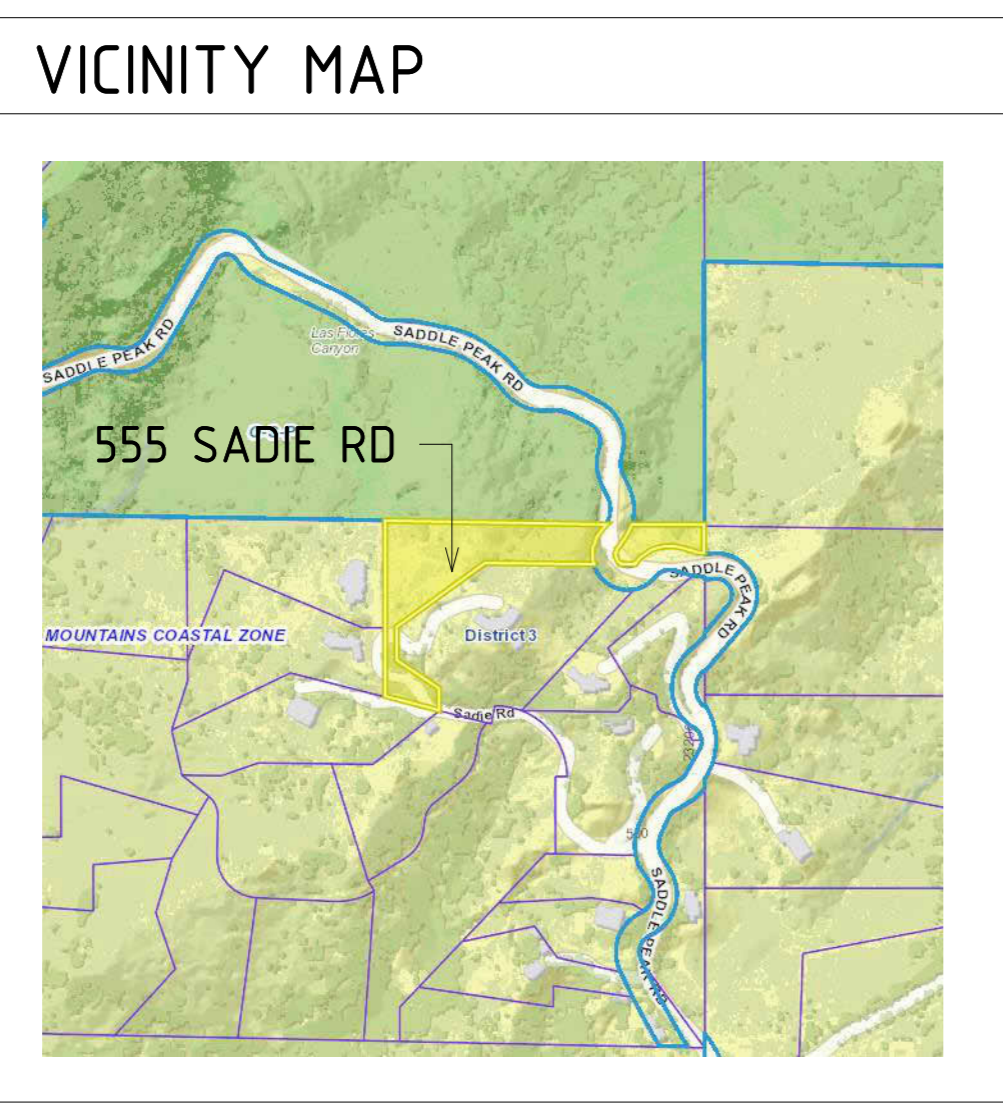




SPECIES TO BE PLANTED LEGEND						
SYMBOL	#	PLANT TYPE	BOTANICAL NAME	COMMON NAME	FIRE ZONE	MIN. DIST. FROM STRUCTURE
[Green Square]	1	LAWN	PASPALUM NOTATUM	BAHIA GRASS		
[Purple Flower]	2	FLOWERING PLANT	IRIS GERMANICA	BEARDED IRIS	A	
[Blue Flower]	3	FLOWERING PLANT	HELIOTRICHON SEMPERVIRENS	BLUE DAT GRASS	A/B	15
[Green Star]	4	SHRUBS	AGAVE SPECIES	AGAVE	A	
[Pine Tree]	5	TREES	PINUS SPECIES	PINE	B	75
[Green Circle]	6	GROUND COVER	ARTEMISIA CALIFORNICA	SAGEBRUSH - PROSTRATE FORMS	B	30
[Yellow Flower]	7	GROUND COVER	ACHILLEA TOMENTOSA	WOOLLY YARROW	A/B	

PROJECT DATA	
PROJECT LOCATION:	555 SADIE RD, TOPANGA CA 90290
PROJECT DESCRIPTION:	NEW SINGLE FAMILY HOUSE AND GARAGE
ASSESSOR'S PARCEL #:	4438-037-018
LOT NO.:	
TRACK NO.:	
BLOCK NO.:	
LOT SIZE:	2.46 ACRE
TYPE OF CONSTRUCTION:	V
OCCUPANCY GROUP:	R-3
NO. OF STORIES:	2
BUILDING USE:	RESIDENTIAL UNIT / GARAGE
PRIMARY RESIDENCY SPRINKLERED:	YES
FIRE ZONE:	
ZONE DISTRICT:	R-C-20
PROPOSED BEDROOMS (ADU):	4
PROPOSED BATHROOMS (ADU):	4



FIRE ZONE LEGEND	
[Cross-hatched box]	ZONE "A" -SET BACK ZONE NON-COMBUSTIBLE PROPERTY OWNER OR MAINTAINED PER MAINTENANCE GUIDELINES. AREA PLANTED WITH APPROVED PLANT MATERIAL.
[Diagonal hatched box]	ZONE "B" -WET ZONE (100% REMOVAL OF UNDESIRABLE PLANT SPECIES) AREA IRRIGATED AND PLANTED WITH APPROVED PLANT PALETTE ONLY.
[Horizontal hatched box]	ZONE "C" -NATIVE BRUSH THINNING ZONE (THINNING AND REMOVAL OF PLANTS CONSTITUTING A FIRE RISK) IRRIGATION NOT REQUIRED.
[Dotted box]	EXISTING VEGETATION (GROUND COVER AND SHRUBS)

9491
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
FINAL
FUEL MODIFICATION PLAN
APPROVED

By _____ Date _____
FUEL MODIFICATION UNIT
 The stamping of this plan and specifications
 SHALL NOT be held to permit or to be an
 approval of the violation of any provisions of
 any County/City or State law

FUEL MODIFICATION PLAN NOTES:

ZONE A - SETBACK ZONE

- Extends 30 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 green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. 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 Fuel Modification Plant List. Other species may be used subject to approval. Plans re-submitted 6 months after the initial review will be evaluated based on the current Fuel Modification Plant List, available from the Fuel Modification Unit.
- Trees are generally not recommended, except for dwarf varieties or mature trees small in stature.
- Target species will typically not be allowed within 30 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 from the outer edge of Zone A 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 primarily consist of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, ground covers shall be maintained at a height not to exceed 6 inches. On slopes, 12 inches is acceptable within 50 feet of a structure, and 18 inches beyond 50 feet. The overall landscape characteristics shall provide adequate defensible space in a fire environment. 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 3 inches.
- Plants shall be fire resistant and appropriately spaced. Plant selection should reference the Fuel Modification Plant List. Other plants 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 BRUSH THINNING ZONE

- Extends from the outer edge of Zone B up to 200 feet from structures or to the property line. 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 and removal of plants constituting a fire risk; these include, but are not limited to: chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may vary depending on the slope, arrangement of trees in relation to slope, and the tree species.

FIRE ACCESS ROAD ZONE

- Extends a minimum of 10 feet from the edge of any public or private road used by fire-fighting resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance clear to the sky for a width of 20 feet. (Fire Code 503.2.1)
- Remaining plants shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- 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.

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 Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification 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 at (626) 969-5205.

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ARCHITECTURAL
 555 SADIE RD
 TOPANGA, CA 90290

REV	DATE	REMARKS
2	12.31.2021	FUEL MOD PLAN

SIGN DATE: 12.15.2021
 SCALE:
 DRAWN BY: LS
 CKD BY: LS
 PROJECT: **FM01**
 FUEL MODIFICATION PLAN