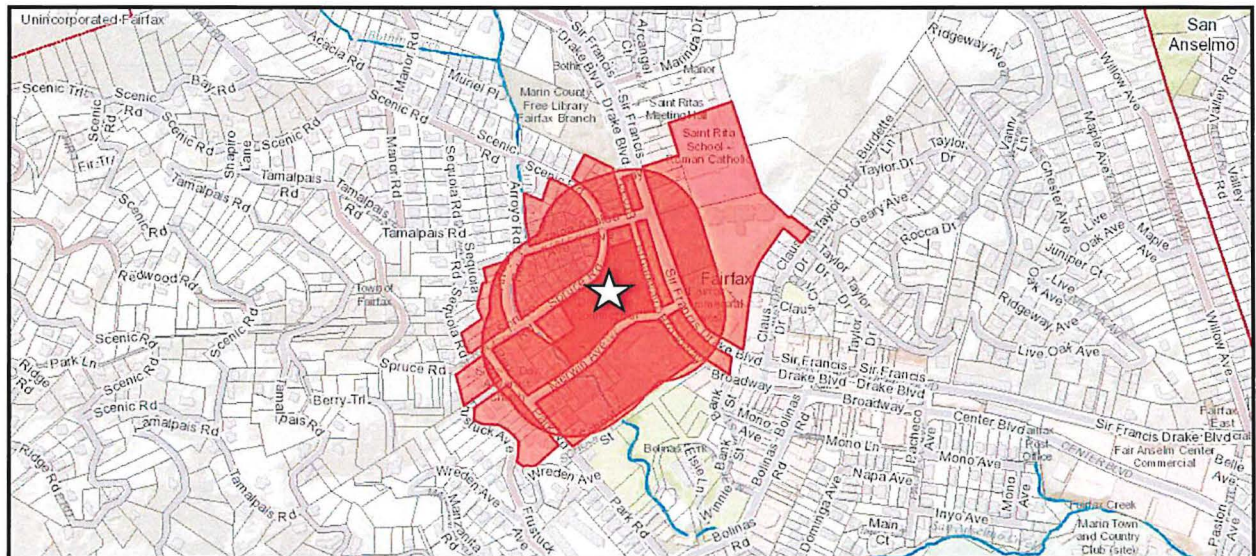


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Planning Commission
DATE: October 27, 2022
FROM: Linda Neal, Principal Planner
LOCATION: 109 Broadway; Assessor's Parcel No. 001-148-13
ZONING: CS Service Commercial Zone
PROJECT: 8-foot-tall fence with irrigated landscaping bed
ACTION: Fence Height Variance and Design Review Permit; Application 22-22
APPLICANT: Fairfax Lumber
OWNER: San Rafael Lumber Company
CEQA STATUS: CEQA categorically exempt, § 15303(e)



109 BROADWAY

PROJECT DESCRIPTION

Construction of an 8-foot-tall fence along an approximately 330-foot section of the rear property line fronting Spruce Road. The project includes a planting bed of an unspecified width planted with 5-gallon Privets or other acceptable plant material (as allowed by PG & E) running the length the new fence irrigated with a timer activated drip irrigation system. The fence façade facing Spruce Road will present repeating sections of 28-foot corrugated metal panels alternating with 8-foot-wide decorative modular paneling with a privacy rating of 90%. The panels will be supported by 8-foot wooden posts with a 2-foot wooden kick panel (see attachment B that includes elevations of the proposed fence and photographs of the metal corrugated panels and decorative metal modular fence sections). The applicants are proposing to use the unpainted silver metal

corrugated panels alternating with the decorative hardened wood privacy panels in the original brown color they are manufactured in.

BACKGROUND

The approximately 2.4-acre site has been used as a lumber yard since 1912. The surrounding residential developments of Fairfax Park Subdivision north of the site and Fairfax Manor Subdivision south of the site were built up during the 1920's.

On August 3, 2022, staff began receiving complaints that trees and vegetation were being removed by PG&E from along the Spruce Road frontage of the Fairfax Lumber property. Subsequently, neighbors submitted a petition indicating their concerns about this matter. The petition was received by the Town on September 8, 2022. The neighbors in the area were concerned that the removal of the trees and vegetation would lead to increased visual impacts, dust, noise, and chemical hazards from Fairfax Lumber operations. In the petition submitted, the neighbors are asking that the Town investigate and enforce its nuisance abatement ordinance regarding their concerns with Fairfax Lumber. PG&E had been authorized and required by the PUC (Public Utilities Commission) to remove/trim trees and vegetation that pose a threat to their facilities. Town staff did a site inspection and observed the impact of the now visible various fencing and screening materials, much of which is in poor repair, along the Spruce Road frontage of the Fairfax Lumber property, and the open views into the lumber yard. Staff requested of PG&E representatives that the vegetation removal cease until they could meet with the concerned residents. By the time the meetings took place, most of PG&E's work at this location had been completed. Residents also indicated their concerns to Council members.

At the October 6, 2022, Town Council meeting a group of Spruce Road neighbors spoke about visual, dust and noise related impacts on their persons and properties caused by Fairfax Lumber's day to day operations which had been present and but exacerbated by PG & E's removal of vegetation along the lumber yard rear property line where it fronts on Spruce Road.

The staff report identified a number of mitigation measures staff had discussed with the President and Manager of the lumber yard including dust control, visual impact mitigation, noise impact mitigation and air quality and ongoing dust generation monitoring.

The suggested visual impact mitigation measures discussed at the October 6th, 2022, meeting included installation of an 8-foot tall, screening, fence, and landscaping improvements along the portion of the lumber yard rear property line fronting Spruce Road.

Currently existing along the Spruce Road property frontage is a combination wood fence and wire fence, both in various stages of disrepair.

DISCUSSION

The meeting tonight is focused on the height and design of a proposed fence and landscaping to mitigate the visual impacts of the lumber yard on the adjacent residential neighborhood.

Town Code § 17.044.080(A) limits fence heights along rear lot lines to 6-feet and provides that fences may be maintained at higher heights only after obtaining approval of a Variance from the Planning Commission.

Town Code § 17.020.030(B) requires that a Design Review Permit be obtained for any new construction occurring in the CS Service Commercial Zone. The lumber yard site is zoned CS Service Commercial, so the project also requires the approval of a Design Review Permit.

Fence Height Variance

Town Code § 17.028.010 describes the purpose of the Variance process which is to allow variance from the strict application of zoning regulations when there is some physical feature or other extraordinary situation or condition of the piece of property or of the use or development of the properties immediately adjoining a property where strict enforcement of the regulations would cause undue hardship inconsistent with the spirit and purpose of the regulations.

Increasing the allowed height of the rear fence to 8-feet will not obstruct visibility for any vehicles or pedestrians using the developed portion of the Spruce Road right-of-way because the rear property line is located approximately 14-feet from the edge of the Spruce Road developed roadway. During a site visit on October 19, 2022, staff noted vehicles parked off the paved road between the large existing Trees on the south side of Spruce Road with a dirt strip approximately 5-feet wide between the side of the vehicles and the existing Fairfax Lumber fence. This 5-foot-wide strip is more than adequate to accommodate a planting bed while still allowing for off-street public parking.

The location of the lumber yard immediately adjacent to residentially developed sites warrants the construction of a fence that exceeds the permitted six feet in height to provide a visual barrier between the commercial business and the adjacent residences.

Findings to support the variance for the 8-foot-tall fence can be viewed in their entirety in the attached Resolution No. 2022-30.

Design Review Permit

The purpose of the Design Review process is to “foster a good design character through consideration of aesthetic and functional relationships to surrounding development and to further enhance the town’s appearance and the livability and usefulness of properties.”

In order to approve a Design Review Permit the Commission must apply specific design review criteria set forth in Town Code § 17.020.040 when reviewing a project and must be able to find that the project design conforms to those design review criteria (Town Code § 17.020.080).

The corrugated metal fencing alternating with the "Out Deco USA" hardwood privacy panels, either the Cumulus or the Star Anais design, will provide 90% to 100% privacy screening of the lumber yard site (100% for the corrugated metal panel sections and 90% for the hardened wood decorative panel sections). The fence framing will be of wood, and it is not clear from the application if the applicants propose treating or painting the wood. This can be clarified by the applicants at the public hearing. The use of the alternating materials between the silver corrugated metal fencing and the decorative brown hardened wood privacy panels will create an articulated structure presenting a pleasing façade along the Spruce Road right-of-way. The design will comply with the required design review criteria.

Staff has included a condition in the resolution recommending approval of the project that the silver corrugated metal fencing be non-reflective.

Approval of the Design Review Permit also requires the Commission approve a preliminary planting and irrigation plan. The applicants propose planting twenty 5-gallon shrubs in front of the fence once it is completed to provide additional screening and will also irrigate the plants with a drip irrigation system.

Staff has a call in to PG & E with questions clarifying this limitation to determine if other types of plant material might be acceptable to PG & E within the "small zone" but had not heard back from them at the time this report was being written and will verbally relay any information they provide us with at the hearing.

Pacific Gas and Electric considers Fairfax a "high fire threat" area. The information contained in PG & E's document, "Trees and Shrubs for Power Line-Friendly Landscaping" prohibits planting of shrubs or trees within 15-feet of any power line or pole and allows only low-growing plants less than 12-inches at maturity that have high moisture content and low sap content within those areas (see Attachment C, page 2, Planting within high fire-threat areas). Therefore, any proposed landscaping will have to be 12-inches or less in height and resistant to fire (see Attachment D – Fire Safe Marin Fire Resistant Plant List).

Staff has included a condition in the resolution recommending approval of the project that a landscaping plan shall be prepared by a licensed Landscape Architect and shall include the plant species, size, and planting locations, and the location of the irrigation system drip lines and automatic timing system (clock) for approval by the Planning Director prior to the start of construction.

RECOMMENDATION

Receive the staff report, take public testimony, and move to approve Resolution No. 2022-30 approving application # 22-22 setting forth the findings and the conditions for the project approval.

ATTACHMENT

Attachment A – Resolution No. 2022-30

Attachment B – Applicant’s plan and supplemental fencing information

Attachment C – PG & E’s "Trees and Shrubs for Power Line-Friendly Landscaping"

Attachment D – Marin Fire Wise Fire-Resistant Plants Common to Marin County, CA list

RESOLUTION NO. 2022-30

A Resolution of the Fairfax Planning Commission Approving Application # 20-22 for a Fence Height Variance and Design Review Permit to Allow Erection of an 8-Foot-Tall Fence Along the Rear Property Line and Landscaping Bed Along the South Side of Adjacent Spruce Road Frontage

WHEREAS, the Town of Fairfax received an application for an 8-foot-tall privacy fence and landscaping along an approximately 330-foot-long section of Fairfax Lumber's rear property line that runs along Spruce Road on October 18, 2022; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on October 27, 2022, at which time all interested parties were given a full opportunity to be heard and to present evidence, and at which time the Planning Commission approved the Fence Height Variance and Design Review Permit; and

WHEREAS, based on the plans and supplemental information provided by the applicant, as well as the testimony at the public hearing, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary for the Project's requested discretionary Fence Height Variance and Design Review Permit; and

WHEREAS, the Commission has determined the project conforms to the following 2010-2030 General Plan Policies (including Text Amendments, Town Council Resolution No. 21-51 adopted 12/1/21):

LU-7.1.1: The existing village-like qualities text amendments approved by Town Council, Resolution of the commercial center of the Town, designated as the Town Center Area shall be maintained and enhanced.

LU-7.1.1.2: New and/or renewed development in the Town Center Area should preserve and enhance the village-like qualities of Town Center Area in the mix of land, uses, architectural styles and ornamentation, materials, colors, and textures.

WHEREAS, the Commission has made the following findings:

Fence Height Variance Findings (Town Code § 17.028.070)

1. The lumber yard is located between the Fairfax Park and Fairfax Manor Subdivisions which are developed with residential structures. The location of the commercial business between these two residential subdivisions is the special circumstance applicable to the property, which warrants the approval of the Fence Height Variance to allow construction of an 8-foot-tall fence along a 330-foot section of the rear property line on the south side of Spruce Road.

2. The variance will not constitute a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification, and is consistent with the objectives of this title because the fence is set back approximately 13-feet from the edge of the improved Spruce Road roadway improvements, it will be articulated through the use of alternating metal corrugated fence panels, and decorative hardened wood panels and will have a landscaping bed along its length. Granting the Fence Height Variance will not be a special privilege and is for the benefit of the entire neighborhood.
3. The strict application of the fence height regulations would limit the fence to 6-feet in height, diminishing the effectiveness of the structure to provide adequate privacy screening between the lumber yard and the residential properties on Spruce Road which would be a hardship for the neighboring sites.
4. The granting of the variance will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated because the 8-foot-tall fence will maintain approximately a 13-foot setback from the edge of the paved public road and will not obstruct vehicular visibility.

Design Review Finding [Town Code § 17.020.080(A)]

The fence design using alternating corrugated panels and decorative hardened wood panels will create an articulated façade facing Spruce Road. As currently designed, the project complies will comply with the design review criteria contained in Town Code § 17.020.040.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

1. The project is limited to the development depicted in the plans and attachments submitted by the Applicant's on 10/17/22.
2. The silver corrugated metal fencing panels must be non-reflective.
3. The applicants shall contract with a licensed Landscape Architect to prepare a landscaping and irrigation plan that complies with PG & E regulations and that will protect the existing adjacent mature trees within the right-of-way. The plans shall be approved by the Planning Director prior to the start of construction on the fence.
4. The applicants shall maintain the fence and landscaping in a good repair and an neat and attractive manner at all times. Such maintenance shall include, but not be limited to, removing graffiti, replacing future damaged fence panels, removing fallen leaves and dead plant material periodically as necessary to maintain the health of the plants, replacing damaged irrigation system parts.

5. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to, the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32, and the Americans with Disabilities Act.

6. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use their best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Fence Height Variance and Design Review Permit can occur without causing significant impacts on neighboring businesses or residences; and

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 27th day of October 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

Chair Norma Fragoso

Attest:

David Woltering, Interim Planning Director



Job description

Jobsite address is Fairfax Lumber at 109 Broadway – item #1

The scope of the job is to replace an existing 6' tall wire fence along Spruce Rd with a new 8' tall solid fence following the same path as the existing. At 8' this exceeds the 6' fence height limit hence the application for a variance. Please note that since PG&E limbed up trees and removed shrubs along the lumberyard side of Spruce our neighbors are asking for an 8' solid fence to block the view of the lumber yard.

The proposed fence will consist of repeating segments of 28' of corrugated metal panels followed by 8' of decorative panels, and so on, for the 330' of existing fence – item #2

The metal panels will be 2'x7' laid vertically followed by 8' of run made up of 2'x4' decorative privacy panels. The fence will be constructed out of 4x6 posts set at approximately 9' centers, a 2x12 kickplate at the ground and three horizontal 2x4 rails, one set at the top edge of the 2x12, one set at 4.5' and one at the top of the fence. There will be a 2x6 cap at the top – item #3 & 4

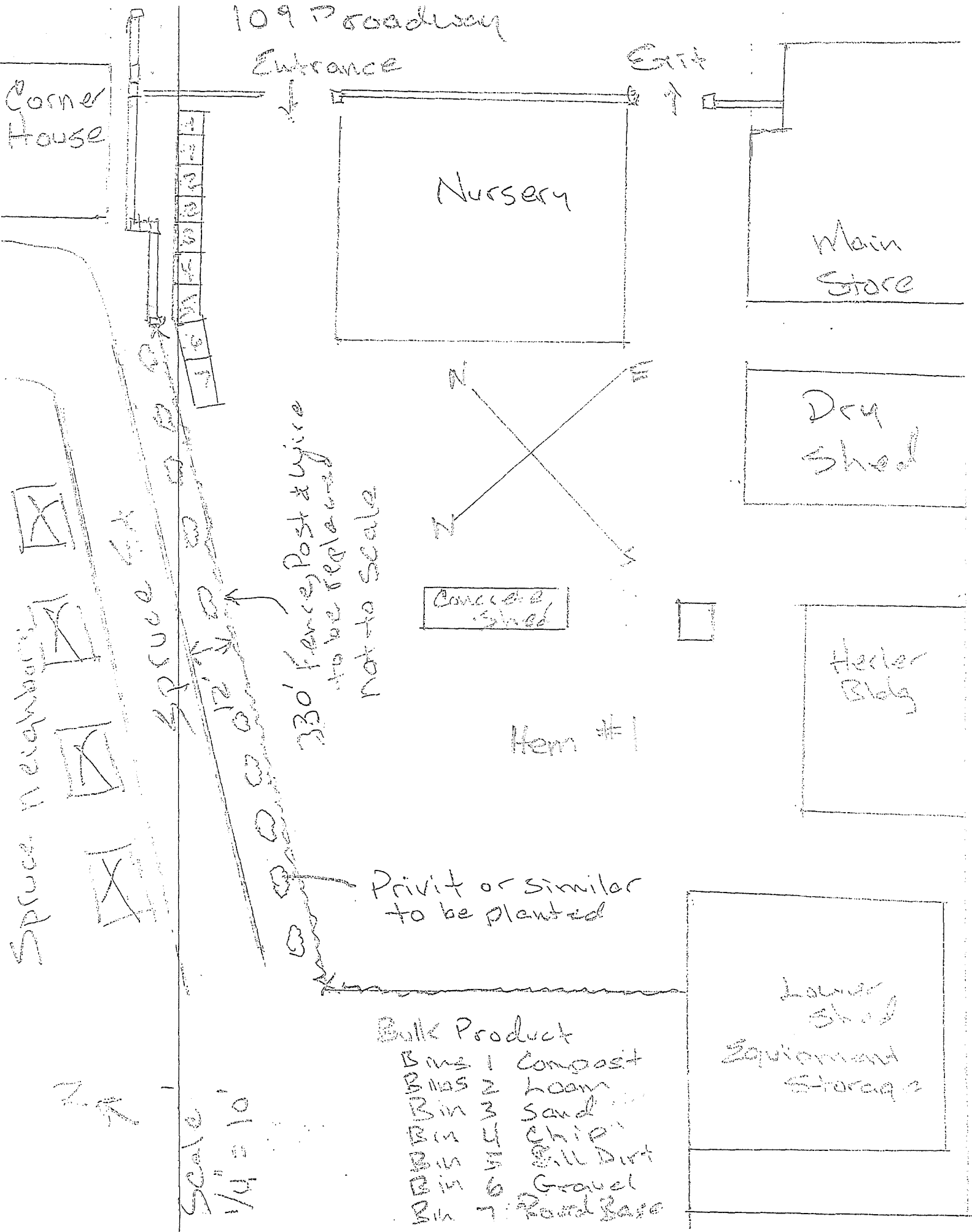
We are proposing to use the 90% privacy Cumulus or Star Anais design for the decorative panels – item #5. Item #6 shows the profile of the corrugated metal panels.

The horizontal rails will face Spruce Rd. The continuous 2x12 kickplate will face Spruce Rd.

The decorative panels are a dark brown and the metal corrugated panels are silver. The decorative panels can be painted to any color our paint can be tinted to. The metal corrugated panels are available in several colors – item #7.

We are proposing to use the natural manufactured metal corrugated panels (unpainted) and the manufactured dark brown of the panels.

Following completion of the fence we will plant 20 5-gallon scrubs as per PG&E recommendations and drip them on the Spruce side of the fence between the existing trees.



109 Roadway

Entrance

Exit

Corner House

Nursery

Main Store

Dry Shed

Herder Bldg

Lower Shed

Equipment Storage

Bulk Product

- Bin 1 Compost
- Bin 2 Loom
- Bin 3 Sand
- Bin 4 Chip
- Bin 5 Fill Dirt
- Bin 6 Gravel
- Bin 7 Road Base

Scale
1/4" = 10'

Spruce Neighborhood

Spruce

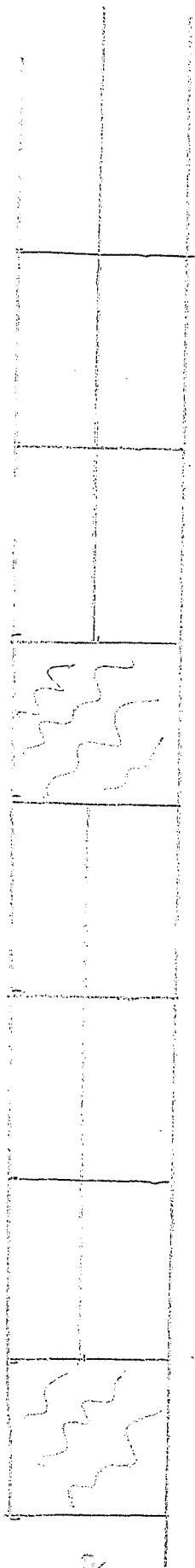
330' Fence Post & Wire
to be Replaced
Not to Scale

Privet or similar
to be planted

Concrete Shed

Item #1

used of representing a packet



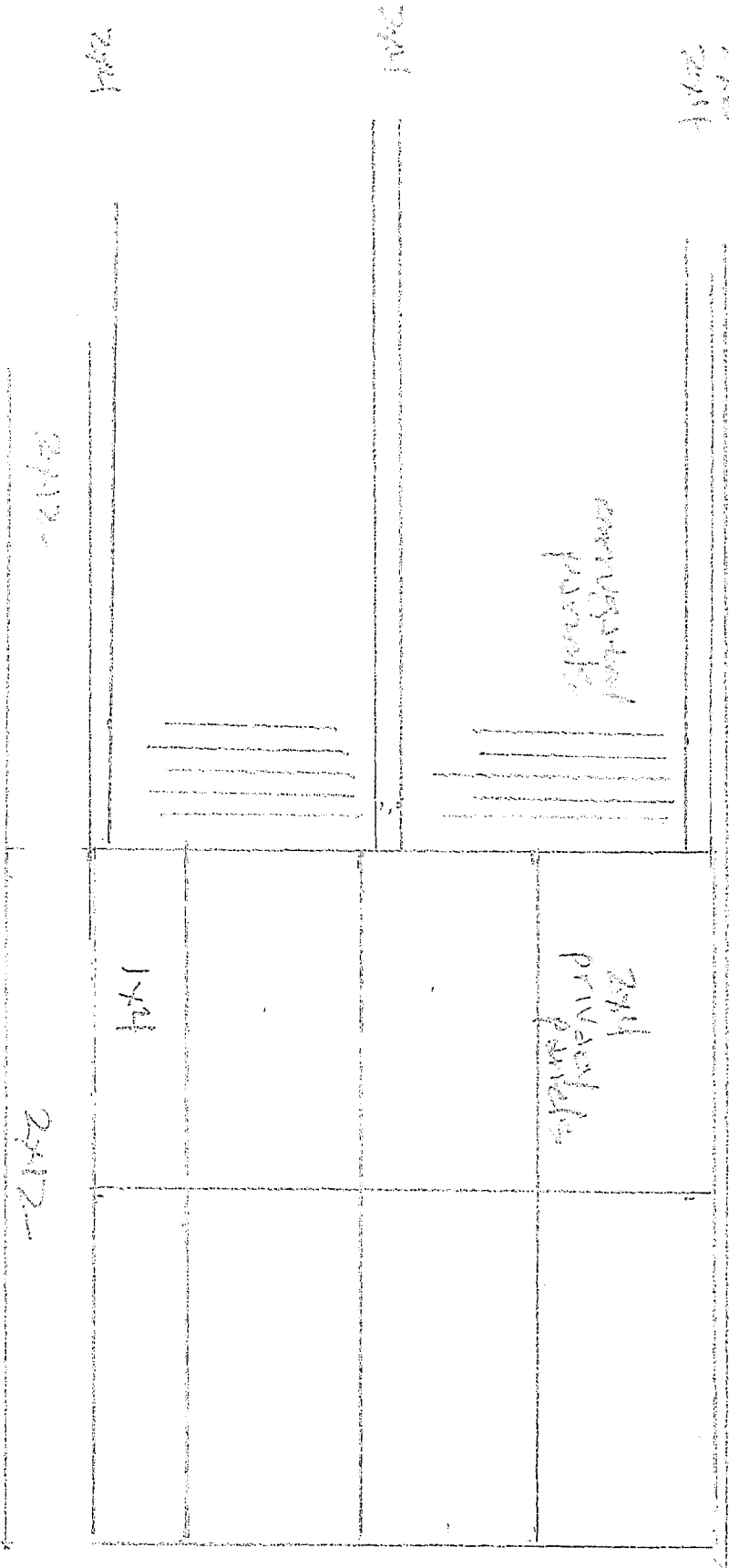
281
priority packets

281
packets congested

281
packets

Item # 2

1/281



How # 3

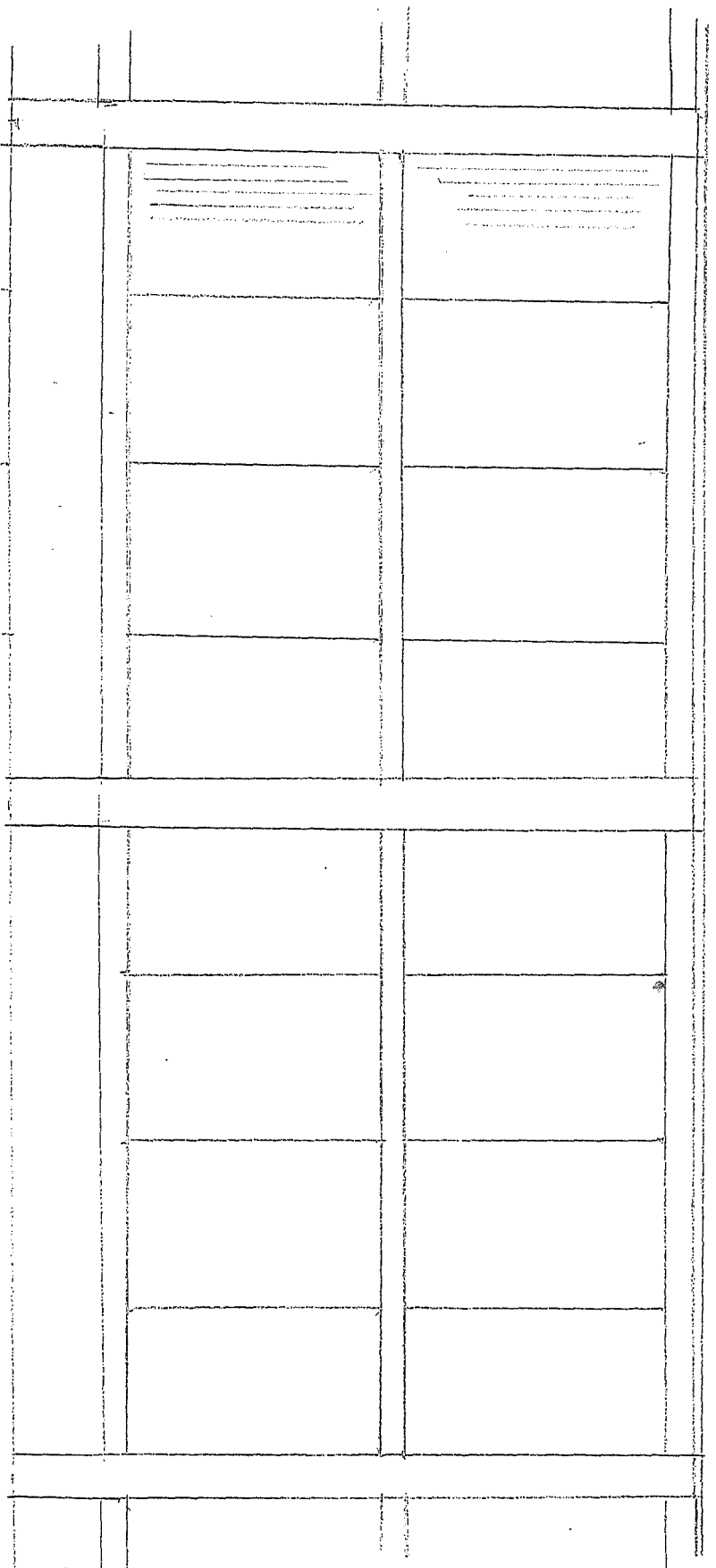
1/2" = 1'

Hem 4-4

1/2" = 1'

2x7 corrugated metal panels laid vertically

4x6 posts on 9' centers



2x6 top cap

3-2x4 walls

2x12 lag bolt ground

2x8" of corrugated panel forming followed by decorative mesh-like panels

Scale 1/2" = 1'

- Smaller panels are the sturdiest, most versatile format; and are attached at frequent intervals creating a strong, solid structure.
- Easy to transport, carry, and can be installed by one person.
- Privacy levels range from 60% to 100%.
- Approximately 9-11 lbs. per panel.
- DIY or trade installation.
- In single-layer or stacked orientations, panels can achieve standard structural heights:
 - 24" – Retainer cladding, planter boxes, bench seats, storage boxes.
 - 48" – Yard fences, balustrades, utility and bin enclosures, compliant* fence extensions.

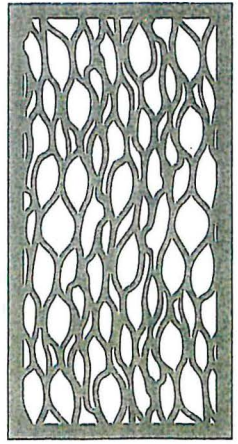
* Building codes vary per region. Compliance with building codes is the responsibility of the installer.



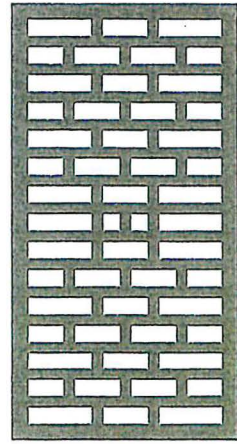
24"x48" Star Anais

24" x 48" x 5/16" Standard Panels

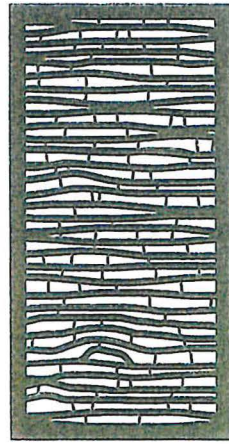
Item #5



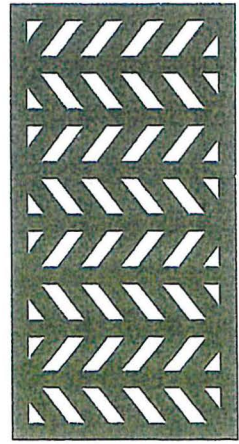
Leafstream
60% PRIVACY



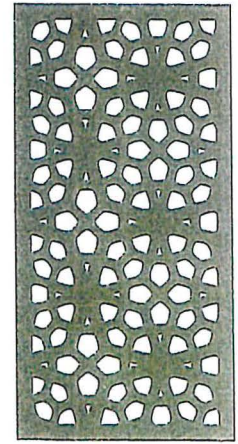
Mahjong
60% PRIVACY



Bungalow
80% PRIVACY



Herringbone
80% PRIVACY

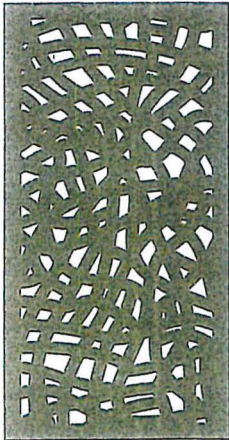


Marakesh
80% PRIVACY



24"x48" Cumulus

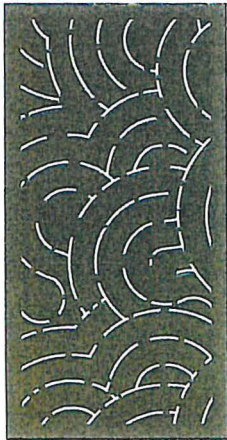
Item #5



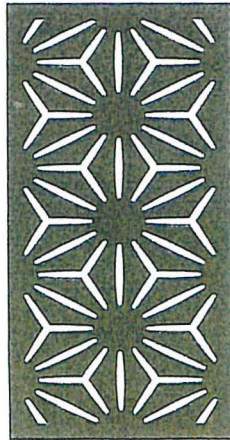
Nest
80% PRIVACY



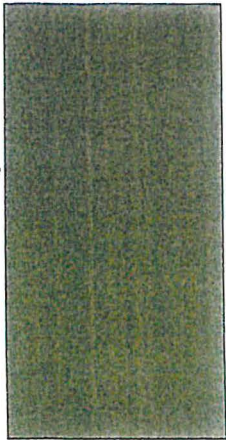
Wooloomai
80% PRIVACY



Cumulus
90% PRIVACY



Star Anais
90% PRIVACY



Solid Panel
100% PRIVACY

Strata Rib®



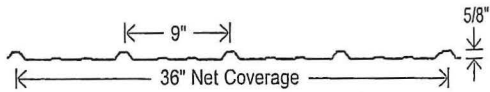
TRIM & FLASHING COLOR KEY:



Nor-Clad®



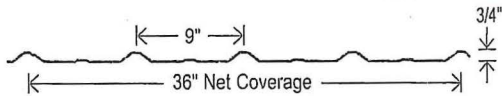
TRIM & FLASHING COLOR KEY:



Delta Rib™ III



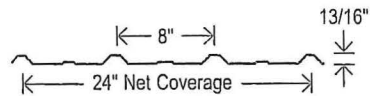
TRIM & FLASHING COLOR KEY:



Delta Rib™



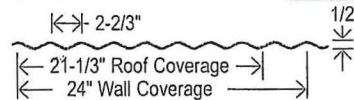
TRIM & FLASHING COLOR KEY:



2 1/2" Corrugated



TRIM & FLASHING COLOR KEY:



Wider panel only available in 26ga ZINCALUME® Plus and 29ga Natural Rust



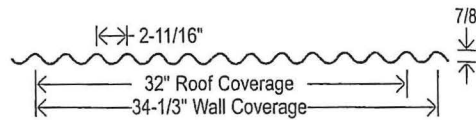
corrugated panel profile

Nu-Wave® Corrugated



Additional lead times and freight charges apply

TRIM & FLASHING COLOR KEY:

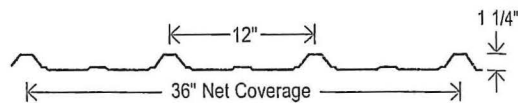


Super-Span®



Additional lead times and freight charges apply

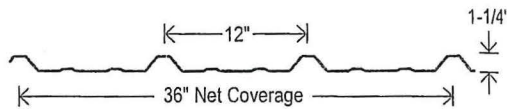
TRIM & FLASHING COLOR KEY:



PBR Panel



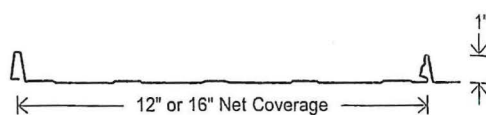
TRIM & FLASHING COLOR KEY:



Skyline Roofing®



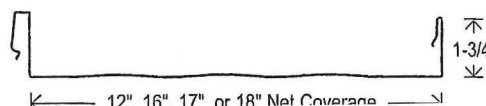
TRIM & FLASHING COLOR KEY:



Design Span® hp



TRIM & FLASHING COLOR KEY:



Mem #6



METAL ROOFING AND SIDING PRODUCTS

COLOR CHART

ZINCALUME® Plus	Winter White	Surf White	Light Stone
Desert Beige	Cascade Gray	Taupe	Patina Steel
Chestnut Brown	Classic Brown	Matte Black	Canyon Red
Rustic Red	Old Town Gray	Old Zinc Gray	Weathered Copper
Slate Gray	Tahoe Blue	Olive	Everglade
Denali Green	Cypress Green	Forest Green	Copper Penny*

PREMIUM COLOR



Natural Rust*
(Subject to upcharge)

*Please note these colors are batch sensitive (may have color variation) and are directional in nature. Different batches are not to be mixed on projects. We recommend you request a sample of current stocked material to review actual color before ordering to ensure color accuracy. We are not responsible for color variations.

REPRESENTATION OF COLORS MAY VARY DUE TO PRINTING LIMITATIONS. Sample metal color chips are available upon request. Consult your ASC Building Products representative for more information.

Color, Gauge, and Paint System	Skyline Roofing		2 1/2" Corrugated Delta Rib*	Nor-Clad® Strata Rib	Delta Rib III	PBR Panel	Super-Span®	5000	Nu-Wave Corrugated		Skyline Roofing* /hp	Design Span** /hp
	12"	16"							5000	5000		
Dura Tech™ ...	xl	xl	xl	CG25 ^o	nt	nt	5000	nt	5000	5000	5000	5000
Canyon Red				29								
Cascade Gray				29 ^a								
Chestnut Brown	26	26 ³	29	29	29 ^c	26	26		26			
Classic Brown		26 ³	29 & 26	29								
Copper Penny		26		26 ⁵								
Cypress Green	26	26		29								
Denali Green	26	26	29 & 26	29 & 26	29 ⁶	26	26		26			
Desert Beige			29	29	29 ⁶	26	26		26			
Everglade		26		29								
Forest Green	26	26	26	29	29 ⁶							
Light Stone		26 ³			29	26	26					
Matte Black		26 ³		29 ⁸								
Old Town Gray			29 & 26	29	29 ⁶	26	26		26			
Old Zinc Gray	26	26		29								
Olive		26		29								
Patina Steel		26		29								
Rustic Red	26	26	29 & 26	29	29 ⁶	26 ¹	26		26			
Slate Gray	26	26	29 ¹	29								
Surf White				29 ⁶			26 & 24					
Tahoe Blue	26	26	29 ⁴	29 & 26 ²			26		26			
Taupe	26			29								
Weathered Copper	26	26		29 & 26		26	26					
Winter White		26 ⁵	29 & 26	29 & 26	29 ⁶	26 ⁷	26					
ZINCALUME® Plus*		26	29 & 26	29 & 26		26	26, 24 & 22		26, 24, 22 & 20			

Premium Color (Subject to upcharge)

Natural Rust

29ga - Strata Rib, Nor-Clad from Spokane, WA and Anchorage, AK.
26ga - Nu-Wave Corrugated, from Tacoma, WA and Fontana, CA.
26ga - 16" Skyline Roofing from Salem, OR and Spokane, WA.
29ga - 2 1/2" Corrugated, 32" coverage from Sacramento, CA.

Product, Gauge, and Mfg Location	Anchorage, AK	Sacramento, CA	Salem, OR	Spokane, WA	Fontana, CA	Tacoma, WA
12" Skyline Roofing			26			
16" Skyline Roofing	26	26	26	26		
2 1/2" Corrugated		29 & 26				
24" Delta Rib		29 & 26		29		
36" Nor-Clad	29		29 & 26	29		
36" Strata Rib	29	29 & 26		29		
36" Delta Rib III			29 & 26			
36" PBR Panel		26		26		
36" Super-Span					26 & 24	26, 24 & 22
36" Nu-Wave Corrugated					26, 24, 22 & 20	26, 24, 22 & 20
16" Skyline Roofing hp			24			
12"-18" Design Span hp					24 & 22	24 & 22

Additional lead times apply on products supplied from a non-local facility.

Available in Dura Tech 5000 colors in 24 and 22 gauge see www.ascbp.com for Dura Tech 5000 color chart

Available in Dura Tech 5000 colors in 24 and 22 gauge see www.ascbp.com for Dura Tech 5000 color chart

Available in Dura Tech 5000 colors in 24 gauge see www.ascbp.com for Dura Tech 5000 color chart

Available in Dura Tech 5000 colors in 24 and 22 gauge see www.ascbp.com for Dura Tech 5000 color chart

NOTES:

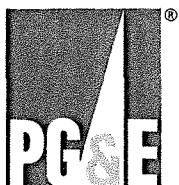
- (1) Only available from Sacramento, CA.
- (2) Not available in Strata Rib.
- (3) Not available from Anchorage, AK.
- (4) Only available in Delta Rib from Spokane, WA.
- (5) Only available from Salem, OR.
- (6) Not available from Sacramento, CA or Anchorage, AK.
- (7) Color applied to G90 Substrate.
- (8) Only available in Delta Rib III and Nor-Clad from Salem, OR.
- (9) ColorGuard 25 with Spectrascape®.

* ZINCALUME® Plus is an unpainted product.

colors available



Trees and shrubs for power line-friendly landscaping



Bay Area and Inland

ATTACHMENT C

Planting with fire safety in mind

You can help reduce wildfire risks by choosing the right plants, trees and shrubs and by following new vegetation and fire safety standards that require greater clearances between trees, limbs and power lines.

Create defensible space

In addition to maintaining a safe distance between trees and power lines, we recommend fire-resistant plants in high fire-threat areas. Their purpose is to replace important plants for wildlife in areas where brush and tree removal can leave an area bare.

Fire-resistant plant features include:

- High moisture content
- Minimal buildup of dry vegetation
- Fewer branches and leaves
- Slow growing
- Stems, leaves or needles that are not oily or waxy

To learn more about high fire-threat areas visit cpuc.ca.gov/FireThreatMaps

A Planting outside of high fire-threat areas

Planting restrictions for trees and other vegetation vary widely for different types of utility power lines—electric transmission, electric distribution and gas pipelines. Please consider the following when planting near:



Distribution power lines: Select only small trees that will grow no taller than 25 feet at maturity.



Transmission power lines: Plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet.

B Planting within high fire-threat areas

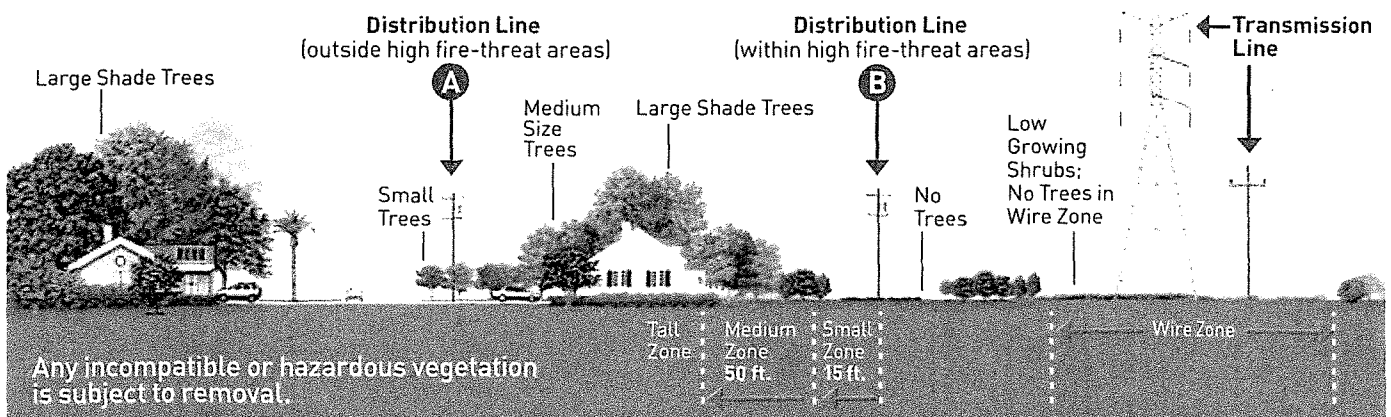
You play a vital role to ensure that the right tree is safely planted in the right place. This planting guide will help you select a species of tree and appropriate planting location that is compatible with our safety clearances.

Small zone: Within 15 feet of the pole, plant only low-growing plants less than 12 inches at maturity that have high moisture and low sap content.

Medium zone: From 15 to 50 feet of the pole, plant trees no taller than 40 feet at maturity.

Tall zone: At least 50 feet away from the pole, plant trees taller than 40 feet at maturity.

Avoid Conflicts with Power Lines—Plant the Right Tree in the Right Place



Fire-Resistant Plants Common to Marin County, CA



Fire-resistant landscaping requires careful **FIRE-RESISTANT PLANT CHARACTERISTICS**

Taller shrubs are clean, not bushy or twiggy. plant selection,

maintenance to help resist the spread of fire to your home. Fire-resistant plants are usually easier to maintain and more naturally resistant to igniting from flames and embers. These plants are NOT "fireproof" and all require irrigation and frequent maintenance to resist ignition. placement, spacing, and

- Leaves tend to be supple, moist and easily crushed.
- Trees tend to be clean, not bushy, and have little deadwood.
- Shrubs are low-growing (2' or lower) with minimal buildup of dead material.

- a strong odor.
- Most fire-resistant trees are broad-leaf deciduous (lose their leaves), but some thickleaf evergreens may also be fire-resistant. Most have
- low surface-area to volume ratios.
- Learn more at www.firesafemarin.org/plants

Tend to have leaves, not needles.

Sap is water-like and typically does not have

FORM: C - Cover (groundcovers) G - Grass H - Hedge or Screen P - Perennial S - Shrub T - Tree V - Vine

Species	Common	Species	Common Name(s)	Form
Acer spp.	Maple T, H	Fragaria vesca	Wood Strawberry	C
Achillea millefolium	Yarrow P	Fraxinus spp.	Ash	T
Achillea tomentosa	Woolly Yarrow P, C	Grindelia stricta, camporum	Coastal Wild Gum	P
Aeonium spp.	Aeonium P	Hemerocallis hybrids	Daylily	P
Agapanthus spp.	Lily-of-the-Nile P	Hesperaloe parviflora	Red Yucca	P
Agave spp.	Agave P	Heuchera maxima	Island Alum Root	P
Ajuga reptans	Carpet Bugle C	Heuchera micrantha	Coral Bells	P
Aloe spp.	Aloe P	Iris douglasiana	Douglas Iris	P
Aquilegia formosa	Western Columbine P	Iris macrosiphon	Ground Iris	P
Arbutus unedo	Strawberry Tree T	Iris spp.	Iris	P
Armeria maritima	Common Thrift C	Kniphofia uvaria	Red Hot Poker (Torch Lily)	P
Asarum caudatum	Wild Ginger P	Lampranthus spp.	Bush Ice Plant	C
Berberis aquifolium var. repens	Creeping Mahonia S	Lantana montevidensis	Lantana	S
Bergenia spp.	Bergenia P	Lavandula spp.	Lavender	S
Brugmansia spp.	Angel's Trumpet S	Lavatera assurgentiflora	Malva Rose (Tree Mallow)	S
Carpenteria californica	Bush Anemone S	Iberis sempervirens	Evergreen Candytuft	C
Centaurea cineraria	Dusty Miller P	Liriope gigantea	Giant Turf Lily	C
Cerastium tomentosum	Snow-in-Summer C	Lonicera hispidula	Pink Honeysuckle	V
Ceratonia siliqua	Carob T	Lupinus spp.	Lupine	P
Cercis occidentalis	Western Redbud T	Macadamia hybrids	Macadamia Nut	T
Cercocarpus betuloides	Mountain Ironwood T	Metrosideros excelsus	New Zlnd Christmas Tree	T
Citrus species	Citrus T	Mimulus spp.	Monkey Flower	P, S
Clinopodium [Satureja] douglasii	Yerba Buena P	Monardella villosa	Coyote Mint	P
Coleonema aka "Diosma"	Breath of Heaven S	Nolina spp.	Nolina (related to Yucca)	S
Convulvus cneorum	Bush Morning Glory S	Oenothera berlandieri	Mexican Evening Primrose	P
Coprosma kirkii	Creeping Coprosma C	Pelargonium peltatum	Ivy Geranium	C
Coreopsis spp.	Coreopsis S	Penstemon spp.	Beard Tongue	P
Cotyledon spp.	Cotyledon P	Phyla nodiflora	Common Lippia	C
Crassula spp.	Crassula P	Pistacia chinensis	Chinese Pistache	T

Sisyrinchium spp.	Blue-Eyed Grasses	P
Solanum jasminoides	Potato Vine	V
Solanum xanti	Purple Nightshade	S
Stachys byzantina	Lamb's Ears	P
Strelitzia reginae	Bird of Paradise	P, S
Symphiotrichum [Aster] chilensis	Wild Aster	P
Symphoricarpos mollis	Creeping Snowberry	V
Tecomaria capensis	Cape Honeysuckle	V
Thymus praecox arcticus	Creeping Thyme	C
Toxicoscordion fremontii	[Zigadenus] Star Lily	P
Trachelospermum jasminoides	Star Jasmine	S
Triteleia [Brodiaea] laxa	Grass Nut	P
Tulbaghia violacea	Society Garlic	P
Vaccinium corymbosum	Blueberry	S
Verbena peruviana	Perennial Verbena	C
Yucca spp.	Yucca	S
Zauschneria californica	California Fuchsia	P
Acer ginnala	Amur Maple	H
Arbutus unedo	Strawberry Tree	H
Berberis spp.	Barberry	H
Buxus spp.	Boxwood	H
Camellia spp.	Camelia	H
Carissa grandiflora	Natal Plum	H
Ceratonia siliqua	Carob	H
Citrus spp.	Citrus	H
Cocculus laurifolius	laurel-leaved snail tree	H
Cornus stolonifera	Red-osier Dogwood	H
Cornus mas	Cornelian Cherry, Sorbet	H
Crateagus phaenopyrum	Washington Thorn	H
Dodonaea viscosa	Hopbush	H
Elaeagnus angustifolia	Russian Olive	H
Elaeagnus pungens	Silverberry	H
Eriobotrya japonica	Loquat	H
Escallonia rubra	Escallonia	H
Eugenia spp.	Eugenia	H
Euonymus spp.	Euonymus	H
Hibiscus rosa-sinensis	Tropical Hibiscus	H
Hibiscus syriacus	Rose of Sharon	H
Ligustrum spp.	Privet	H
Lonicera spp.	Honeysuckle Bush	H
Malus spp.	Apple	H
Myrica californica	Pacific Wax Myrtle	H
Photinia x fraseri	Photinia	H
Pittosporum crassifolium	Karo	H
Pittosporum eugenoides	Lemonwood	H
Pittosporum tobira	Mock Orange Pittosporum	H
Pittosporum undulatum	Victorian Box	H
Plumbago auriculata	Cape Plumbago	H
Plalocarpus gracilior	Fern Pine	H
Prunus caroliniana	Cherry Laurel	H
Prunus ilicifolia	Hollyleaf Cherry	H
Prunus laurocerasus	English Laurel	H
Pyrus kawakamii	Evergreen Pear	H
Rhamnus spp.	Buckthorn	H

Some plants are particularly susceptible to fire: they may ignite readily and burn intensely, and should be removed or aggressively maintained if present near a home, road, or driveway. You *may* be *required* to remove some or all of these species depending on local fire codes if present within 100' of structures.

Vaccinium ovatum

Evergreen Huckleberry



FIRE-PRONE PLANT CHARACTERISTICS

- Often blade-leaf or needle-leaf evergreens, or grasses.
- Often have stiff, woody, small or fine, lacey leaves.
- Leaves and wood often contain volatile waxes, fats, terpenes or oils (crushed leaves will have strong odors).
- Sap is usually gummy, resinous, and may have a strong odor.
- Usually contain plentiful fine, twiggy, dry, or dead materials.
- May have pubescent (hair covered) leaves.
- May have loose or papery bark.
- Usually flame (not smolder) when ignited with a match.

This is a list of some common fire-prone plants in Marin. It's important to remember that other plants may share these characteristics, and ALL PLANTS can burn if poorly maintained. Many California natives are fire-prone, and some depend on fire to reproduce. Native trees should be maintained free of dead material, with no limbs within 6'-10' of the ground, and clear of shrubs beneath the canopy. Other fire-prone natives should be maintained in isolated stands more than 30' from structures.

Learn more about fire-resistant and fire-prone plants, defensible space, home hardening, and wildfire preparedness at www.firesafemarin.org



Are privets fire resistant



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People also ask

Is privet fire resistant?

Every plant recommended for fire protection can catch on fire, but the ones below have a less likelihood than others.

...
Hedges and Screening Plants.

Common Name	Botanical Name
Evergreen Euonymus	Euonymus japonicus
Japanese Aralia	Fatsia japonica
Privet	Ligustrum spp.
Oleander	Nerium oleander

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