. In Zones B sensitive and/or protected species shall be identified on the fuel modification plans and tagged in the field for further disposition.
G. Trees and tree-form shrub pruning and spacing will be in conformance. Tree form shrubs are defined as shrubs that do naturally exceed 4 feet in height.
H. Tree-form shrubs under 4' in height and other shrubs shall be spaced such that they do not create an excessive fuel mass and can be maintained in accordance with specified spacing as indicated on the plan.
I. Special consideration should be given for rare and endangered species, geological hazards, tree submitted for project approval, upon further review.
J. Removal of undesirable plant species.

Zone C - Thinning Zone - Non-Irrigated
Zone C is 40 to 50 feet in width and requires 50% thinning with removal of all dead and dying vegetation and undesirable species. Thinning zones are utilized to reduce the fuel load of a wildland area adjacent to urban developments, thereby reducing the radiant and convective heat of wildland fires. Thinning zones are located adjacent to the irrigated zone and can extend 100 feet or more into wildland areas. The percentage of vegetation to be removed is determined by many factors, including topography, exposure, and vegetation type and density. All dead and dying vegetation shall also be removed from the thinning zones. Additionally, undesirable plant species shall be removed from the thinning zones due to their susceptibility to wildland fire. Note this project does not contain any 30% thinning D Zones.

Zone C - Specific Requirements
A. Removal of all dead and dying vegetation, all fine fuels reduced to a maximum of 8-12 inches in height.
B. In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. cut heights shall not exceed 8 inches.
C. Any plants selected for planting in this zone will be chosen from the approved plant list for the setback, irrigated, or thinning zone for a given geographical area.
D. Special consideration will be given for rare and endangered species, geological hazards, tree ordinances, or other conflicting restrictions as identified in the environmental documents submitted for project approval review.
E. Reduce fuel loading by reducing the fuel in each remaining shrub or tree without substantial decrease in the canopy cover or removal of tree holding root systems.
F. In Zones B and C, sensitive and/or protected plant species shall be identified on the fuel modification plans and tagged in the field for further disposition.
G. Trees and tree-form shrub pruning and spacing will be in conformance. Tree form shrubs are defined as shrubs that do not naturally exceed 4 feet in height.
H. Tree-form shrubs under 4' in height and other shrubs shall be spaced such that they do not create an excessive fuel mass and can be maintained in accordance with specified spacing as indicated on the plan.
I. Maintain sufficient cover to prevent erosion without requiring planting.

Prior to Building Permit Issuance: The developer shall complete that portion of the approved fuel modification plan determined to be necessary by the SBFD prior to the introduction of any combustible materials into the area. This generally involves removal and thinning of plant materials indicated on the approved plan.

Prior to Issuance of Certificate of Occupancy: The fuel modification must be installed, completed, and inspected. This includes physical installation of features identified in the approved precise fuel modification plan (including, but not limited to, plant establishment, thinning, irrigation, zone markers, access easements, etc.). An SBFD Fire Inspector will provide written approval of completion at the time of this final inspection.

Prior to Homeowner Acceptance: This activity must include the SBFD Fire Inspector and the following representatives.:

Landscape design professional
Installing landscape contractor
Landscape and Lighting Maintenance Representative

The fuel modification shall be maintained as originally installed and approved. A copy of the approved plans must be provided to the LLMD. Landscape professionals must convey ongoing maintenance requirements to the Homeowner.

Annual Inspection and Maintenance: The fuel modification and all other zones as shown on this plan shall be maintained as originally installed and approved. The property owner is responsible for all maintenance of the fuel modification. All areas must be maintained in accordance with approved fuel modification plans. This generally includes a minimum of two growth reduction maintenance activities throughout the fuel modification areas each year (spring and fall). Other activities include maintenance of irrigation systems, replacement of dead and dying vegetation with approved materials, removal of dead plant material, and removal of undesirable species. Ongoing maintenance shall be conducted regardless of the date of these inspections.

SYMBOL LEGEND

STREET MAINTENANCE ACCESS POINT
FUEL MODIFICATION WALK IN ACCESS POINT (A NON-COMBUSTIBLE GATE WILL ONLY BE PROVIDED WHERE NECESSARY DUE TO POSSIBLE FENCE LINE, GATES SHALL MEET CITY OF SAN BERNARDINO GATE ACCESS REQUIREMENTS FOR FUEL MODIFICATION). 350' MINIMUM DISTANCE BETWEEN ACCESS POINTS WHERE APPLICABLE AS SHOWN ON THIS PLAN.

SIDE YARD MAINTENANCE ACCESS POINT
FUEL MODIFICATION WALK IN ACCESS POINT ON SIDEYARD(S) OF HOME OWNERS' LOT 12' IN WIDTH (A NON-COMBUSTIBLE GATE TO BE PROVIDED AT THE FRONT YARD FENCE AND THE REAR YARD FENCE, GATES SHALL MEET CITY OF SAN BERNARDINO GATE ACCESS REQUIREMENTS FOR FUEL MODIFICATION)). 250' MINIMUM DISTANCE BETWEEN ACCESS POINTS WHERE APPLICABLE, AS SHOWN ON THIS PLAN

IDENTIFICATION MARKER
PERMANENT IDENTIFICATION MARKERS SHALL BE CONSTRUCTED TO IDENTIFY THE LIMITS OF APPLICABLE FUEL MODIFICATION ZONES. MARKER DESIGN SHALL BE 2" DIA. X 8'-0" LONG GALVANIZED PIPE. EMBED MINIMUM 2'-6" INTO SOLID GROUND. STENCIL TOP 6" WITH A LETTER 'B' OR 'C'. EXPOSE PIPE 2'-0" ABOVE VEGETATION MINIMUM.

NON-COMBUSTIBLE WALL LOCATIONS:
WALLS SHOWN TO BE NON-COMBIUSTIBL PER DETAILS PROVIDED ON THIS PLAN. WALL LOCATIONS SHOWN ARE FOR REFERANCE ONLY. ACTUAL WALL AND FENCE LOCATIONS AND DESIGN TO BE PROVIDED BY THE LANDSACPE ARCHITECT.

FUEL MODIFICATION SECTIONS
REFER TO THIS SHEET FOR FUEL MODIFICATION SECTIONS

NOTES

BUILDING CONSTRUCTION MATERIAL REQUIREMENTS, SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF CITY OF SAN BERNARDINO BUILDING AND FIRE CODES IN EFFECT AT TIME OF BUILDING PERMIT APPLICATION, INCLUDING LOCAL AMENDMENTS.

ALL STRUCTURES WITHIN THIS PROJECT ARE TO BE CONSTRUCTED WITH AUTOMATIC FIRE SPRINKLERS PER THE CITY OF SAN BERNARDINO.

PLANT MATERIAL WITHIN ANY FUEL MODIFICATION ZONES SHALL ON THE APPROVED PLANT PALETTE ONLY.

ALL FUEL MODIFICATION DISTANCES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE FIRE BEHAVIOR REPORT AND FUEL MODIFICATION INSTALLATION AND MAINTENANCE PROGRAM PREPARED BY FIRE SAFE PLANNING SOLUTIONS.

PLANT REMOVAL LIST

THESE PLANT SPECIES SHALL BE REMOVED FROM ALL FUEL MODIFICATION ZONES.

BOTANICAL NAME	COMMON NAME
ADENOSTOMA FASCICULATUM	WILD TURNIP, YELLOW MUSTARD
ADENOSTOMA SPARSIFOLIUM	RED SHANKS
ANTHEMIX COTULA	MAYWEED
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH
BRASSICA NIGRA	BLACK MUSTARD
BRASSICA RAPA	CHAMISE
CARDARIA DRABA	NOARY CRESS, PERENNIAL PEPPERGRASS
CENTAUREA SOLSTITIALIS	YELLOW STAR-THISTLE
CIRSIUM VULGARE	WILD ARTICHOKE
CONYZA CANADENSIS	HORSEWEED
CORTADERIA SELLOANA	PAMPAS GRASS
CYNARA CARDUNCULUS	ARTICHOKE THISTLE
DATURA WRIGHTII	JIMSONWEED
ERIOGONUM FASCICULATUM	COMMON BUCKWHEAT
FOENICULUM VULGARE	FENNEL
HETEROTHACA GRANDIFLORA	TELEGRAPH PLANT
LACTUCA SERRIOLA	PRICKLY LETTUCE
MALOSMA LAURINA	LAUREL SUMAC
NICOTIANA BIGELEVII	INDIAN TOBACCO
NICOTIANA GLAUCA	TREE TOBACCO
SALVIA MELLIFERA	BLACK SAGE
SALSOLA AUSTRALIS	RUSSIAN THISTLE/TUMBLEWOOD
SILYBUM MARIANUM	MILK THISTLE
RICINUS COMMUNIS	CASTOR BEAN PLANT
URTICA URENS	BURNING NEEDLE
ORNAMENTALS	
CORTADERIA SELLOANA	PAMPAS GRASS
CUPRESSUS SP.	CYPRESS
EUCALYPTUS SP.	EUCALYPTUS
PINUS SP.	PINE
JUNIPERUS SP.	JUNIPER
PINUS SP.	PINE

CONSTRUCTION FEATURE LEGEND

FOOTHILL FIRE ZONE BUILDING STANDARDS :
ALL STRUCTURES ON LOTS WITHIN 200' OF THE FUEL MODIFICATION EDGE SHALL RECEIVE "ENHANCED CONSTRUCTION" ON ALL FOUR (4) SIDES PER SAN BERNARDINO MUNICIPAL CODE CHAPTER 15.10 AND 19.15 OR 2007 CALIFORNIA BUILDING CODE CHAPTER 7A AND 2007 CALIFORNIA FIRE CODE CHAPTER 47, WHICH EVER CODE IS MORE RESTRICTIVE AT TIME OF CONSTRUCTION

ROOFING AND VENTING AND RAIN GUTTER REQUIREMENTS:
ALL STRUCTURES ON LOTS WITHIN IN THE PROJECT BEYOND THE 200' FOOTHILL FIRE ZONE SHALL RECEIVE "ENHANCED CONSTRUCTION" ON ALL FOUR (4) SIDES PER 2007 CALIFORNIA BUILDING CODE CHAPTER 7A REGARDING ROOFING, VENTING AND RAIN GUTTERS ONLY.

LOT WITH LESS THAN 170' OF FUEL MODIFICATION ON SITE (LOT 30 AND 233):
LOT 30 AND 233 ARE CURRENTLY NON - BUILDABLE AND NO DEVELOPMENT ON THESE LOTS SHALL OCCUR UNLESS EITHER THE OFF-SITE FUEL MODIFICATION IS PROVIDED WITH EASEMENTS FOR MAINTENANCE OR IF THE ADJOINING PROPERTY IS DEVELOPED AND THE OFF-SITE FUEL MODIFICATION ZONE C IS NOT REQUIRED.

FUEL MODIFICATION LEGEND

ZONE A (FLAT) - NON-COMBUSTIBLE CONSTRUCTION
20'-0" - 35'-0" SETBACK ZONE FOR NON-COMBUSTIBLE CONSTRUCTION ONLY. ZONE A SHALL BE MAINTAINED BY THE HOMEOWNER, IF THE A ZONE FALLS ON THEIR PROPERTY, OR THE LMD.

ZONE B - WET ZONE (100% REMOVAL OF UNDESIRABLE PLANT SPECIES AS SHOWN ON THIS PLAN)
FIRST 50'-0" - 200'-0" FROM ZONE A. ZONE B SHALL BE PERMANENTLY IRRIGATED, FULLY LANDSCAPED WITH APPROVED DROUGHT TOLERANT, DEEP ROOTED, MOISTURE RETENTIVE MATERIAL AS CONTAINER SHRUB MATERIAL OR HYDROSEEDED PER SBFD APPROVED PLANT LIST AS SHOWN ON THIS PLAN. HANDSEEDING OF BARE AREAS MAY NEED TO BE PERFORMED SIX MONTHS AFTER HYDROSEEDING ESTABLISHMENT PERIOD. ZONE B AREA SHALL BE MAINTAINED BY THE LMD.

ZONE C - DRY ZONE (50% THINNING ACCEPTABLE EXISTING)
40'-0" - 185'-0" ZONE C SHALL BE A NON-IRRIGATED AREA. REMOVAL OF ALL FLAMMABLE UNDESIRABLE SPECIES AS LISTED ON THIS PLAN. SPECIMEN AND TREES SHALL BE RETAINED AS DIRECTED BY THE OWNER'S REPRESENTATIVE BUT MUST BE THINNED A MINIMUM OF 50% INCLUDING REMOVAL OF ALL LOW HANGING FOLIAGE WITHIN (3X) THREE TIMES THE HEIGHT OF THE UNDERSTORY SHRUBS OR (10)-TEN FEET, WHICHEVER IS GREATER, ALONG WITH DEAD OR BROKEN BRANCHES. ALL ACCUMULATED PLANT DEBRIS ON THE GROUND SHALL BE REMOVED. ZONE C AREA SHALL BE MAINTAINED BY THE LMD. NOTE THIS PROJECT DOES NOT CONTAIN ANY 30% THINNING D ZONES.

OFF-SITE ZONE C - DRY ZONE (50% THINNING ACCEPTABLE EXISTING)
THIS OFF-SITE FUEL MODIFICAITON FOR LOTS 30 AND 233 SHALL BE PROVIDED TO MEET THE REQUIRED 170' OF FUEL MODIFICATION AND SHAL COMPLY WITH ALL THE REQUIREMETNS FOR ZONE C. EASEMENTS SHALL BE REQUIRED FOR MAINTENANCE OF THIS AREA. IF THE ADJOINING PROPERTY IS DEVELOPED PRIOR TO THE DEVELOPMENT OF THIS PROJECT THEN THE OFF-SITE FUEL MODIFICATION WILL NOT BE REQUIRED.

ROADSIDE BRUSH CLEARANCE
10' - 20', AS SHOW ON THIS PLAN, REMOVAL OF ALL UNDESIRED PLANT SPECIES AND THINNING OF AT LEAST 50% OF ALL EXISTING VEGETATION FROM CURB FACE. ANY PLANT MATERIAL INSTALLED MUST BE FULLY IRRIGATED AND FROM THE SBFD APPROVED PLANT LIST. TO BE MAINTAINED BY EXISTING HOMEOWNER OR LMD.

FUEL MODIFICATION PLANT PALETTE ZONE
PLANT MATERIAL WITHIN THIS ZONE MUST BE ON APPROVED PLANT PALETTE. NO PLANT MATERIAL FROM THE REMOVAL PLANT LIST SHALL BE ALLOWED IN THIS ZONE. AREA SHLL BE IRRIGATED. THIS ZONE MUST BE MAINTAINED PER THE MAINTENANCE STANDARDS SET FORTH ON THIS PLAN.

BRUSH CLEARANCE
50' BRUSH CLEARANCE SHALL CONSIST OF REMOVAL OF ALL DEAD, DYING SHRUBS AND ALL PLANT MATERIAL FROM THE UNDESIRABLE PLANT LIST AROUND WATER TANKS, MAINTAINED BY THE LMD.

IRRIGATED MANUFACTURED SLOPE
PLANTED AND IRRIGATED MANUFACTURED SLOPE. MAINTAINED ON YEAR ROUND BASIS.

BUILDING SET BACK
25' - 50' BUILDING SETBACK NO COMBUSTIBLE CONSTRUCTION ALLOWED. PLANTING MATERIAL MUST BE FROM THE APPROVED FUEL MODIFICATION PLANT PALETTE ONLY AND MAINTAINED PER THE FUEL MODIFICATION GUIDELINES SET FORTH ON THIS PLAN

* MAINTENANCE OF ALL ZONES WITHIN THIS LEGEND SHALL BE PER MAINTENANCE REQUIREMENTS ON SHEET 2

FUEL MODIFICATION PLANS AND MAINTENANCE

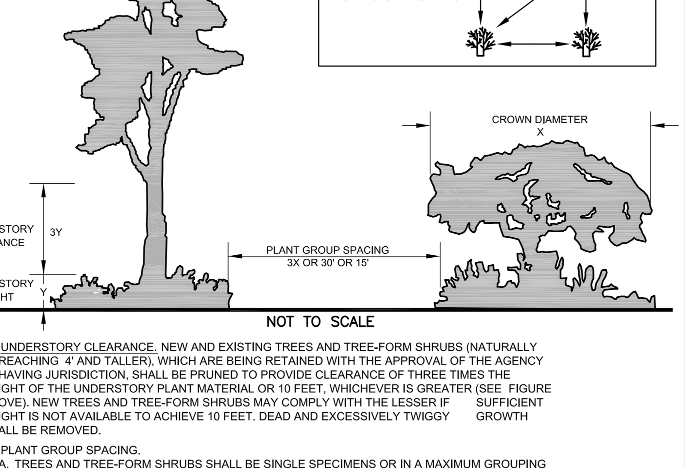
FUEL MODIFICATION PLANS AND MAINTENANCE

ENFORCEMENT BY SBFD. SBFD IS HEREBY DESIGNATED AS AN INTENDED THIRD PARTY BENEFICIARY OF THE LLMD DUTIES TO PERFORM FIRE PREVENTION MAINTENANCE FOR ALL PORTIONS OF THE INTERIOR / MANUFACTURED SLOPES IN ACCORDANCE WITH THE FUEL MODIFICATION PLAN, OWNER'S DUTY TO COMPLY WITH ANY FUEL MODIFICATION ZONE OR DESIGNATED INTERIOR/MANUFACTURED SLOPES RESTRICTIONS APPLICABLE TO LOT AS SET FORTH IN THE FUEL MODIFICATION PLAN IN FURTHERANCE THEREOF, SBFD SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE PERFORMANCE BY THE LMD OF ITS DUTIES AND ANY OTHER FIRE PREVENTION REQUIREMENTS- WHICH WERE IMPOSED BY SBFD OR OTHER PUBLIC AGENCY AS A CONDITION OF APPROVAL FOR THE DEVELOPMENT (e.g. , PROHIBITION OF PARKING IN FIRE LANES, MAINTENANCE OF THE BLUE REFLECTIVE MARKERS INDICATING THE LOCATION OF FIRE HYDRANTS, ETC.) AND SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE COMPLIANCE BY ANY OWNER WITH ANY FUEL MODIFICATION ZONE OR DESIGNATED INTERIOR / MANUFACTURED SLOPES RESTRICTIONS APPLICABLE TO LOT AS SET FORTH IN THE FUEL MODIFICATION PLAN. IF, IN ITS SOLE DISCRETION, SBFD SHALL DEEM IT NECESSARY TO TAKE LEGAL ACTION AGAINST THE OWNER TO ENFORCE SUCH DUTIES OR OTHER REQUIREMENTS, AND PREVAILS IN SUCH ACTION, SBFD SHALL BE ENTITLED TO RECOVER THE FULL COSTS OF SAID ACTION, INCLUDING ITS ACTUAL ATTORNEYS' FEES, AND TO IMPOSE A LIEN AGAINST THE PROPERTY, OR AN OWNER'S LOT AS THE CASE MAY BE, UNTIL SAID COSTS ARE PAID IN FULL.

THE FOLLOWING LANGUAGE BE INCLUDED IN THE RECORD:
THE DUTY OF THE HOMEOWNER TO PERFORM "FIRE PREVENTION MAINTENANCE" (AS DEFINED BELOW) FOR ALL FUEL MODIFICATION ZONES AND MANUFACTURED INTERIOR SLOPES WITHIN THE DEVELOPMENT SHALL BE INCLUDED AS AN EXPRESS OBLIGATION IN THE RECORDED RECORD FOR THE DEVELOPMENT. SIMILARLY, EACH OWNER WHOSE LOT (OR CONDOMINIUM) IS SUBJECT TO FUEL MODIFICATION ZONE RESTRICTIONS (e.g., NON-COMBUSTIBLE STRUCTURE SETBACK, ETC.) SHALL BE OBLIGATED TO COMPLY WITH SUCH RESTRICTIONS.

1. SBFD WILL BE DESIGNATED AS A THIRD PARTY BENEFICIARY OF A HOMEOWNERS' DUTY TO PERFORM "FIRE PREVENTION MAINTENANCE" (AS DEFINED BELOW) FOR ALL PORTIONS OF THE PROPERTY (OR COMMON AREA) THAT CONSTITUTE FUEL MODIFICATION ZONES AND DESIGNATED INTERIOR/MANUFACTURED SLOPES TO BE MAINTAINED BY THE HOMEOWNERS' , AND OF ANY OWNER'S DUTY TO COMPLY WITH ANY FUEL MODIFICATION ZONE RESTRICTIONS APPLICABLE TO HIS LOT (OR CONDOMINIUM). ADDITIONALLY, SBFD SHALL HAVE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE HOMEOWNERS' DUTY TO PERFORM SUCH FIRE PREVENTION MAINTENANCE, AND TO ENFORCE COMPLIANCE BY ANY OWNER WITH ANY FUEL MODIFICATION ZONE RESTRICTIONS APPLICABLE TO HIS LOT (OR CONDOMINIUM). IN FURTHERANCE OF SUCH RIGHT, SBFD SHALL BE ENTITLED TO RECOVER ITS COSTS OF SUIT, INCLUDING ITS ACTUAL ATTORNEYS' FEES, IF IT PREVAILS IN AN ENFORCEMENT ACTION AGAINST THE HOMEOWNERS AND/OR AN INDIVIDUAL OWNER. (A SAMPLE THIRD PARTY BENEFICIARY PROVISION TO BE INCORPORATED INTO THE RECORD IS ATTACHED HERE).
2. AS USED HEREIN, "FIRE PREVENTION MAINTENANCE" SHALL MEAN THE FOLLOWING:
(i) ALL PORTIONS OF THE PROPERTY (OR COMMON AREA) THAT CONSTITUTE FUEL MODIFICATION ZONES OR DESIGNATED INTERIOR / MANUFACTURED SLOPES SHALL BE REGULARLY MAINTAINED BY THE HOMEOWNER ON A YEAR ROUND BASIS IN ACCORDANCE WITH THE FUEL MODIFICATION PLAN ON FILE WITH THE PROPERTY MANAGER FOR THE DEVELOPMENT.
(ii) THE IRRIGATION SYSTEM FOR FUEL MODIFICATION ZONES OR DESIGNATED INTERIOR / MANUFACTURED SLOPES SHALL BE KEPT IN GOOD CONDITION AND PROPER WORKING ORDER AT ALL TIMES. THE IRRIGATION SYSTEM SHALL NOT BE TURNED OFF EXCEPT FOR NECESSARY REPAIRS AND MAINTENANCE.

TREE AND TREE-FORM SHRUB PRUNING AND SPACING FOR NEW PLANTINGS AND THINNING ZONES



1. UNDERSTORY CLEARANCE. NEW AND EXISTING TREES AND TREE-FORM SHRUBS (NATURALLY REACHING 4' AND TALLER), WHICH ARE BEING RETAINED WITH THE APPROVAL OF THE AGENCY HAVING JURISDICTION, SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDERSTORY PLANT MATERIAL OR 10 FEET, WHICHEVER IS GREATER (SEE FIGURE ABOVE). NEW TREES AND TREE-FORM SHRUBS MAY COMPLY WITH THE LESSER IF SUFFICIENT HEIGHT IS NOT AVAILABLE TO ACHIEVE 10 FEET. DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL BE REMOVED.
2. PLANT GROUP SPACING.
A. TREES AND TREE-FORM SHRUBS SHALL BE SINGLE SPECIMENS OR IN A MAXIMUM GROUPING OF THREE PLANTS. GROUPINGS SHALL BE SEPARATE BY A DISTANCE OF THREE TIMES THE DIAMETER OF THE LARGEST INDIVIDUAL MATURE CROWN OR 15 FEET, WHICHEVER IS GREATER (SEE FIGURE ABOVE).
B. TREE SHALL BE SINGLE SPECIMENS OR IN A MAXIMUM GROUPING OF THREE PLANTS. GROUPING SHALL OTHER LIMITED GROUPING ARRANGEMENTS AND SPACING MAY BE ACCEPTABLE IF APPROVED BY SBFD SEPARATED BY DISTANCE OF THREE TIMES THE DIAMETER OF THE LARGEST INDIVIDUAL MATURE CROWN OR 30 FEET, WHICHEVER IS GREATER (SEE FIGURE ABOVE). OTHER LIMITED GROUPING ARRANGEMENTS AND SPACING MAY BE ACCEPTABLE IF APPROVED BY SBFD
C. PLANT SPECIMENS LISTED IN THE SBFD "APPROVED PLANT PALETTE-QUALIFICATION STATEMENTS FOR SELECT PLANT SPECIES" SHALL COMPLY WITH PLANT GROUPINGS AND SPACING REQUIREMENTS SPECIFIED IN THOSE RESTRICTIONS.

CHAPTER 47
REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS
SECTION 4701
GENERAL

4701.1 Scope. The mitigation of conditions where a wildfire burning in vegetative fuels may readily transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities, or result in large property losses shall comply with this chapter.
4701.2 Purpose. The purpose of this code is to provide minimum standards to increase the ability of a building to resist the intrusion of flame or burning embers being projected by a vegetation fire and contributes to a systematic reduction in conflagration losses through the use of performance and prescriptive requirements.

SECTION 4702 DEFINITIONS

4702.1 General. For the purpose of this chapter, certain terms are defined as follows:
CDF DIRECTOR means the Director of the California Department of Forestry and Fire Protection.
FIRE PROTECTION PLAN is a document prepared for a specific project or development proposed for a Wildland-Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.
The Fire Protection Plan shall be in accordance with this chapter. When required by the enforcing agency for the purposes of granting modifications, afire protection plan shall be submitted. Only locally adopted ordinances that have been filed with the California Building Standards Commission in accordance with Section 101.14 or the Department of Housing and Community Development in accordance with Section 101.15 shall apply.
FIRE HAZARD SEVERITY ZONES are geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code Sections 51175 through 51189.
The California Code of Regulations, Title 14, Section 1280 entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."
LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE means an area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code Sections 51177(c), 51178 and 51189 that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.
STATE RESPONSIBILITY AREA means lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.
WILDFIRE is any uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property, or resources as defined in Public Resources Code Sections 4103 and 4104.
WILDFIRE EXPOSURE is one or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.
WILDLAND-URBAN INTERFACE FIRE AREA is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. See Article 86B for the applicable referenced sections of the Government Code and the Public Resources Code.

SECTION 4703
PLANS [RESERVED]
SECTION 4704
FIRE HAZARD SEVERITY ZONES

4704.1 General. Lands in the state are classified by the CDF Director in accordance with the severity of wildfire hazard expected to prevail in those areas and the responsibility for fire protection, so that measures may be identified which will reduce the potential for losses to life, property, and resources from wildfire.
4704.2 Classifications. The CDF Director classifies lands into fire hazard severity zones in accordance with California Public Resources Code Sections 4201 through 4204 for State Responsibility Areas and in accordance with Government Code Sections 51175 through 51189 for areas where a local agency is responsible for fire protection.

SECTION 4705
WILDLAND-URBAN INTERFACE FIRE AREA

4705.1 General. Construction methods and requirements to mitigate wildfire exposure shall be applied within geographical areas where a wildfire burning in vegetative fuels may readily transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities, or result in large property losses.
4705.2 Construction methods and requirements within established limits. Within the limits established bylaw, construction methods intended to mitigate wildfire exposure shall comply with the California Building Code Chapter 7A, and this chapter.

REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS

4705.3 Establishment of limits. The establishment of limits for the Wildland-Urban Interface Fire Area's required construction methods shall be designated pursuant to the California Public Resources Code for State Responsibility areas or by a local agency following a finding supported by substantial evidence in the record that the requirements of this section are necessary for effective fire protection within the area.

SECTION 4706
VEGETATION MANAGEMENT [RESERVED]
SECTION 4707
DEFENSIBLE SPACE [RESERVED]
SECTION 4708
MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

4708.1 Scope, purpose and application.
4708.1.1 Scope. This chapter applies to building materials, systems and or assemblies used in the exterior design and construction of new buildings located within a WildlandUrban Interface Fire Area as defined in this chapter.
4708.1 .2 Purpose. The purpose of this chapter is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland- Urban Interface Fire Area to resist the intrusion of flame or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.
4708.1.3 Application. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland- Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after December 1, 2005, shall comply with the following Sections:
1. 4710.1 Roofing
2. 4710.2 Attic Ventilation

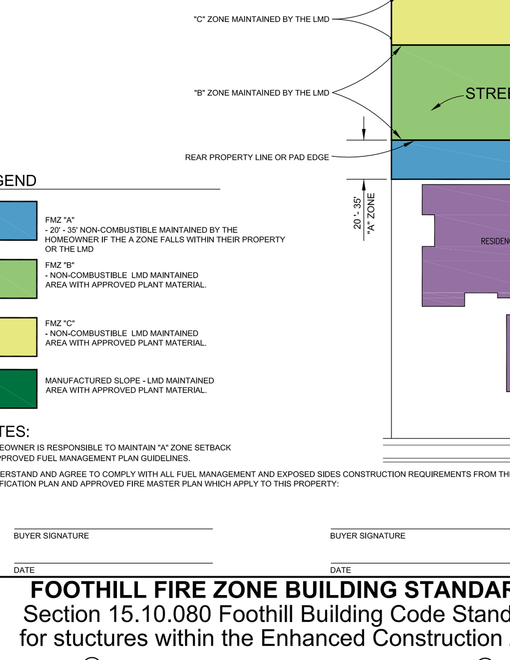
CHAPTER 47
REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE *4708.2 Alternates for materials, design, tests, and methods of construction.* The enforcing agency is permitted to modify the provisions of this chapter for site-specific conditions in accordance with the California Building Code Appendix Chapter 1, Section 104.10. When required by the enforcing agency for the purposes of granting modifications, afire protection plan shall be submitted in accordance with the Chapter 47.

SECTION 4709
STANDARDS OF QUALITY [RESERVED]
SECTION 4710
MATERIALS, SYSTEMS AND METHODS OF CONSTRUCTION

4710.1 Roofing.
4710.1.1 General. Roofs shall comply with the requirements of this chapter and the California Building Code, Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
4710.1.2 Roof coverings. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.
4710.1.3 Roof valleys. When provided, valley flashings shall be not less 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
4710.1.4 Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
4710.2 Attic ventilation.
4710.2.1 General. When required by the California Building Code, Chapter 15, roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4-inch (6 mm) openings or its equivalent.
4710.2 .2 Eave or cornice vents. Vents shall not be installed in eaves and cornices.
Exception: Eave and cornice vents may be used provided they resist the intrusion of flame and burning embers into the attic area of the structure.

SECTION 4711
EXTERIOR WALLS [RESERVED]
SECTION 4712
DECKING, FLOORS AND UNDERFLOOR PROTECTION [RESERVED]
SECTION 4713
ANCILLARY BUILDINGS AND STRUCTURES [RESERVED]

HOMEOWNER DISCLOSURE EXHIBIT
SPRING TRAILS
TYPICAL FUEL MODIFICATION AND CONSTRUCTION



LEGEND

FMZ "A"
- 20' - 35' NON-COMBUSTIBLE MAINTAINED BY THE HOMEOWNER IF THE A ZONE FALLS WITHIN THEIR PROPERTY OR THE LMD

FMZ "B"
- NON-COMBUSTIBLE LMD MAINTAINED AREA WITH APPROVED PLANT MATERIAL.

FMZ "C"
- NON-COMBUSTIBLE LMD MAINTAINED AREA WITH APPROVED PLANT MATERIAL.

MANUFACTURED SLOPE - LMD MAINTAINED AREA WITH APPROVED PLANT MATERIAL.

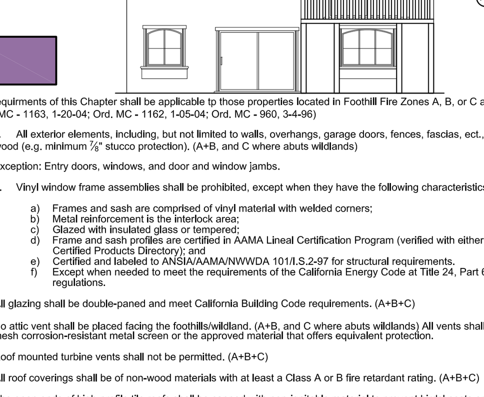
NOTES:
1. HOMEOWNER IS RESPONSIBLE TO MAINTAIN "A" ZONE SETBACK PER APPROVED FUEL MANAGEMENT PLAN GUIDELINES.

I UNDERSTAND AND AGREE TO COMPLY WITH ALL FUEL MANAGEMENT AND EXPOSED SIDES CONSTRUCTION REQUIREMENTS FROM THE APPROVED FUEL MODIFICATION PLAN AND APPROVED FIRE MASTER PLAN WHICH APPLY TO THIS PROPERTY:

BUYER SIGNATURE ____________ BUYER SIGNATURE ____________

DATE ____________ DATE ____________

FOOTHILL FIRE ZONE BUILDING STANDARDS
Section 15.10.080 Foothill Building Code Standards
for stuctures within the Enhanced Construction Zone



The requirements of this Chapter shall be applicable tp those properties located in Foothill Fire Zones A, B, or C as defined in Chapter 19.15. (Ord. MC - 1163, 1-20-04; Ord. MC - 1162, 1-05-04; Ord. MC - 960, 3-4-96)

A. 1. All exterior elements, including, but not limited to walls, overhangs, garage doors, fences, fascias, ect., shall be free from exposed wood (e.g. minimum ⅞" stucco protection). (A+B, and C where abuts wildlands)

Exception: Entry doors, windows, and door and window jambs.

2. Vinyl window frame assemblies shall be prohibited, except when they have the following characteristics:

a) Frames and sash are comprised of vinyl material with welded corners;
b) Metal reinforcement is the interlock area;
c) Glazed with insulated glass or tempered;
d) Frame and sash profiles are certified in AAMA Lineal Certification Program (verified with either an AAMA product label or Certified Products Directory); and
e) Certified and labeled to ANSIA/AAMA/NWWDA 101/I.S.2-97 for structural requirements.
f) Except when needed to meet the requirements of the California Energy Code at Title 24, Part 6 of the California Code regulations.

B. All glazing shall be double-paned and meet California Building Code requirements. (A+B+C)

C. No attic vent shall be placed facing the foothills/wildland. (A+B, and C where abuts wildlands) All vents shall be covered with ⅛ inch mesh corrosion-resistant metal screen or the approved material that offers equivalent protection.

D. Roof mounted turbine vents shall not be permitted. (A+B+C)

E. All roof coverings shall be of non-wood materials with at least a Class A or B fire retardant rating. (A+B+C)

F. The open ends of high-profile tile roofs shall be capped with non-ignitable material to prevent birds' nests or other combustible material from accumulating. (A+B+C)

G. All new residential structures (exccept those rebuilt due to damage or destruction from any one common fire or other catastrophe) shall be provided with automatic fire sprinklers. If the floor area of an existing dwelling is increased more than 60%, the entire dwelling must be retrofitted to meet this requirement. The design and installation shall be approved by the City Fire Department. (A+B, and C where abuts wildlands) (Ord. MC-960, 3-4-96)

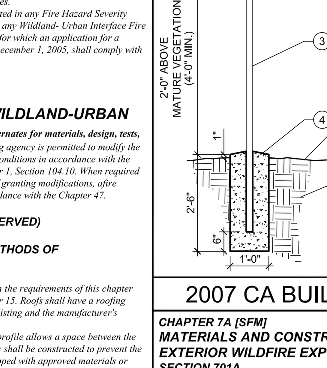
H. Insulation. Paper-faced insulation shall be prohibited in attics or ventilated spaces.

I UNDERSTAND AND AGREE TO COMPLY WITH ALL EXPOSED SIDES CONSTRUCTION REQUIREMENTS FROM THE APPROVED FUEL MANAGEMENT PLAN AND APPROVED FIRE MASTER PLAN WHICH APPLY TO THIS PROPERTY:

BUYER SIGNATURE ____________ BUYER SIGNATURE ____________

DATE ____________ DATE ____________

IDENTIFICATION MARKER DETAIL



LEGEND:
1. POST CAP ZONE INDICATOR
2. 1" REFLECTOR TAPE ZONE B - 1 TAPE BAND ZONE C - 2 TAPE BANDS
3. 1-1/2" DIA. GALVANIZED POST
4. CONCRETE FOOTING 2500 PSI @ 28 DAYS
5. FINISH GRADE
6. COMPACTED SUBGRADE

2007 CA BUILDING CODE CHAPTER 7A

CHAPTER 7A [SFM]
MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE
SECTION 701A
SCOPE, PURPOSE AND APPLICATION

701A.1 Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area as defined in Section 702A.
701A.2 Purpose. The purpose of this chapter is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area to resist the intrusion of flames or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.
701A.3 Application. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after December 1, 2005, shall comply with the following sections:
1. 704A.1-Roofing
2. 704A.2-Attic Ventilation
701A.3.1 Alternates for materials, design, tests, and methods of construction. The enforcing agency is permitted to modify the provisions of this chapter for site-specific conditions in accordance with Appendix Chapter 1, Section 104.10. When required by the enforcing agency for the purposes of granting modifications, afire protection plan shall be submitted in accordance with the California Fire Code, Chapter 47.
701A.3.2 New buildings located in any fire hazard severity zone. New buildings located in any Fire Hazard Severity Zone, or any Wildland- Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.
701A.3.2.1 Inspection and certification. Building permit applications and final completion approvals for buildings within the scope and application of this chapter shall comply with the following:
701A.3.2.2 The local building official shall, prior to construction, provide the owner or applicant a certification that the building as proposed to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter.
701A.3.2.3 The local building official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter.
701A.3.2.4 Prior to building permit final approval the property shall be in compliance with the vegetation clearance requirements prescribed in California Public Resources Code Section 4291 California Government Code Section 51182.

SECTION 702A DEFINITIONS

For the purposes of this chapter, certain terms are defined below:
CDF DIRECTOR means the Director of the California Department of Forestry and Fire Protection.
FIRE PROTECTION PLAN is a document prepared for a specific project or development proposed for a Wildland Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.
The Fire Protection Plan shall be in accordance with this chapter and the California Fire Code, Chapter 47. When required by the enforcing agency for the purposes of granting modifications, afire protection plan shall be submitted. Only locally adopted ordinances that have been filed with the California Building Standards Commission or the Department of Housing and Community Development in accordance with Section 101.8 shall apply.
FIRE HAZARD SEVERITYZONES are geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189. See California Fire Code Article 86.
The California Code of Regulations, Title 14, Section 1280, entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."
IGNITION-RESISTANT MATERIAL is any product which, when tested in accordance with ASTM E 84 for a period of 30 minutes, shall have aflame spread of not over 25 and show no evidence of progressive combustion. In addition, the flame front shall not progress more than 10½ feet (3200 mm) beyond the centerline of the burner at any time during the test.
Materials shall pass the accelerated weathering test and be identified as exterior type, in accordance with ASTM D 2898 and ASTM D 3201. All materials shall bear identification showing the fire performance rating thereof. That identification shall be issued by ICC-ES or a testing facility recognized by the State Fire Marshal having a service for inspection of materials at the factory.
Fire-Retardant-Treated Wood or noncombustible materials as defined in Section 202 shall satisfy the intent of this section.
The enforcing agency may use other definitions of ignition-resistant material that reflect wildfire exposure to building materials and/or their materials, performance in resisting ignition.
LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE means an area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code Sections 51177(c), 51178 and 5118 that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.
STATERESPONSIBILITYAREA means lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.
WILDFIRE is any uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property, or resources as defined in Public Resources Code Sections 4103 and 4104.
WILDFIRE EXPOSURE is one or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.
WILDLAND-URBAN INTERFACE FIRE AREA is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. See Section 706A for the applicable referenced sections of the Government Code and the Public Resources Code.

SECTION 703A
STANDARDS OF QUALITY

703A.1 General. Material, systems, and methods of construction used shall be in accordance with this Chapter.
703A.2 Qualification by testing. Material and material assemblies tested in accordance with the requirements of Section 703A shall be accepted for use when the results and conditions of those tests are met. Testing shall be performed by a testing agency approved by the State Fire Marshal or identified by an ICC-ES report.
703A.3 Standards of quality. The State Fire Marshal standards listed below and as referenced in this chapter are located in the California Referenced Standards Code, Part 12 and Chapter 35 of this code.
SFM 12-7A-1, Exterior Wall Siding and Sheathing. *SFM 12-7A-2,* Exterior Window.
SFM 12-7A-3, Under Eave.
SFM 12-7A-4, Decking.

SECTION 704A
MATERIALS, SYSTEMS AND METHODS OF CONSTRUCTION

704A.1 Roofing.
704A.1.1 General. Roofs shall comply with the requirements of Chapter 7A and Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
704A.1.2 Roof coverings. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.
704A.1.3 Roof valleys. When provided, valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
704A.1.4 Reserved.
704A.1.5 Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.
704A.2 Attic ventilation.
704A.2.1 General. When required by Chapter 15, roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corro\expndtw-2 sion-resistant, noncombustible wire mesh with 1/4-inch (6 mm) openings or its equivalent.
704A.2.2 Eave or cornice vents. Vents shall not be installed in eaves and cornices.
Exception: Eave and cornice vents may be used provided they resist the intrusion of flame and burning embers into the attic area of the structure.
704A.2.3 Eave protection. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside.
704A.3 Exterior walls.
704A.3.1 General. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1.
704A.3.1.1 Exterior wall coverings. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
704A.3.2 Exterior wall openings. Exterior wall openings shall be in accordance with this section.
704A.3.2.1 Exterior wall vents. Unless otherwise pro-hibited by other provisions of this code, vent openings in exterior walls shall resist the intrusion of flame and embers into the structure or vents shall be screened with a corrosion-resistant, noncombustible wire mesh with ¼ - inch (6 mm) openings or its equivalent.
704A.3.2.2 Exterior glazing and window walls. Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have afire-resistance rating of not less than 20 minutes, when tested according to ASTME 2010, or conform to the performance requirements of SFM 12-7A-2.
704A.3.2.3 Exterior door assemblies. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1⅜ inches thick with interior field panel thickness no less than 1¼ inches thick, or shall have afire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074.
Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors are not required to comply with this Chapter.
704A.4 Decking, floors and underfloor protection. 704A.4.1 Decking.
704A.4.1.1 Decking surfaces. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall comply with one of the following methods:
1. Shall be constructed of ignition-resistant materials and pass the performance requirements of SFM 12-7A-4, Parts A and B.
2. Shall be constructed with heavy timber, exterior fire-retardant-treated wood or approved noncombustible materials.
3. Shall pass the performance requirements of SFM 12-7A-4, Part A, 12-7A-4.7.5.1 only with a net peak heat release rate of 25kW/sq-ft for a 40-minute observation period and:
a. Decking surface material shall pass the accelerated weathering test and be identified as exterior type, in accordance with ASTM 84 and;
b. The exterior wall covering to which the deck is attached and within 10 (3048 mm) feet of the deck shall be constructed of approved noncombustible or ignition resistant material.
Exception: Walls are not required to comply with this subsection if the decking surface material conforms to ASTM E-84 Class B flame spread.
The use of paints, coatings, stains, or other surface treatments are not an approved method of protection as required in this chapter.
704A.4.2 Underfloor and appendages protection.
704A.4.2.1 Underside of appendages and floor projections. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade.
704A.4.2.2 Unenclosed underfloor protection. Buildings shall have all underfloor areas enclosed to the grade with exterior walls in accordance with Section 704A.3.
Exception: The complete enclosure of under floor areas may be omitted where the underside of all exposed floors, exposed structural columns, beams and supporting walls are protected as required with exterior ignition-resistant material construction or be heavy timber.
704A.5 Ancillary buildings and structures.
704A.5.1 Ancillary buildings and structures. When required by the enforcing agency, ancillary buildings and structures and detached accessory structures shall comply with the provisions of this chapter.

SPRING TRAILS	PLAN SET: "F"
PLAN CONTROL	DATE: 07/28/2011

PREPARED FOR:
MONTECITO EQUITIES, LTD
100 PACIFICA, SUITE 345
IRVINE, CA 92618
PHONE: (949) 296-3078
FAX: (949) 296-3079

ENGINEER:
RICK ENGINEERING COMPANY
1223 UNIVERSITY AVE, SUITE 240
RIVERSIDE, CA 92507
PH: (951) 782-0707 FAX: (951) 782-0723
WWW.RICKENGINEERING.COM

PREPARED BY:
firesafe ::PLANNING SOLUTIONS
302 N. EL CAMINO REAL, SUITE 202
SAN CLEMENTE, CA 92672
(949) 240-5911 (949) 240-8291 FAX
WWW.FIRESAFEPLANNING.COM

PRECISE FUEL MODIFICATION PLAN
SPRING TRAILS
CITY OF SAN BERNARDINO, CA
SAN BERNARDINO CITY FIRE DEPARTMENT

PDC/SPRING TRAILS LLC - SPRING TRAILS - PRECISE FUEL MODIFICATION

S:\Martin Ranch\Cad Files\MartinRanch-FuelMod-2010-08-02.dwg ,Jerry Canales Plot date: July 28, 2011

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or re-use by any method, in whole or in part without the express consent of FIRESAFE PLANNING is prohibited.