



# Rancho Cucamonga Fire Protection District

## Fire District Standard 49-1

Title: <b>Wildland-Urban Interface Fire Area</b>	
Primary Code Reference: Fire Code Chapter 49	Effective: January 2017
Number of Pages: 11 plus the list of Undesirable Plants and Trees and Recording Agreements	Updated: December 2022 for consistency with the 2022 California Fire Code

### **INTENT**

The intent of this Standard is to establish and detail construction, defensible space, vegetation management, fuel reduction, fire prevention, environmental protection, and general safety regulations for the designated Wildland-Urban Interface Fire Area as allowed by the California Fire Code, the State Fire Marshal, and the laws and regulations of the State of California.

It is the intent of this Standard to make development in the Wildland-Urban Interface Fire Area compatible with the natural chaparral biome by:

- a. Protecting the built environment from wildfires and the effects of wildfires such as burn scar debris flows.
- b. Protecting the natural environment from the destructive effects of wholesale clearing of native habitat and the associated loss of native species of plants, animals, birds, reptiles, and insects due to displacement.
- c. Promoting defensible space landscaping that is compatible with the native environment and less dependent on the use and overuse of scarce water resources to maintain ornamental landscaping in a fire-resistant condition.
- d. Reducing the frequency of human-caused wildfires, which are affecting the natural fire regime and resulting in loss of native plant species and species conversion to more fire-prone vegetation.

### **AUTHORITY**

Rancho Cucamonga Fire Protection District Ordinance FD 58, the 2022 California Building (CBC), Fire (CFC), Referenced Standards (CRSC), and Residential (CRC) Codes; the Government Code (GC); and the Public Resources Code (PRC). The 2021 International Wildland-Urban Interface Code is utilized as a nationally recognized standard in establishing the requirements of this standard but has not been formally adopted by the Fire District.

### **BACKGROUND**

The coastal regions of California and inland foothill regions of southern California along the transverse mountain ranges have a natural environment that is classified as Mediterranean with a chaparral ecosystem. Chaparral ecosystems are the smallest of the world's differentiated biomes and occupy less than 5% of the earth's surface but are home to nearly 20% of the world's surface plants (TheWildClassroom.com, 2018). Chaparral ecosystems are both prone and adapted to infrequent wildfires occurring a minimum of 15 years apart. A fire regime with a shorter recovery period can cause damage to a chaparral ecosystem sufficient to cause the permanent loss of rare habitat (Halsey, 2005).

## **RANCHO CUCAMONGA WILDLAND-URBAN INTERFACE FIRE AREA**

In accordance with the California Fire Code, the Fire District's Board of Directors has adopted a map designating the Rancho Cucamonga Wildland-Urban Interface Fire Area (WUIFA). The designated area is inclusive of the designated High and Very High Fire Hazard Severity Zones in the State Responsibility Area (SRA) that is within the jurisdictional boundaries of the Fire District. The designated area also includes areas within the City of Rancho Cucamonga that have been identified as fire hazard severity zones by Cal Fire, also known as Local Responsibility Area (LRA) fire hazard severity zones. The designated area also includes portions of the City of Rancho Cucamonga that have been identified by the Fire District as having a high wildfire hazard or risk based on wildland fire history. When Cal Fire releases updates of the statewide fire hazard severity zones map, the Fire District makes recommendations to the Board of Directors and the Rancho Cucamonga City Council regarding changes to the designated Rancho Cucamonga Wildland-Urban Interface Fire Area. Portions of the city and Fire District that are within the designated area are subject to the California Building, Fire, and Residential code provisions specific to wildfire hazard areas and to the provisions of this Standard.

### **DEFINITIONS**

**ACCESSORY STRUCTURE.** Any structure of any size that is accessory or incidental to an occupiable building, including, but not limited to, sheds, patio covers, decks, temporary or portable shade covers, outdoor cooking areas, and play structures.

**CRITICAL FIRE WEATHER.** A set of weather conditions (usually a combination of low relative humidity, wind, and/or high air temperature) whose effects on fire and wildfire behavior make control of the fire difficult, rapidly intensify the propagation of a wildfire, and/or increase the threat of harm or life safety to firefighters and civilians. Critical fire weather is also commonly known as red flag conditions.

**HABITABLE BUILDING OR SPACE.** A building or structure, or portion of a building or structure, of any size that has been permitted by the building official to be used in accordance with the applicable codes for living, sleeping, eating, or cooking.

**HAZARDOUS VEGETATION.** Native, non-native, or ornamental vegetation existing in a manner, quantity, or arrangement such that it creates an increased or unacceptable risk of damage to structures, electrical distribution lines, communication equipment, and other infrastructure during a wildfire event.

**OCCUPIABLE BUILDING.** A building that has residential, commercial, educational, institutional, or similar occupancy type use.

### **ADOPTED STANDARD**

#### **1. General.**

- a. The provisions of the Standard are applicable to new construction, additions to existing buildings and structures, the construction or placement of accessory structures on a parcel in the designated Wildland-Urban Interface Fire Area, and defensible space landscaping required by the various applicable provisions of the California Code of Regulations.
- b. When not already provided, defensible space as detailed in the Vegetation Management and Landscaping Requirements of this Standard is required to be provided when any of the following occurs:
  - i. Construction of a new occupiable building or an addition to an existing occupiable building.
  - ii. Construction of an addition to an existing habitable or occupiable building.
  - iii. Construction or placement of a new accessory structure or an addition to an existing accessory structure.
  - iv. Approval of an outdoor storage area for a vehicle or vehicles.
  - v. A real estate transaction regulated by Section 1102 of the Civil Code.

- c. New construction, including additions to existing buildings and structures, and the construction or placement of accessory structures within the designated Wildland-Urban Interface Fire Area is required to be in accordance with CBC Chapter 7A, CRSC Chapter 12-7A, CRC Section R337, applicable sections of the CFC, and this Standard.
  - d. Projects within the designated Wildland-Urban Interface Fire Area are required to provide defensible space in accordance with State regulations and this Standard. Defensible space is established by the provisions of a site-specific fire protection plan and/or a vegetation management and landscaping plan that meets the requirements of this Standard and is approved by the fire code official. Defensible space, vegetation management, and landscaping are required to be maintained as approved. Any modifications are required to be approved by the fire code official prior to any changes being made. Modifications are proposed by submitting new plans that are in accordance with this Standard.
  - e. An approved site-specific fire protection plan and/or a vegetation management and landscaping plan is required to be recorded on the parcel as an agreement between the property owner and the Fire District.
  - f. Where there is less than 100 feet available for defensible space from an occupiable building to a property line adjacent to hazardous vegetation, a non-combustible wall without openings with a minimum height of 6 feet is required to be constructed along the property line.
  - g. The minimum distance, measured horizontally, from an occupiable building or accessory structure to hazardous vegetation is required to exceed the maximum flame length calculated under the anticipated most extreme critical fire weather conditions.
  - h. Residential fire sprinkler systems are required to be in accordance with the CFC, the CRC, the applicable National Fire Protection Association (NFPA) standard, Fire District Standard 9-3, and this Standard.
2. **Access and Egress.** Emergency vehicle access and evacuation egress are required to be in accordance with the following:
- a. Fire apparatus access is required in accordance with Fire District Standard 5-1 and this Standard.
  - b. A minimum of two points of access and egress are required for any of the following development projects in the Wildland-Urban Interface Fire Area:
    - i. A residential tract capable of containing more than 30 dwelling units. This calculation is required to be inclusive of the total number of dwelling units, including accessory dwelling units, that could be constructed and occupied under the State laws, codes, and regulations existing at the time that the project or tract map is submitted for approval.
    - ii. A multi-unit residential building with more than 30 dwelling units.
    - iii. An occupiable building or grouping of buildings that consists of more than 50,000 square feet of gross floor area.
  - c. The fire code official is authorized to require additional points of access and/or egress depending on the design and size of the tract or development project and the findings of the fire hazard and risk assessment required to be included in the fire protection plan.
  - d. The fire code official is authorized to approve points of access and/or egress other than the main access point as emergency use only and allow such designated points of access and/or egress to be secured against normal, regular use. The manner of securing and opening points of access and/or egress is the sole discretion of the fire code official.
3. **Accessory Structures.** Accessory structures as defined by this Standard, except sheds, are allowed within 5 feet of an occupiable building when constructed of and contain only non-combustible materials. Accessory structures that are installed or constructed at a distance of more than 5 feet but less than 50 feet from an occupiable building are required to comply with all of the applicable construction and fire safety provisions of CBC Chapter 7A, CRSC Chapter 12-7A, CRC Section R337, applicable sections of the CFC, and this Standard, including the vegetation management and landscaping requirements.

4. **Construction Requirements.** In addition to the construction requirements of CBC Chapter 7A, CRC Section R337, and CRSC 12-7A, construction within the designated Wildland-Urban Interface Fire Area is required to conform to all of the following as applicable to reduce opportunities for fire ignition by embers and ember intrusion into an occupiable building or accessory structure:
  - a. All side-hinged exterior doors are required to be self-closing and positive latching, including the main entry door for single-family and multi-family residential buildings.
  - b. Automatic garage door openers are required to include a time-out feature that will automatically close the garage door after 20 minutes of inactivity. Garage door openers are required to be equipped with a back-up battery in accordance with State regulations. Sweeps and gaskets are required on garage doors and door openings.
  - c. New fences and gates within 5 feet of any applicable building or accessory structure are required to be constructed of non-combustible materials.
  - d. When fire sprinklers are required by any code, standard, or a site-specific fire protection plan to be installed under eaves, in accessory buildings, or throughout attics with an undivided area that exceeds 400 square feet, the hydraulic calculation is required to use an activation of four heads or the total number of heads installed to meet coverage requirements, whichever is less.
5. **Fire Protection Plan Requirements.** When a fire protection plan is required by this Standard or by the fire code official, it is required to contain all of the following elements as they are applicable to the particular project.
  - a. The fire protection plan is required to be formatted as a text report that includes a plan sheet exhibit of these elements.
  - b. A fire apparatus and emergency vehicle access plan that conforms to Fire District Standard 5-1, this Standard, and the street standards of the City of Rancho Cucamonga and/or the County of San Bernardino as applicable.
  - c. A fire protection water supply plan that conforms to Fire District Standard 5-10 and the standards of the water purveyor (Cucamonga Valley Water District or Fontana Water Company).
  - d. Design criteria for automatic fire sprinklers, standpipes, or other fire suppression or protection systems that are in accordance with National Fire Protection Association (NFPA) Standards 13, 13D, and 13R; the CBC, CFC, and CRC; Fire District Standard 9-3; and this Standard.
  - e. An on-site and off-site fire hazard and risk assessment that includes all land, roads, structures, and infrastructure within a 300-foot radius of the project. A project is defined as a single structure such as a single detached home, all structures proposed for construction on a single parcel such as a main home and accessory structures, the boundaries of a residential subdivision, campus-style clustering of structures, or a commercial building or grouping of commercial buildings that form a commercial center or commerce district.
  - f. A comprehensive review of the local climate to include the climate generally, annual rainfall information, the occurrence and history of droughts, temperature extremes, low humidity, prevailing and seasonal winds, and fire weather conditions.
  - g. A wildfire behavior prediction that includes fire spread and advancement rates and maximum flame lengths for the existing and undisturbed native, non-native, and invasive vegetation at mature growth under various weather conditions, especially extreme fire weather conditions. The fire behavior prediction is required to be achieved by using wildfire modeling software that is acceptable to the fire code official.
  - h. Information about the construction materials and methods that will be utilized with specific references to the applicable California Building, Fire, and Residential codes.
  - i. The inclusion of the Undesirable Plants and Trees list and specific notations where applicable if undesirable plants are proposed for the project. See Appendix A.

- j. A comprehensive defensible space and landscaping plan that shows the vegetation management zones and the exact locations proposed for all trees, plants, shrubs, vines, and ground covers, including native vegetation.
  - k. The plant palette proposed for the landscaping for the project inclusive of species notes indicating that proposed plants, shrubs, and trees are appropriate for the climate zone and are generally recognized to be fire resistant. Plant palette information for all trees, plants, shrubs, vines, and ground covers, including native vegetation, is required to include:
    - i. The common and botanical names.
    - ii. The maximum anticipated height.
    - iii. The maximum anticipated spread or canopy diameter.
    - iv. Verification of appropriateness for the climate zone.
    - v. Verification of appropriateness for California Irrigation Management Information System (CIMIS) Evapotranspiration Zone 9.
    - vi. The water use classification as determined by the 4th Edition of *Water Use Classification of Landscape Species* (WUCOLS).
  - l. An application for Alternate Means and Methods for any aspect of the fire protection plan that does not conform to the applicable codes and standards.
6. **Vegetation Management and Landscaping Requirements.** In order to qualify as conforming defensible space and vegetation management for the purpose of this Standard, vegetation management zones in compliance with this section are required to be provided and maintained for all projects where required by this Standard. Required distances are measured horizontally. Required distances may be increased by the fire code official when a site-specific analysis reveals conditions that warrant additional precautions.
- a. **Acceptable Vegetation Palette.** The trees, plants, shrubs, vines, and ground covers, including native vegetation, proposed for use as landscaping in the Wildland-Urban Interface Fire Area are required to be in accordance with the following:
    - i. Appropriate for Climate Zones 18 and 19 as determined by *Western Garden* published by Sunset Books.
    - ii. Appropriate for California Irrigation Management Information System (CIMIS) Evapotranspiration Zone 9.
    - iii. Have a Region 4 Water Use Classification of Landscape Species (WUCOLS) classification of Low or Very Low based on WUCOLS IV, 2014.
    - iv. Not determined by any standard or classification to be invasive.
    - v. Not included on the Rancho Cucamonga Wildland-Urban Interface Fire Area Undesirable Plants and Trees list unless proposed for use in accordance with this Standard. See Appendix A.
  - b. **Combustible Exclusion Zone 0 (0-5 feet from the structure).** This zone is closest to a building or structure. It is measured from the exterior walls or from the most distal point of a combustible projection, an attached accessory structure, or a detached accessory structure within 10 feet of an occupiable building. It provides a zone immediately adjacent to buildings and structures that is free from combustible materials that could be ignited by embers produced during a wildfire event. For the purposes of this zone, combustible materials include:
    - i. All vegetation.
    - ii. Natural fiber, wood, and rubber mulch.
    - iii. Artificial turf.
    - iv. Wood fences and gates.
    - v. Combustible decorative items and outdoor furniture.
    - vi. Firewood piles regardless of the diameter or dimension of the wood stored.

- vii. Yard maintenance equipment.
  - viii. Vehicles of any kind.
  - ix. Exercise or fitness equipment with combustible components.
  - x. Any item that in whole or in part has an ignition temperature less than 900 degrees F or 500 degrees C.
- c. **Fuel Modification Zone 1, Option 1 (5-30 feet from the structure).** This zone begins at the outer boundary of the combustible exclusion zone. It provides the best protection against the high radiant heat produced by a wildfire burning in dense vegetation. It provides an area that is designed and landscaped to be less vulnerable to vegetation ignition by embers during a wildfire event. It also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone is generally a level or level-graded area around the structure. Vegetation in this zone is limited to ground covers, lawns, and a small number of ornamental plants and trees that are not on the Undesirable Plants and Tree list. Specific requirements and recommendations for this zone include:
- i. Complete removal of fire-prone, undesirable plant species is required. See Appendix A for the complete Undesirable Plants and Trees list.
  - ii. Xeriscape™ designs, where compatible, and hardscape such as concrete, rock, pavers, and similar non-combustible features are encouraged.
  - iii. Focus should be on approved ground covers and lawns that are maintained at a height that does not exceed 4 inches.
  - iv. Plants that are low-growing and well-irrigated and not included on the Undesirable Plants and Trees list and arranged and selected such that:
    - 1) Plants are single specimens or a grouping not exceeding 3 plants that will have a mature diameter or linear measurement that does not exceed 5 feet.
    - 2) Mature height of plants is not to exceed 18 inches.
    - 3) At mature growth, single plants or groupings of plants are required to be separated from each other by at least 15 feet.
    - 4) Plants are not located under the canopies anticipated for mature trees.
  - v. Single specimens of trees or groupings of not more than 3 that are appropriate for the climate zone and not included on the Undesirable Plants and Trees list. Trees are to be planted such that the mature canopies will be at least 10 feet from any building, structure, or projection constructed with combustible materials. Trees are required to be spaced such that the perimeters of the mature canopies of single specimens or the mature combined canopy of a grouping will be at least 20 feet from other tree canopies. Mature combined canopies cannot exceed 20 feet in diameter or spread in any direction.
  - vi. Trees are required to be maintained such that the branches and limbs closest to the ground are pruned to a height from the ground that is equal to 1/3 the overall height of the tree or 6 feet from the ground, whichever is higher. This provision does not apply to newly installed trees that could be damaged by adherence to this provision.
  - vii. The use of natural fiber, wood, or rubber mulch is prohibited.
  - viii. An automatic irrigation system is required to be installed and extended to provide water to all landscaping in the zone, except for areas inside the drip line of trees that could be damaged by routine irrigation.
  - ix. Continual maintenance including ongoing removal of seasonal grasses and invasive weeds, removal of dead woody material and dead and dry leaves from the plants, replacement of dead or dying plantings, functional tests of the irrigation system, and regular trimming and pruning to reduce fuel and to inhibit the creation of a fuel ladder are required in this zone.

- d. **Fuel Modification Zone 1, Option 2 (5-50 feet from the structure).** This zone begins at the outer boundary of the combustible exclusion zone. It provides the best protection against the high radiant heat produced by a wildfire burning in dense vegetation. It provides an area that is designed and landscaped to be less vulnerable to vegetation ignition by embers during a wildfire event due to the use of native species for landscaping that are arranged in an open design. It also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone is generally a level or level-graded area around the structure. This option provides wildfire protection and fire propagation prevention equivalent to Zone 1, Option 1 while preserving the native environment and habitat. Specific requirements for this zone include:
- i. A plant palette comprised primarily of selected native vegetation with a species mix that supports (the subterranean health of the plants in the zone).
  - ii. Ground coverage that does not exceed 50% when plants reach maturity or are maintained in accordance with the approved defensible space landscaping plan.
  - iii. Plant species that can survive and remain healthy if irrigation is limited to the most severe water use restrictions imposed in the past 10 years.
  - iv. Regular complete removal of seasonal grasses and invasive weeds.
  - v. The use of selected trees that are not included on the Undesirable Plants and Trees list but which are compatible with the native plant species and anticipated reduced irrigation requirements for this vegetation management option. Trees are limited to single specimens located such that the mature canopies will be separated by at least 20 feet.
  - vi. Plants are prohibited under the canopies of trees to prevent creating a fuel ladder.
  - vii. The use of natural fiber or wood mulch to a depth of not more than 4 inches is allowed. The use of rubber mulch is prohibited.
- e. **Fuel Reduction Zone 2, Option 1 (31-100 feet from the structure).** Maintain a reasonably open character in this area. This is a transition area between the strict requirements of Zone 1, Option 1 and the undisturbed native vegetation. The requirements for this zone are:
- i. Irrigated landscaping with trees and plants suitable for the climate zone. Distribution of trees and plants should maintain an open arrangement.
  - ii. Groupings of plants and shrubs cannot form an aggregate diameter or linear distance at maturity that is more than 10 feet. Hedges and groupings of plants and shrubs are required to be separated from other hedges, groupings of plants and shrubs, and tree canopies by a minimum of 20 linear feet.
  - iii. Mature trees cannot create a continuous canopy that is more than 30 feet in diameter or spread in any direction.
  - iv. Arrangement of plants, shrubs, and trees and selection of species cannot create fuel ladder opportunities. Generally, plants and shrubs are prohibited under tree canopies.
  - v. The use of natural fiber or wood mulch to a depth of not more than 4 inches is allowed. The use of rubber mulch is prohibited
  - vi. Mature coverage of all landscaping cannot exceed 50% of the ground. Turf grasses and mulch are excluded from this limitation.
  - vii. Native vegetation is allowed in this zone when it is maintained such that the overall ground coverage produced by the mature or maintained plant growth does not exceed 50% and plants are not located under tree canopies.
  - viii. Plants, shrubs, and trees on the Undesirable Plants and Trees list will be considered on a case-by-case basis for use as landscaping in this zone when they are proposed to be installed more than 50 feet from buildings, structures, and projections constructed with combustible materials.
  - ix. Regular maintenance to include the removal of all dropped debris, dead or dying material, seasonal grasses, and invasive weeds.

**Note:** Allowances for the needs of protected species and habitats will be considered in this zone.

- f. **Fuel Reduction Zone 2, Option 2 (51-100 feet from the structure).** Maintain a reasonably open character in this area. This is a transition area between the strict requirements of Zone 1, Option 2 and the undisturbed native vegetation. The requirements for this zone are the same as those for Zone 1, Option 2 but with the following modifications:
  - i. Ground coverage cannot exceed 70% when plants reach maturity or are maintained in accordance with the approved defensible space landscaping plan.
  - ii. The use of selected trees that are included on the Undesirable Plants and Trees list and which are compatible with the native plant species and anticipated reduced irrigation requirements for this vegetation management option will be considered on a case-by-case basis. Trees are limited to single specimens located such that the mature canopies will be separated by at least 20 feet.
  
- g. **Site-Specific Modification Zone 3 (More than 100 feet from the structure).** This zone is furthest from the structure. Fuel modification in this zone is largely site-specific and driven by setbacks, slopes, species mix and density of native vegetation, and predicted fire behavior. Vegetation management is determined on a case-by-case basis in accordance with the conclusions of the fire protection plan, provisions of this Standard, referenced codes, and best practices.
  
- h. **Community Vegetation Management.** Where an undeveloped or vacant parcel abuts a mandated fuel modification zone, the property owner of the undeveloped or vacant parcel is required to provide fuel modification and reduction consistent with the requirements of Fuel Reduction Zone 2 for a distance of 50 feet from the property line measured from the property line toward the interior of the parcel.
  
- i. **Existing Mature Trees.** Existing mature trees located within a Fuel Modification Zone where the property lines of the parcel do not abut native vegetation are required to be in accordance with this section.
  - i. Trees that are classified as fire-resistant are required to be maintained in accordance with all of the following:
    - 1) Branches and limbs closest to the ground are required to be pruned to a height from the ground that is equal to 1/3 the overall height of the tree or 6 feet from the ground, whichever is higher.
    - 2) No part of a tree is allowed to extend within 10 feet of an outlet for a chimney, stovepipe, or other heat vent.
    - 3) Any part of a tree is prohibited from overhanging any portion of a habitable building, combustible projection, attached accessory structure, or detached accessory structure within 10 feet of a habitable building.
    - 4) The mature canopy of a fire-resistant tree is required to be separated from the mature canopy of another fire-resistant tree by a distance of at least 10 feet and from the mature canopy of a non-fire-resistant tree by a distance of at least 20 feet.
    - 5) Plants, shrubs, and groundcovers are prohibited within the drip line of the canopy to prevent creating a fuel ladder.
  - ii. Trees that are not classified as fire-resistant are required to be maintained in accordance with all of the following:
    - 1) Branches and limbs closest to the ground shall be pruned to a height from the ground that is equal to 1/3 the overall height of the tree or 6 feet from the ground, whichever is higher.
    - 2) No part of a tree is allowed to extend within 30 feet of an outlet for a chimney, stovepipe, or other heat vent.



- 3) Any part of a tree is prohibited from being within 10 feet of any portion or element of a habitable building, combustible projection, attached accessory structure, or detached accessory structure within 10 feet of a habitable building.
  - 4) The mature canopy of a non-fire-resistant tree is required to be separated from the mature canopy of all other trees by a distance of at least 30 feet.
  - 5) Plants, shrubs, and groundcovers are prohibited within the drip line of the canopy to prevent creating a fuel ladder.
- j. **Slopes Greater than 30%.** When construction is proposed within 200 feet, measured along a horizontal plane, of slopes greater than 30%, defensible space, vegetation management, and fuel reduction are required to be determined on a site-specific basis. An approved fire spread and flame length model is required to be used to determine the dimensions of the vegetation management zones and the vegetation limitations in each zone. Model inputs are required to be the most severe conditions experienced in the past 25 years.
- k. **Environmental Preservation.** Vegetation management will take into consideration, and prevent as completely as possible, creating conditions where the likelihood of erosion and/or slope instability is increased as a result of fuel modification and fuel reduction. Thinning of native vegetation is required to take into consideration, and preserve where possible, the habitats of native and/or seasonal species. Land that is subject to regulations applicable to protected habitats and species may require an environmental impact assessment in addition to the fire protection plan.
- l. **Responsibility.** Persons owning, leasing, controlling, operating, or maintaining buildings or structures are responsible for maintenance of the vegetation management zones. Vegetation management zones are required to be continuously maintained year-round and kept in compliance with this Standard or the approved fire protection plan, whichever is more restrictive. Maintenance is required to include:
- i. Removing vegetation that is not included in the approved landscaping plan, including but not limited to seasonal grasses, invasive weeds, native vegetation, and fugitive vegetation.
  - ii. Keeping leaves, needles, and other dead vegetative material regularly removed from trees, shrubs, ground covers, native vegetation, roofs, and rain gutters of buildings and structures, and from under decks and other concealed spaces.
  - iii. Regularly inspecting the irrigation system to ensure proper operation and coverage as designed and approved and making repairs and adjustments as needed.
7. **Ground-mounted photovoltaic systems.** Ground-mounted photovoltaic systems are required to be installed on a non-combustible base and be provided with a 10-foot combustible exclusion zone around the entire system that is continuously maintained free from all vegetation and other combustible materials.
8. **Storage of firewood and combustible materials.** The storage of firewood, combustible construction or maintenance materials, or other combustible materials arranged in piles of any size is prohibited within 20 feet of an occupiable building or accessory structure unless the storage is in a non-combustible, fire-resistant enclosure acceptable to the fire code official.
9. **Defensible Space Inspections.** The vegetation management and landscape requirements of this Standard are the basis for determining whether or not a property is in compliance with defensible space requirements when an inspection required by Assembly Bill 38 (AB 38 – 2019) codified in various sections of the Civil Code, Government Code, and Public Resources Code is completed pursuant to a regulated real estate transaction.

10. **Roadways.** Areas within 30 feet on each side of a public or private road, a designated fire apparatus access road, and driveways are required to be cleared of trees, shrubs, plants, and native vegetation.

**Exception:** Native or ornamental vegetation, cultivated ground cover, or similar plants that are maintained in accordance with the approved fire protection plan or maintained to a height that does not exceed 4 inches provided they do not form a means of readily transmitting fire, potentially obstruct emergency vehicle access due to active involvement with fire, or create the potential for damage to equipment or injury to emergency responders as a result of direct fire impingement or radiant heat. This exception is granted at the discretion of the fire code official and can be revoked if a determination is made that complete removal of all vegetation is in the interest of wildfire safety.

11. **Premise Identification.** When a building is set back more than 100 feet from the street that provides fire access or address numbers installed on the building are not readily visible from the street, the address for the building is required to be displayed at the street in a manner approved by the fire code official.

12. **Open Flames, Outdoor Fires, and Cooking Appliances.** Open flames, outdoor fires, and the installation and use of outdoor cooking appliances are required to be in accordance with the following provisions:

- a. Open burning is required to be in compliance with Fire District Standard 3-1, which generally requires a permit issued by the fire code official. Open burning is prohibited during critical fire weather except as expressly allowed for the prevention or control of wildfires.
- b. Open flames, including those associated with outdoor cooking, heating, and decorative features are required to be in compliance with Fire District Standard 3-2.
- c. The fuel for permanently installed, built-in-place outdoor fireplaces, fire pits, and barbecues as well as cooking appliances such as range tops and ovens is limited to natural gas or propane.
- d. Built-in-place outdoor fireplaces, fire pits, and barbecues as well as cooking appliances such as range tops and ovens are required to be constructed or installed a minimum of 15 feet from construction that utilizes combustible materials.
- e. The ignition continuation of open burning and the use of open flames in any application is strictly and expressly prohibited during critical fire weather conditions.

13. **Evacuation Planning and Assessment.** When a project requires an Environmental Impact Report or a Traffic Analysis, an evacuation assessment is required to be prepared by a qualified Traffic Engineer or equivalent design professional.

The evacuation assessment will use as its basis the most recent Evacuation Analysis completed for the City of Rancho Cucamonga or the Fire District. Projects are encouraged to provide a high degree of circulation to provide options for evacuation and emergency vehicle access. The Fire District is authorized to deny, to the extent allowed by law, projects that have a demonstrably adverse impact on evacuation.

Means of reducing or eliminating adverse impacts in evacuation from the designated WUIFA include but are not limited to:

- a. Wider streets.
- b. Fewer cul-de-sacs and increased connection of interior streets.
- c. Adding edge roads to the project.
- d. Providing a project-specific phased evacuation plan approved by the fire code official.

#### 14. Release of Construction Permits

- a. Release of construction permits will be in accordance with Fire District Standard 33-1. When required by this Standard, the fire protection plan must be approved and recorded on the parcel prior to construction permits being released.
- b. Fuel Modification Zone 1 vegetation management is required to be completed before construction with combustible materials will be approved. This includes combustible construction materials used in the forms for foundations, footings, slabs, walls, and thrust blocks. The required fuel modification is required to be maintained for the duration of the construction.

15. **Correction of Non-Conforming Conditions.** The fire code official is authorized to give a Notice to Correct to the owner of the property on which conditions regulated by this Standard are not in compliance with this Standard, referenced standards and codes, or any State regulation. If the owner fails to correct such conditions, the fire code official is authorized to arrange for the corrections to be made by approved contractors, or other approved means, and seek cost recovery through all legally available means or make the expense of such correction a lien or tax assessment on the property where non-conforming conditions were required to be corrected.

16. **Recommended Best Practices for Existing Buildings.** One of the best ways to increase the likelihood that a home survives a wildfire event is to make it more resistant to ember intrusion. The following home improvements are code requirements for new construction and recommended best practices for those who desire to increase their home protection.

- a. Replace standard attic vents with Wildfire Flame and Ember Resistant vents approved by the State Fire Marshal and tested to ASTM E2886 standards. Embers entering attic vents during a wildfire event are a leading cause of attic fires that result in significant and sometimes total loss to a home.
- b. When replacing windows, install new windows that have metal frames and glazing that is laminated dual pane with one pane being tempered glass. This will help the glass remain intact if impacted by rocks or other debris picked up by high winds. Broken windows are one of the primary entry points for embers that ignite the interior of homes.
- c. Close gaps between garage doors and the door opening by installing weather stripping that meets ASTM standards D638 and G155. Closing these gaps helps to prevent embers from being blown into the garage and igniting ordinary combustible materials commonly stored in garages.
- d. Replace previously approved wood decks with new decks constructed of approved non-combustible or ignition-resistant materials that meet ASTM standards E2632 and E2726.
- e. Enclose exposed eaves with a non-combustible material that meets the specifications of ASTM E119 or UL 263.
- f. Revise existing landscaping to be in compliance with this Standard to reduce the likelihood that landscaping is ignited during a wildfire event.
- g. Create a home protection plan that includes moving combustible outdoor furniture and similar items indoors during a wildfire event and ensures that all windows and doors are closed and secured, especially if there is a need to evacuate the home.



**Rancho Cucamonga Fire Protection District**  
**Wildland Urban Interface Fire Area Undesirable Plants and Trees**

<b>COMMON NAME</b>	<b>BOTANICAL NAME</b>
Acacia	Acacia
Bamboo	Bambusa
Bottlebrush	Callistemon, Calliandra, others
Broom	Baccharis, Cytisus, Spartium, others
Camphor	Camphora
Cedar	Cedrus
Chamise	Adenostoma
Common Buckwheat	Eriogonum fasciculatum
Cypress	Taxodium
Eucalyptus	Eucalyptus
Fir	Abies
Grass, various	
Hemlock	Tsuga
Honeysuckle	Anisacanthus, Justica, Lonicera, others
Jasmine	Jasminium
Juniper	Juniperus
Mustard	Brassica
Palm	Palmae
Pepper	Schinus
Pine	Pinus

Continued on the next page



**Rancho Cucamonga Fire Protection District**  
**Wildland Urban Interface Fire Area Undesirable Plants and Trees**

<b>COMMON NAME</b>	<b>BOTANICAL NAME</b>
Red Shanks	Adenostoma
Rosemary	Rosmarinus, others
Spruce	Picea
Tamarisk	Tamarix
Thistle	Cirsium, Cynara, Salsola, Silybum
Various	Elaeagnus
Various	Melaleuca
Various tall grasses	Cortaderia
Yew	Taxus

***See next page for important Notes and Information***



## Rancho Cucamonga Fire Protection District Wildland Urban Interface Fire Area Undesirable Plants and Trees

### Notes and Information

1. Use of plants and trees on this list must be specifically approved by the fire code official. Plants and trees on this list will be considered only when the plant or tree is completely located a minimum of 50 feet from all structures. Use of any of the plants or trees on this list is subject to periodic, ongoing inspections by the Fire District to ensure proper maintenance. Inspections may incur fees payable by the property owner. Failure to maintain the plants and trees on this list in accordance with plan approvals could result in the plants and/or trees being ordered to be removed at the expense of the property owner.
2. The City of Rancho Cucamonga's Engineering and Public Works departments have a list of approved trees that can be used for street trees.
3. Plants not on this list that are considered invasive will generally not be approved for use. For more information on invasive plants, please reference the California Invasive Plant Council's website <https://www.cal-ipc.org/>.
4. For the purpose of using this list as a guide in selecting plant material, it is stipulated that all plant material will burn under various conditions.
5. The absence of a particular plant, shrub, groundcover, or tree from this list does not necessarily mean it is fire resistive and does not imply that a particular plant, shrub, groundcover, or tree will be approved by the Fire Code Official for landscaping in the Wildland-Urban Interface Fire Area.
6. All vegetation used in Vegetation Management Zones and elsewhere in the Wildland Urban-Interface Fire Area shall be subject to approval of the fire code official.
7. Landscape architects may submit proposals for use of certain vegetation on a project-specific basis. They shall also submit justifications as to the fire resistivity of the proposed vegetation.
8. Rancho Cucamonga is in Climate Zones 18 and 19 as defined in the Sunset Western Garden book. Plants, shrubs, ground cover, or trees recommended for the climate zone in which the project is located can be submitted for approval as landscaping.
9. Rancho Cucamonga is in Water Use Classification of Landscape Species (WUCOLS) Region 4. Plants with a WUCOLS Region 4 Water Use classification of Low or Very Low can be submitted for approval as landscaping.
10. Native and/or drought-tolerant plants are encouraged.
11. Notwithstanding the type of plant included or not included on this list, spacing and configuration of plantings, which are critical to stopping fire spread, are required to be in accordance with the Fire District's standards.
12. This list was compiled with the assistance of wildland-urban interface landscape consultants. It has been reviewed and approved by the fire code official and may be revised from time to time.

## Recording Agreement and Proof of Recording Documents

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME

STREET  
ADDRESS

CITY, STATE &  
ZIP CODE

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document



**THIS AREA FOR  
RECORDER'S  
USE ONLY**

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)



## FIRE PROTECTION PLAN AGREEMENT

THE UNDERSIGNED, \_\_\_\_\_ [printed name(s)]  
do(es) hereby certify to be the owner(s) of the herein after legally described property located in the  
County of San Bernardino, State of California as recorded in the Office of the County Recorder:

Legal Description of the Property:

The Fire Protection Plan (herein after "Plan") for the above-referenced parcel, included herein as  
Exhibit \_\_\_\_\_, dated \_\_\_\_\_, is an Agreement with the Rancho Cucamonga  
Fire Protection District for basic fire protection and prevention provisions on the above-referenced  
parcel. The provisions of the Plan shall form the basis for fire protection measures specific to this  
parcel.

The Agreement shall run with the land and shall be binding upon the undersigned, all future owners,  
encumbrances, and their successors, heirs, or assignees. It shall continue in effect until such time as the  
Rancho Cucamonga Fire Protection District records in the Office of the County Recorder a statement  
that finds such conditions are no longer applicable or have been mitigated satisfactorily.

By: \_\_\_\_\_ Date \_\_\_\_\_  
[Signature of Owner]

By: \_\_\_\_\_ Date \_\_\_\_\_  
[Signature of Owner]

By: \_\_\_\_\_ Date \_\_\_\_\_  
[Signature of Owner]

By: \_\_\_\_\_ Date \_\_\_\_\_  
Robert Ball  
Fire Marshal  
Rancho Cucamonga Fire Protection District

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME

STREET  
ADDRESS

CITY, STATE &  
ZIP CODE

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document



**THIS AREA FOR  
RECORDER'S  
USE ONLY**

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

**LANDSCAPING AND DEFENSIBLE SPACE PLAN AGREEMENT**

THE UNDERSIGNED, \_\_\_\_\_ [printed name(s)]  
do(es) hereby certify to be the owner(s) of the herein after legally described property located in the  
County of San Bernardino, State of California as recorded in the Office of the County Recorder:

Legal Description of the Property:

The Landscaping and Defensible Space Plan (herein after “Plan”) for the above-referenced parcel  
included herein as Exhibit \_\_\_\_\_, dated \_\_\_\_\_, is an Agreement with the  
Rancho Cucamonga Fire Protection District for basic fire protection and prevention provisions on the  
above-referenced parcel. The provisions of the Plan shall form the basis for fire protection measures  
specific to this parcel.

The Agreement shall run with the land and shall be binding upon the undersigned, all future owners,  
encumbrances, and their successors, heirs, or assignees. It shall continue in effect until such time as the  
Rancho Cucamonga Fire Protection District records in the Office of the County Recorder a statement  
that finds such conditions are no longer applicable or have been mitigated satisfactorily.

By: \_\_\_\_\_ Date  
[Signature of Owner]

By: \_\_\_\_\_ Date  
[Signature of Owner]

By: \_\_\_\_\_ Date  
[Signature of Owner]

By: \_\_\_\_\_ Date  
Robert Ball  
Fire Marshal  
Rancho Cucamonga Fire Protection District